



Presenting  
**CECIL COUNTY'S  
NEWEST MIXED-USE PROJECT...**



# **SOUTHFIELDS OF ELKTON**

MD 213 (AUGUSTINE HERMAN HWY) | ELKTON, MD

RETAIL LEASING BY



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



**CONTACT:**



**SEAN LANGFORD**

SENIOR VICE PRESIDENT

443.573.3218

SLANGFORD@mackenziecommercial.com

## OVERALL SITE PLAN

### DELIVERING FALL 2025

*\*CONCEPTUAL DRAWINGS ONLY\**

Southfields of Elkton is a development project comprised of approximately 630 acres in the Town of Elkton. Upon completion, the mixed-use project will consist of residential units including single family homes, apartments for both seniors as well as families and condos. Retail, commercial, sports/recreational and light industrial uses are also included in the project to truly create a LIVE WORK PLAY community aspect. The project will include over 280 acres of opengreen space and recreational park areas.



**APARTMENTS/TOWNHOMES**  
250 UNITS / 85 UNITS



**SINGLE FAMILY HOMES**  
350 UNITS



**ELKTON COMMERCE CENTER**  
LEASING BY TRAMMELL CROW

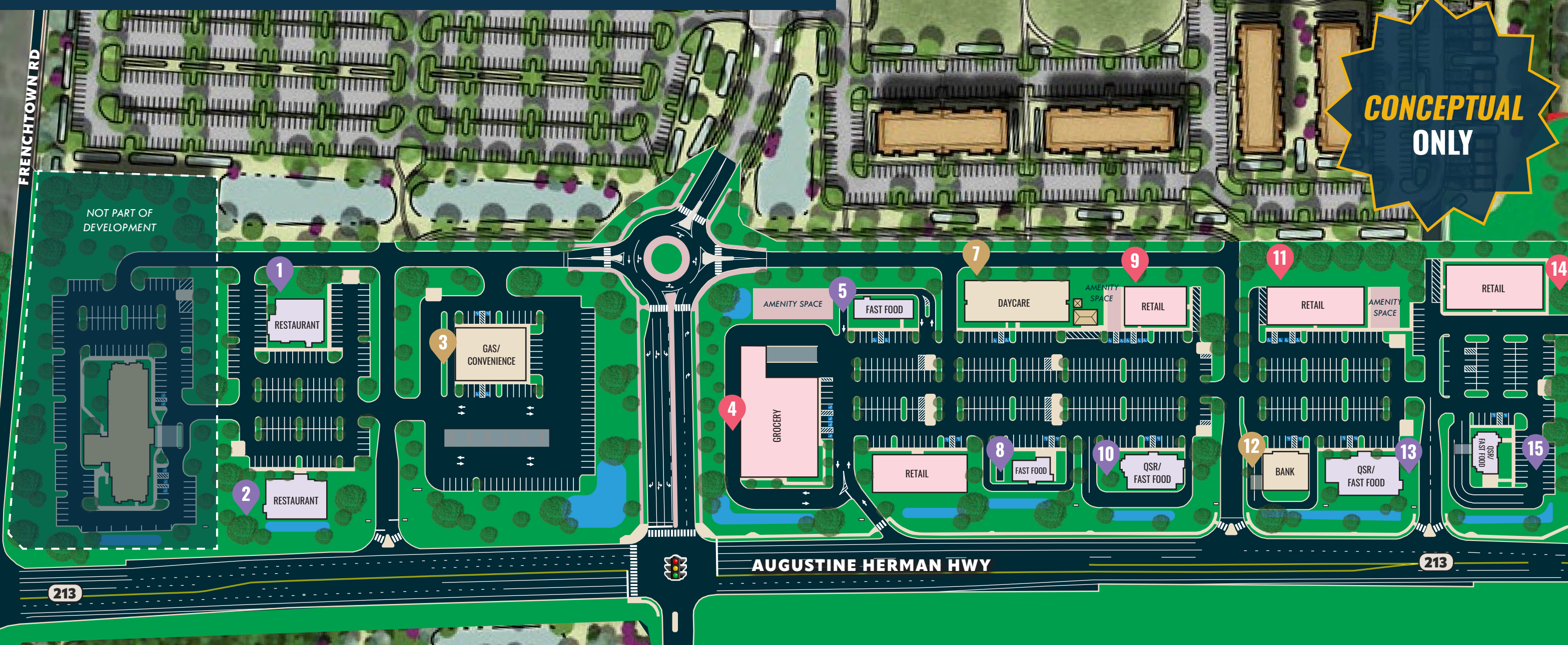


**RETAIL/COMMERCIAL SPACE**  
GAS/C-STORE | RETAIL | OFFICE | HOTEL  
RESTAURANTS | QSR/FAST FOOD



**\$4M REGIONAL/  
OUTDOOR SPORTS COMPLEX**

**CONCEPTUAL  
ONLY**



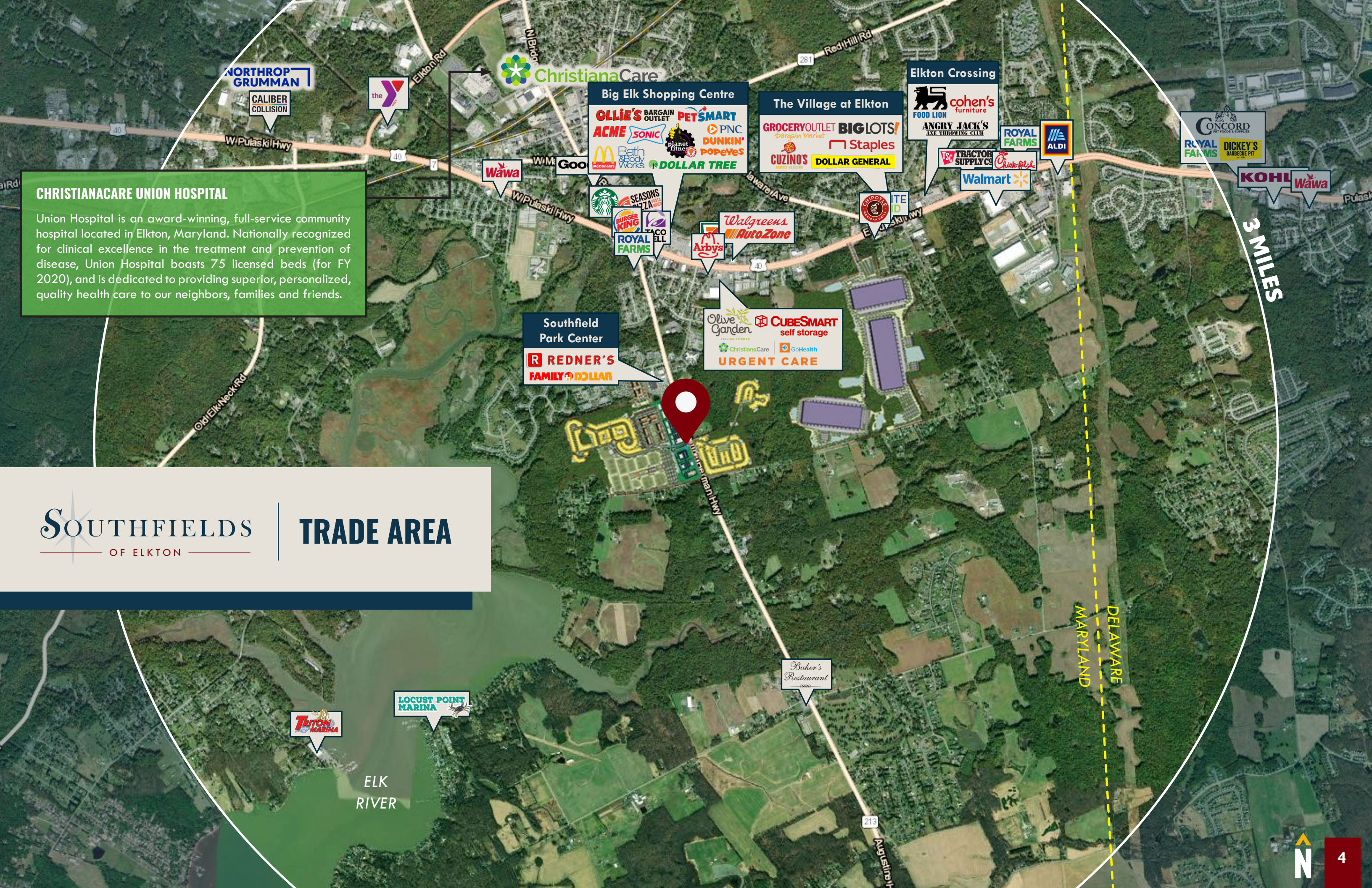
1	RESTAURANT	5,472 SF	6	RETAIL	8,432 SF	11	RETAIL	8,834 SF
1	RESTAURANT	5,900 SF	7	DAYCARE	10,457 SF	12	BANK	4,110 SF
3	GAS/CONVENIENCE	9,020 SF	8	FAST FOOD	2,064 SF	13	QSR/FAST FOOD	6,709 SF
4	GROCERY	20,288 SF	9	RETAIL	5,558 SF	14	RETAIL	10,000 SF
5	FAST FOOD	2,696 SF	10	QSR/FAST FOOD	4,796 SF	15	QSR/FAST FOOD	2,405 SF

