

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



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Chris Bennett

☎ 410.953.0352

✉ cbennett@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Adam Nachlas

☎ 443.798.9343

✉ anachlas@mackenziecommercial.com

Morgan Wimbrow

☎ 410-494-4846

✉ mwimbrow@mackenziecommercial.com

410.821.8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

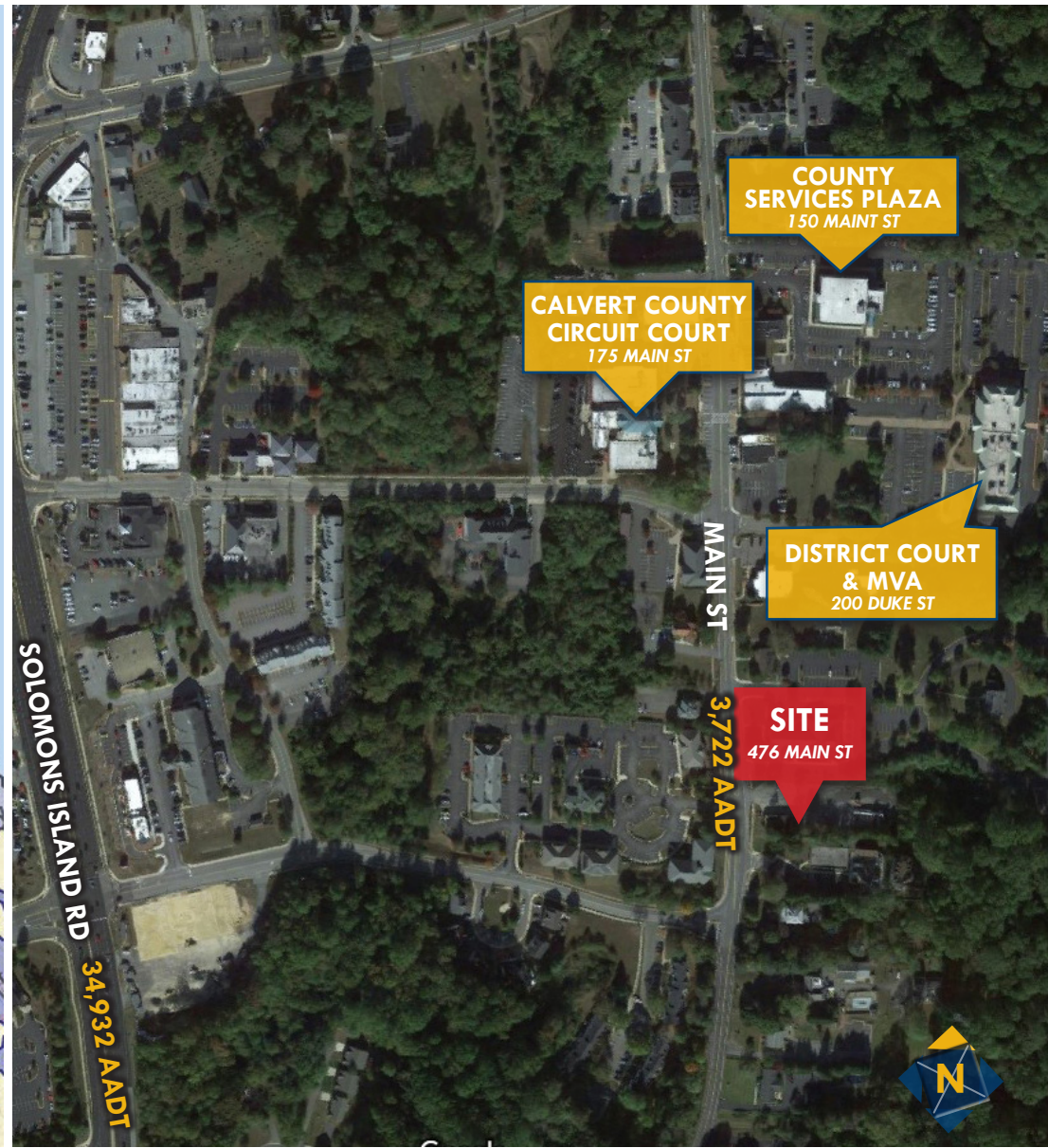
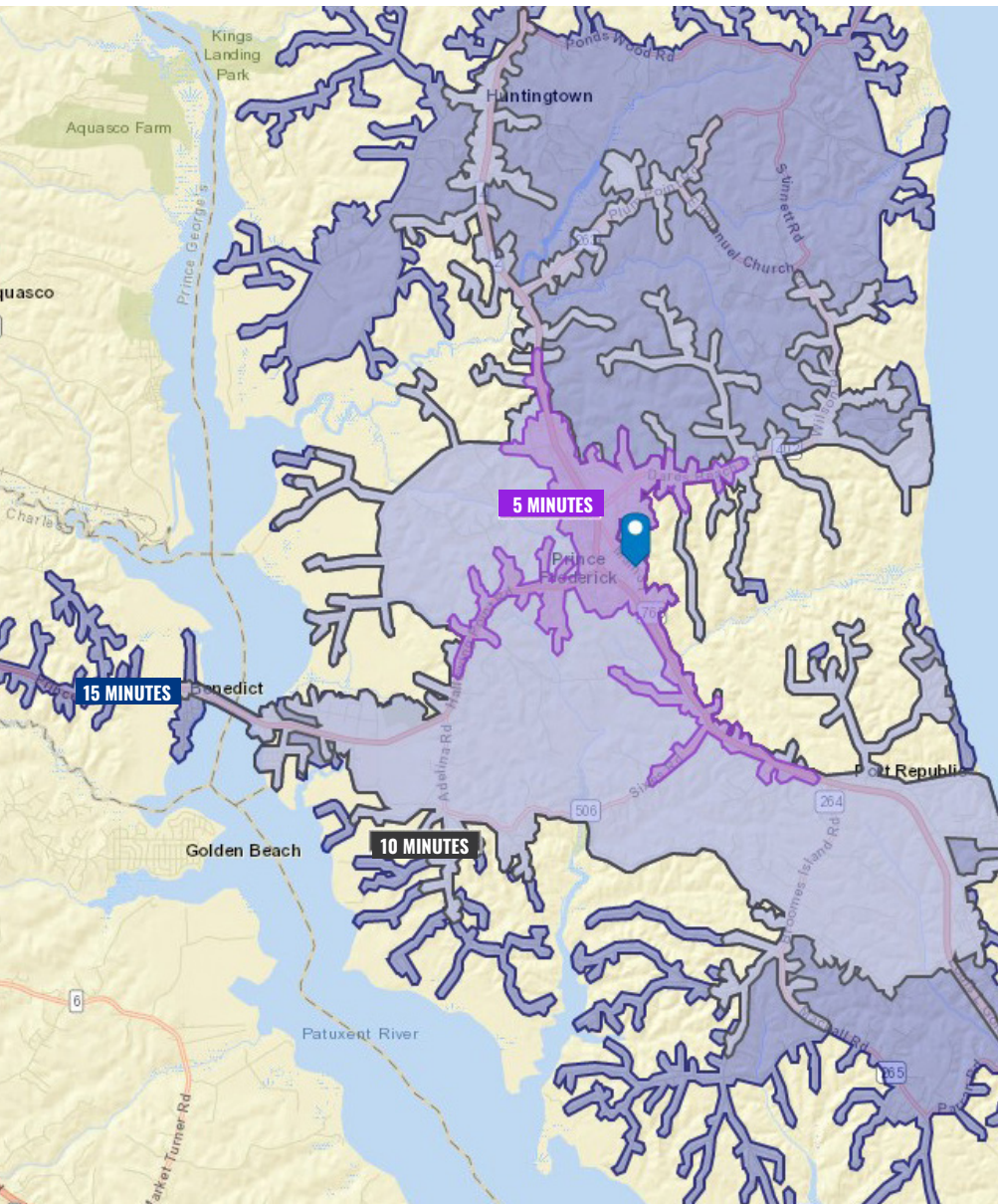
FOR SALE



