

# FOR SALE

Calvert County, Maryland

# 476 MAIN STREET

PRINCE FREDERICK, MD 20678

## BUILDING SIZE

1,732 sf ± including 500 sf ± storage

## PARKING

Free-surface lot

## LOT SIZE

1.04± acres

## ZONING

Town Center

## HIGHLIGHTS

- ▶ Private, single user building
- ▶ High visibility location on Main Street
- ▶ Walking distance to Circuit Court, District Court, MVA, and County Services Plaza
- ▶ Ample parking on site
- ▶ Ideal property for contractors, professional office users, retail, or a redevelopment opportunity
- ▶ 2 miles from Calvert Health Medical Center



**Chris Bennett**

☎ 410.953.0352

✉ [cbennett@mackenziecommercial.com](mailto:cbennett@mackenziecommercial.com)

**Adam Nachlas**

☎ 443.798.9343

✉ [anachlas@mackenziecommercial.com](mailto:anachlas@mackenziecommercial.com)

**Morgan Wimbrow**

☎ 410-494-4846

✉ [mwimbrow@mackenziecommercial.com](mailto:mwimbrow@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410.821.8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

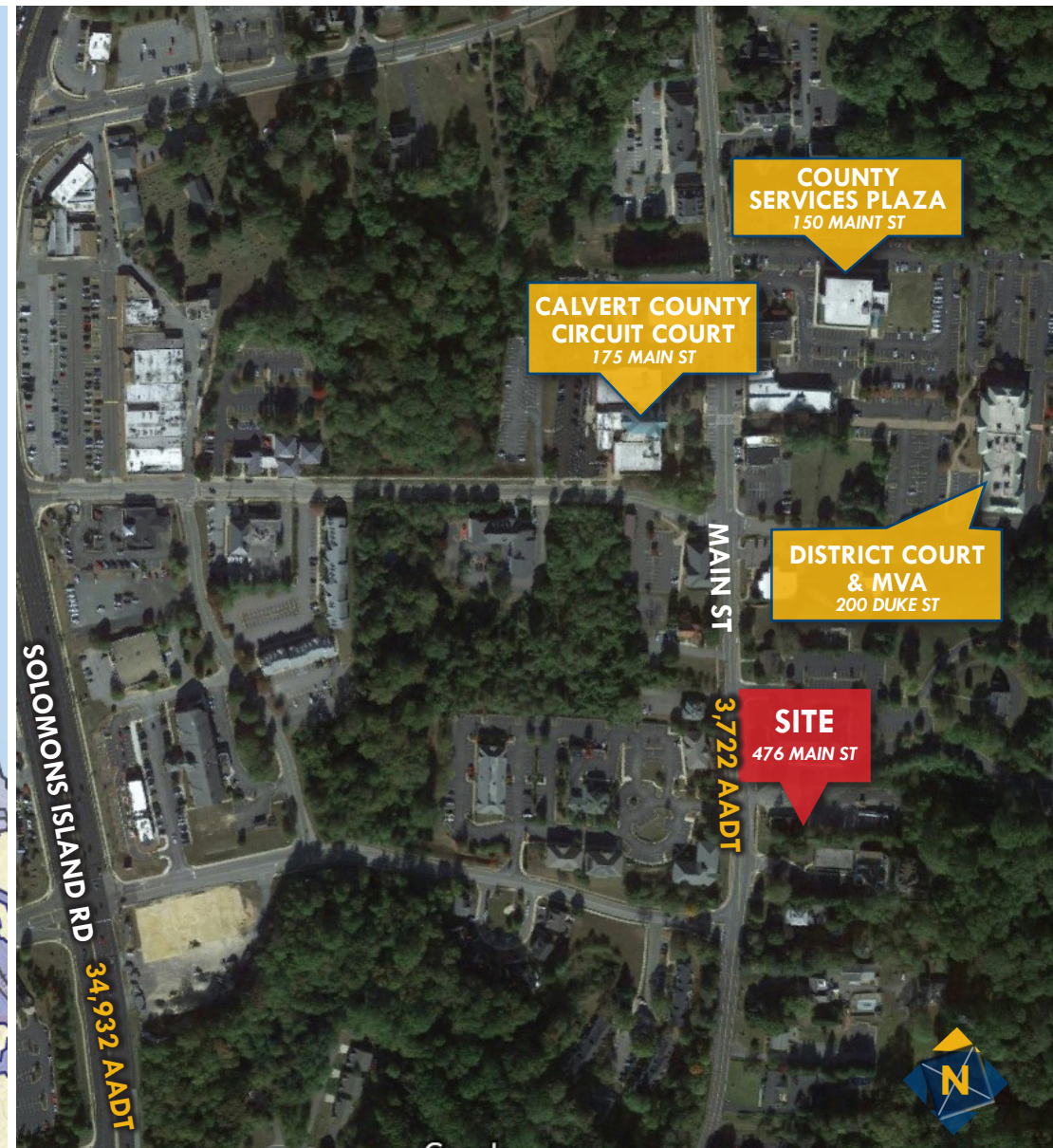
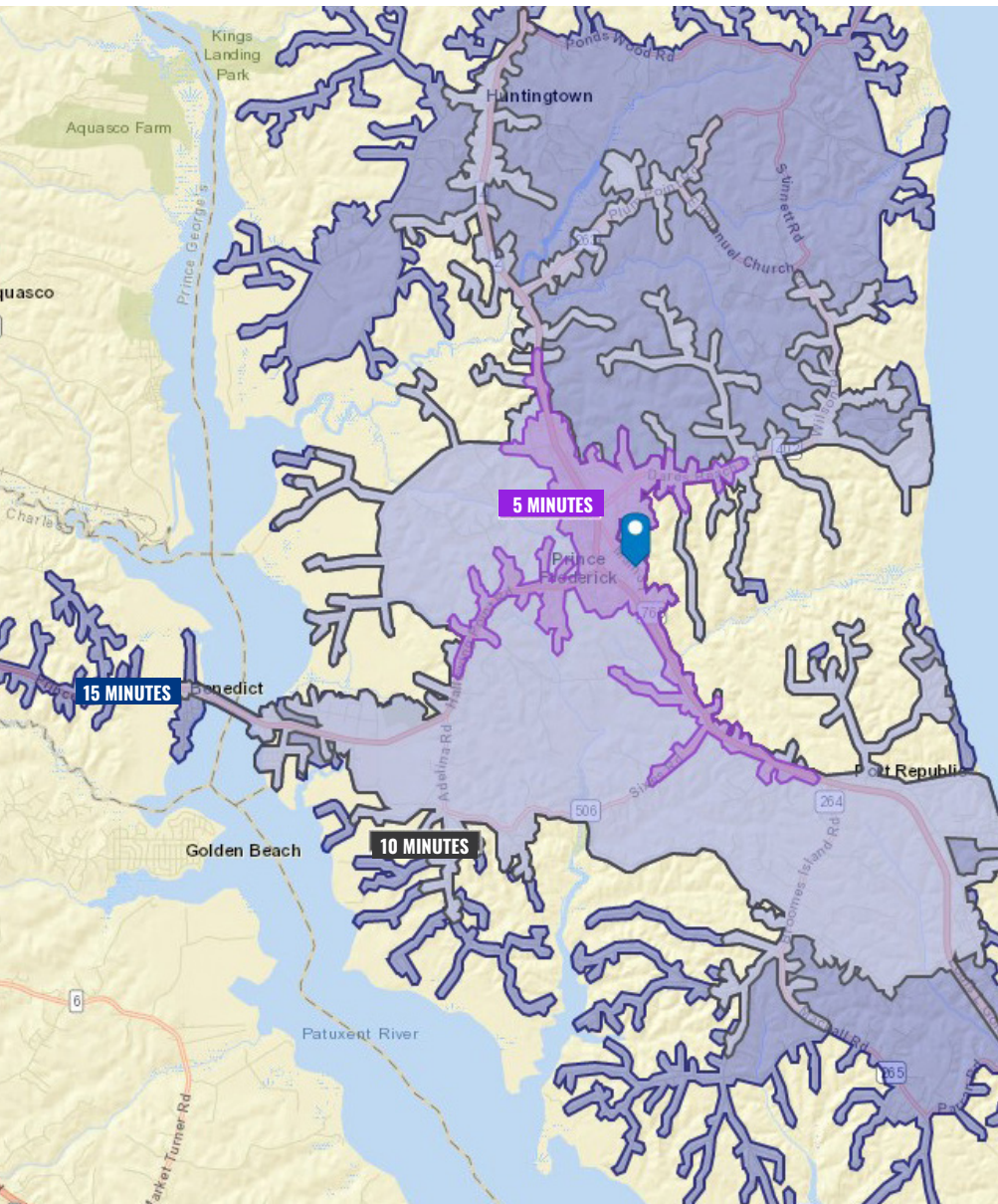