### CHRISTIANACARE UNION HOSPITAL

Union Hospital is an award-winning, full-service community hospital located in Elkton, Maryland. Nationally recognized for clinical excellence in the treatment and prevention of disease, Union Hospital boasts 75 licensed beds (for FY 2020), and is dedicated to providing superior, personalized, quality health care to our neighbors, families and friends.

**SOUTHFIELDS**  
OF ELKTON

**TRADE AREA**



NORTHROP GRUMMAN

CALIBER COLLISION

the Y

ChristianaCare

Big Elk Shopping Centre

OLLIE'S BARGAIN OUTLET  
ACME SONIC  
McDonald's Bath & Body Works  
planet fitness  
DOLLAR TREE

The Village at Elkton

GROCERY OUTLET Bargain Market  
CUZINO'S FAMILY KITCHEN  
BIG LOTS!  
Staples  
DOLLAR GENERAL

Elkton Crossing

cohen's furniture  
FOOD LION  
ANGRY JACK'S AXE THROWING CLUB

ROYAL FARMS

ALDI

CONCORD PET FOODS & SUPPLIES

ROYAL FARMS  
DICKEY'S BARBECUE PIT

KOHL'S  
Wawa

3 MILES

Wawa

Walmart

Starbucks

SEASONS PASTA

BURGER KING

ROYAL FARMS

Walgreens

AutoZone

Arby's

TE D

Southfield Park Center

REDNER'S  
FAMILY DOLLAR

Olive Garden

CUBESMART self storage

ChristianaCare  
GoHealth  
URGENT CARE

Baker's Restaurant

LOCUST POINT MARINA

TRITON MARINA

ELK RIVER

DELAWARE  
MARYLAND





## UNION HOSPITAL

 1.7 miles / 6 min.

Union Hospital is an award-winning, full-service community hospital located in Elkton, Maryland. Nationally recognized for clinical excellence in the treatment and prevention of disease, Union Hospital boasts 75 licensed beds (for FY 2020), and is dedicated to providing superior, personalized, quality health care to our neighbors, families and friends.



## ABERDEEN PROVING GROUND (APG)

 24.5 miles / 40 min.

The Aberdeen Proving Ground, also known as APG, employs more than 7,500 civilians and 5,000 military personnel. It is Harford County's largest employer and also one of the state's largest employers. APG is also home to the U.S. Army Ordnance Museum, with an outdoor exhibit featuring equipment and vehicles from different 20th century military conflicts.

## UNIVERSITY OF DELAWARE

 8.7 miles / 19 min.

The University of Delaware is a public research university located in Newark, DE, and is the largest university in the state. UD offers three associate's programs, 148 bachelor's programs, 121 master's programs (with 13 joint degrees) and 55 doctoral programs across its eight colleges. The main campus is in Newark, with satellite campuses in Dover, Wilmington, Lewes and Georgetown.



## ECONOMIC IMPACT

The Southfields Economic Impact Study estimated \$60 million dollars of direct and in direct spending attributed to the sports park alone.

- Our design provides over 100 possible sports teams each weekend
- 240,000 Estimated Market Visits  
*Transient market visits do not use the same services as residents*
- 45,000 Hotel Room Night Visits



## WILMINGTON, DE

 21.7 miles / 35 min.