Calvert County, Maryland

LOCATION

476 MAIN STREET | PRINCE FREDERICK, MD 20678



Chris Bennett

410.953.0352

cbennett@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Adam Nachlas

443.798.9343

anachlas@mackenziecommercial.com

Morgan Wimbrow

410-494-4846

mwimbrow@mackenziecommercial.com

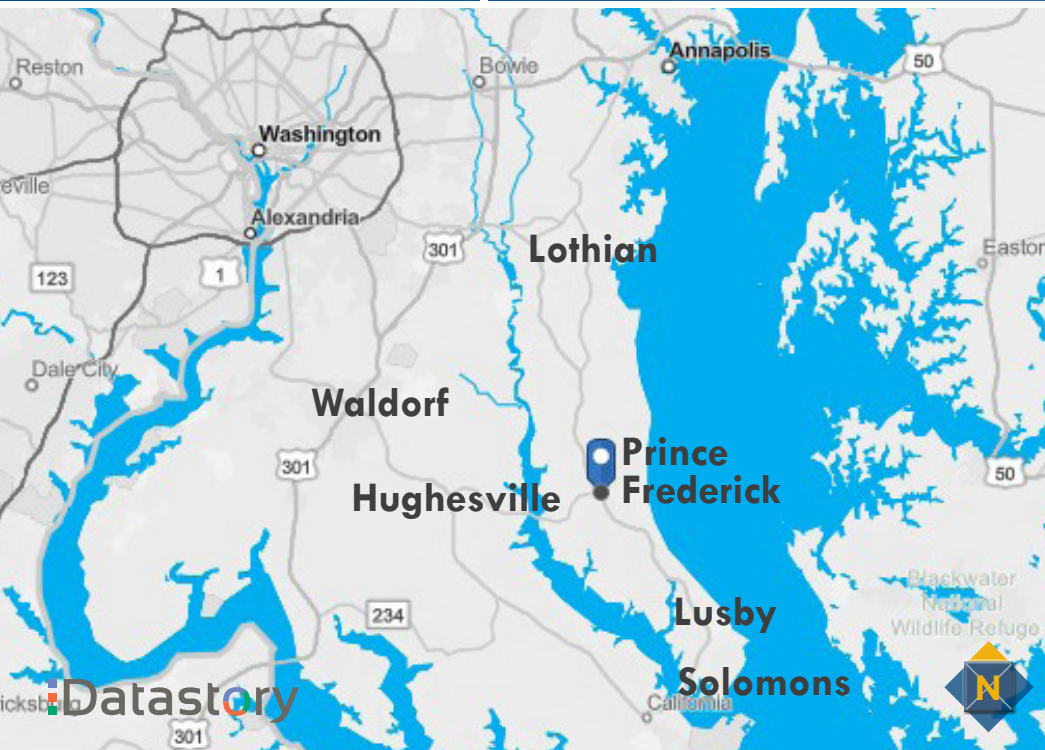
410.821.8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

FOR SALE

Calvert County, Maryland

PSYCHOGRAPHICS

476 MAIN STREET | PRINCE FREDERICK, MD 20678



RESIDENTIAL POPULATION

136,600
15 MILE
951,682
30 MILES
8,157,730
60 MILES

NUMBER OF HOUSEHOLDS

47,130
15 MILE
350,552
30 MILES
3,070,398
60 MILES

AVERAGE HH SIZE

2.87
15 MILE
2.69
30 MILES
2.60
60 MILES

MEDIAN AGE

41.7
15 MILE
40.0
30 MILES
37.9
60 MILES

AVERAGE HH INCOME

\$137,418
15 MILE
\$122,045
30 MILES
\$129,609
60 MILES

EDUCATION (COLLEGE+)

22.5%
15 MILE
23.0%
30 MILES
16.4%
60 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

74,683
15 MILE
536,379
30 MILES
4,689,588
60 MILES

DAYTIME POPULATION

116,487
15 MILE
856,703
30 MILES
8,288,458
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

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Chris Bennett
410.953.0352
cbennett@mackenziecommercial.com

Adam Nachlas
443.798.9343
anachlas@mackenziecommercial.com

Morgan Wimbrow
410-494-4846
mwimbrow@mackenziecommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.