# FOR SALE

Calvert County, Maryland

# LOCATION

476 MAIN STREET | PRINCE FREDERICK, MD 20678



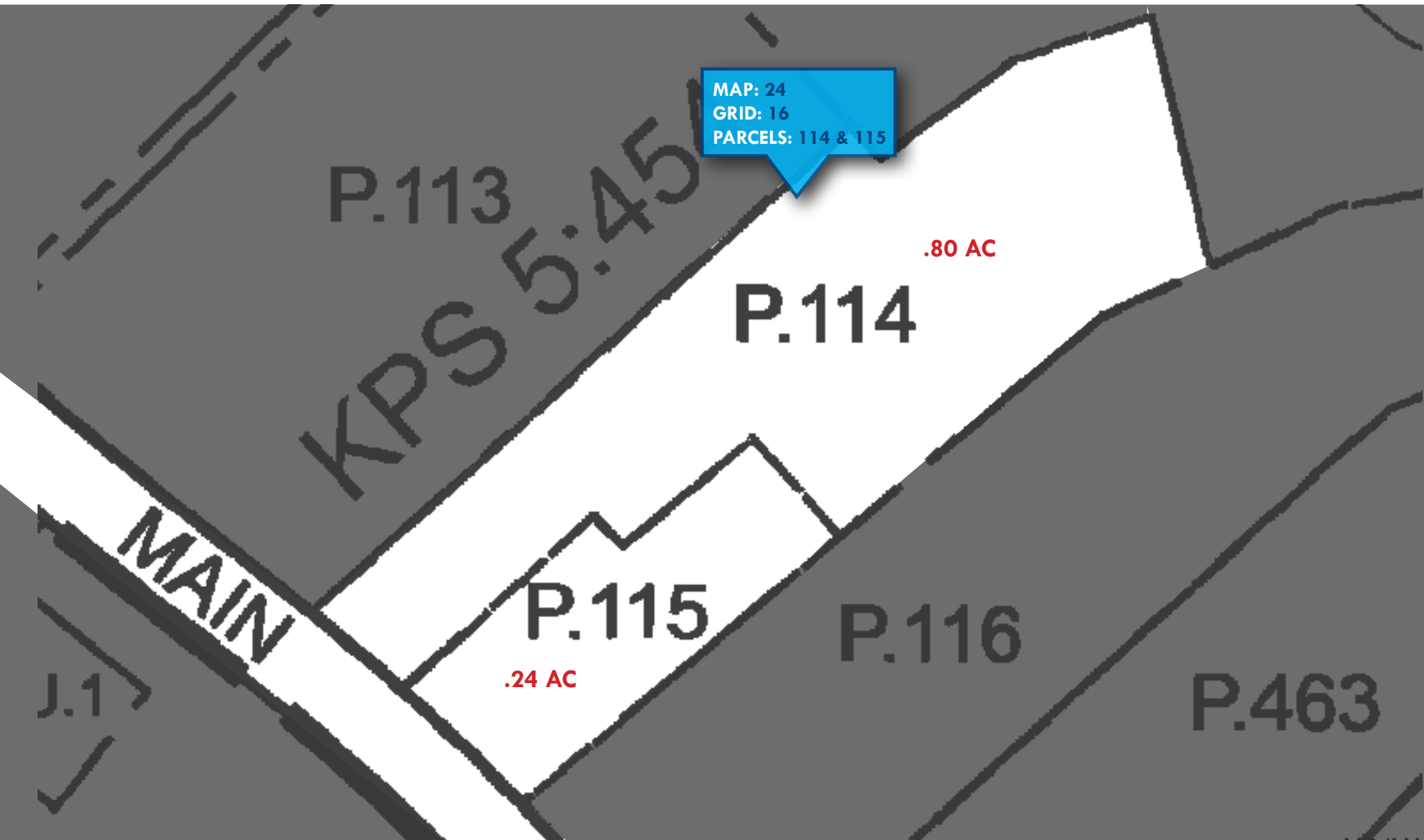


# FOR SALE

Calvert County, Maryland

# PARCEL INFORMATION

476 MAIN STREET | PRINCE FREDERICK, MD 20678

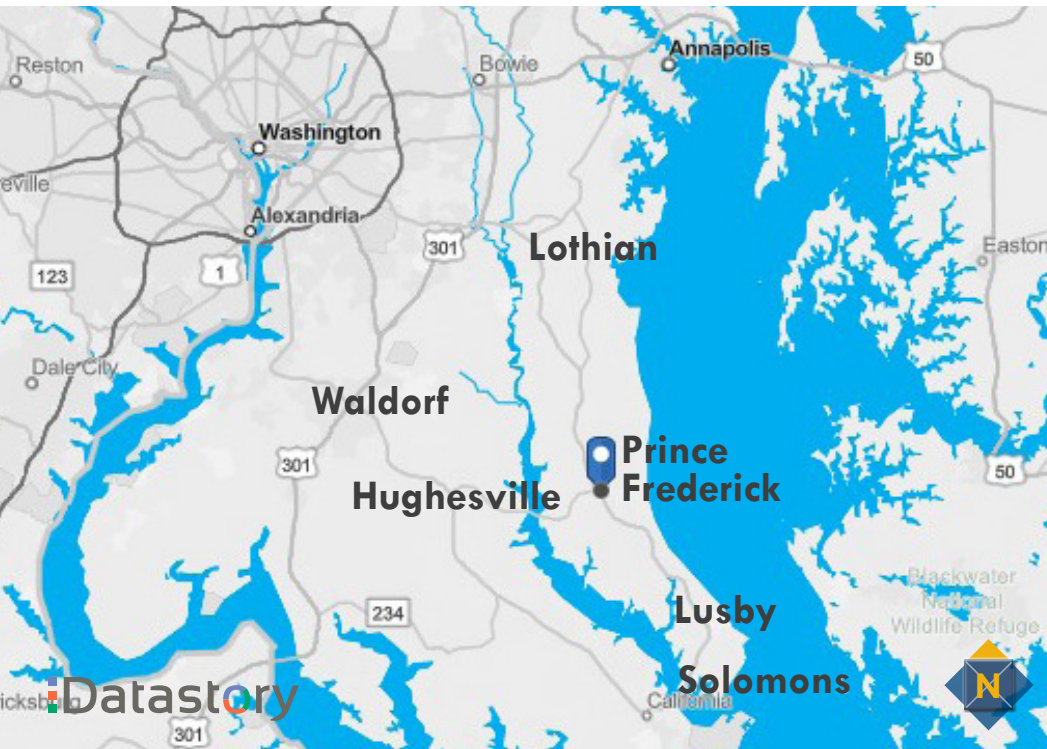


# FOR SALE

Calvert County, Maryland

# PSYCHOGRAPHICS

476 MAIN STREET | PRINCE FREDERICK, MD 20678



<b>RESIDENTIAL POPULATION</b>	<b>NUMBER OF HOUSEHOLDS</b>	<b>AVERAGE HH SIZE</b>	<b>MEDIAN AGE</b>
<b>136,600</b> 15 MILE <b>951,682</b> 30 MILES <b>8,157,730</b> 60 MILES	<b>47,130</b> 15 MILE <b>350,552</b> 30 MILES <b>3,070,398</b> 60 MILES	<b>2.87</b> 15 MILE <b>2.69</b> 30 MILES <b>2.60</b> 60 MILES	<b>41.7</b> 15 MILE <b>40.0</b> 30 MILES <b>37.9</b> 60 MILES
<b>AVERAGE HH INCOME</b>	<b>EDUCATION (COLLEGE+)</b>	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b>	<b>DAYTIME POPULATION</b>
<b>\$137,418</b> 15 MILE <b>\$122,045</b> 30 MILES <b>\$129,609</b> 60 MILES	<b>22.5%</b> 15 MILE <b>23.0%</b> 30 MILES <b>16.4%</b> 60 MILES	<b>74,683</b> 15 MILE <b>536,379</b> 30 MILES <b>4,689,588</b> 60 MILES	<b>116,487</b> 15 MILE <b>856,703</b> 30 MILES <b>8,288,458</b> 60 MILES

**28.7%**  
SAVVY SUBURBANITES  
15 MILE

Well-educated career professionals that have prospered through the Great Recession.

To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

**21%**  
SOCCER MOMS  
15 MILE

Affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children.

**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME

**10.4%**  
PLEASANTVILLE  
15 MILE

Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

**8.9%**  
PPROFESSIONAL PRIDE  
15 MILE

Well-educated career professionals that have prospered through the Great Recession.

To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours.

**3.13**  
AVERAGE HH SIZE

**40.8**  
MEDIAN AGE

**\$138,100**  
MEDIAN HH INCOME