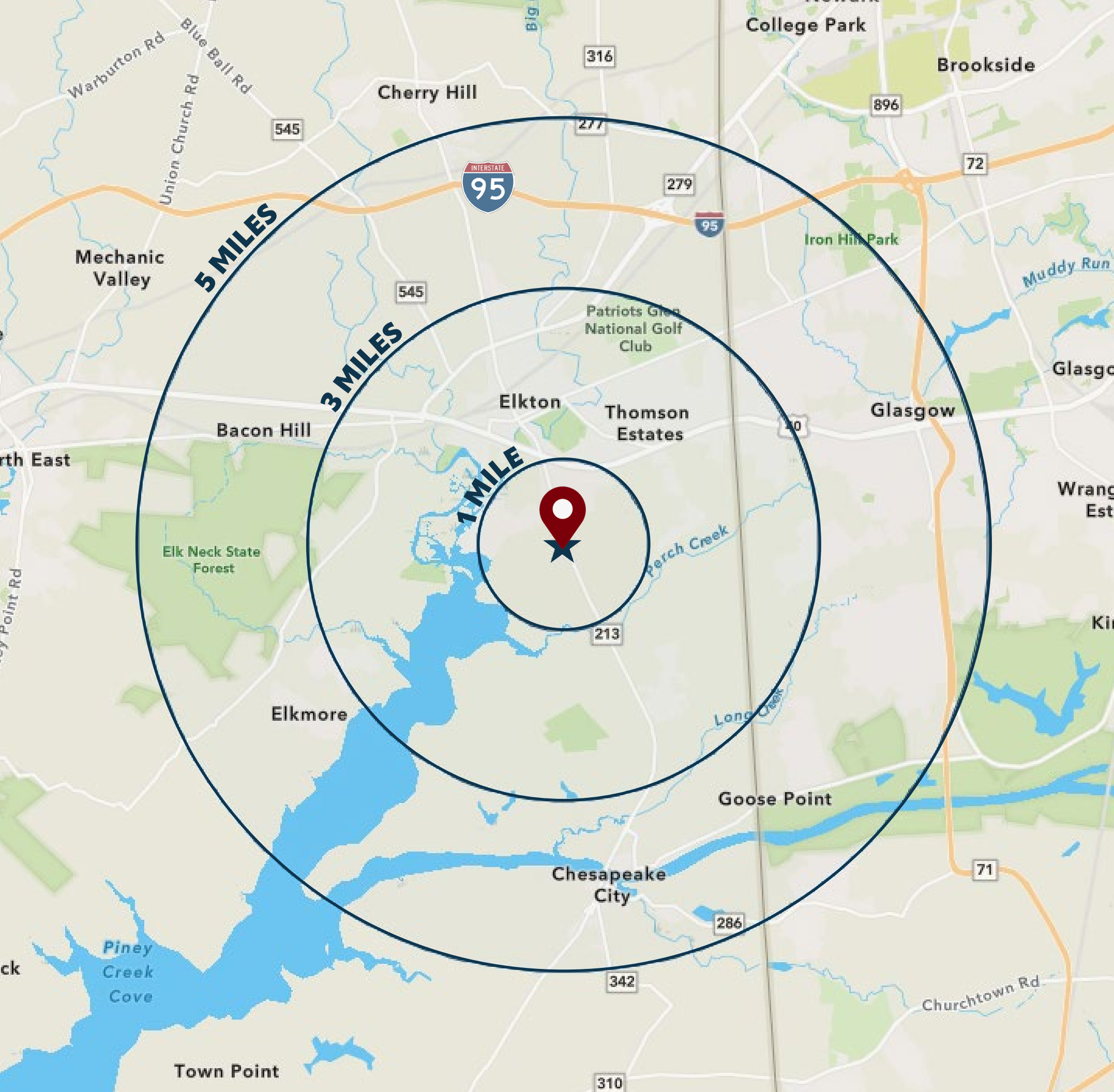
Wilmington is the largest and most populous city in the state of Delaware. It sits at the confluence of the Christina River and Brandywine River, near where the Christina flows into the Delaware River. It is the county seat of New Castle County and one of the major cities in the Delaware Valley metropolitan area. As of the 2018 U.S. census estimate, the city's population is 70,635.



## DELAWARE BEACHES

 85 miles / 1 hr. 40 min.

Each of the Delaware beaches has its own personality, from fun-and-friendly Rehoboth to young-and-lively Dewey. Up and down the coast, two distinct lifestyles beckon at the Delaware beaches – the breezy oceanside action and the quieter bayside charm. The Delaware beaches also include Bethany, South Bethany, Lewes, Fenwick Island and Cape Henlopen State Park.



# DEMOGRAPHICS\*

- 1 MILE
- 3 MILES
- 5 MILES

## RESIDENTIAL POPULATION



## DAYTIME POPULATION



## AVERAGE HOUSEHOLD INCOME



## NUMBER OF HOUSEHOLDS



## MEDIAN AGE



[FULL DEMOS REPORT](#)

\* 2024



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**SEAN LANGFORD**  
SENIOR VICE PRESIDENT  
MACKENZIE RETAIL, LLC

**443.573.3218**

**SLANGFORD@MACKENZIECOMMERCIAL.COM**

A PROJECT BY



AND



**ALLIANCE GROUP**

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.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.*