

FOR LEASE

 Cecil County, Maryland

**MONUMENT
SIGNAGE
AVAILABLE!**

UPPER CHESAPEAKE CORPORATE CENTER

101 CHESAPEAKE BOULEVARD
ELKTON, MARYLAND 21921

FOR LEASE

 Cecil County, Maryland

AVAILABLE

- ▶ Suite C1: 1,736 sf ±
- ▶ Suite D1: 1,700 sf ±
- ▶ Suite G: 3,100 sf ±

ZONING

C-2 (Highway Commercial)

One of the Town of Elkton's most permissive commercial zoning designations

HIGHLIGHTS

- ▶ Located at the southwest corner of Route 40 (Pulaski Highway) and Chesapeake Boulevard
- ▶ Fully signalized intersection
- ▶ Excellent visibility, boasting 400 ft. of frontage on Route 40
- ▶ New restrooms
- ▶ Ample on-site parking
- ▶ Public utilities
- ▶ Recent renovations include lobby and common area improvements, new parking lot, landscaping, signage and exterior lighting
- ▶ Monument signage available



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Cecil County, Maryland

FLOOR PLAN

UPPER CHESAPEAKE CORPORATE CENTER | 101 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921

A Main Street Children's Dentistry and Orthodontics

B New Health of North East

C Clearway Pain Solutions

C1 AVAILABLE: 1,736 sf ±

D State of Maryland

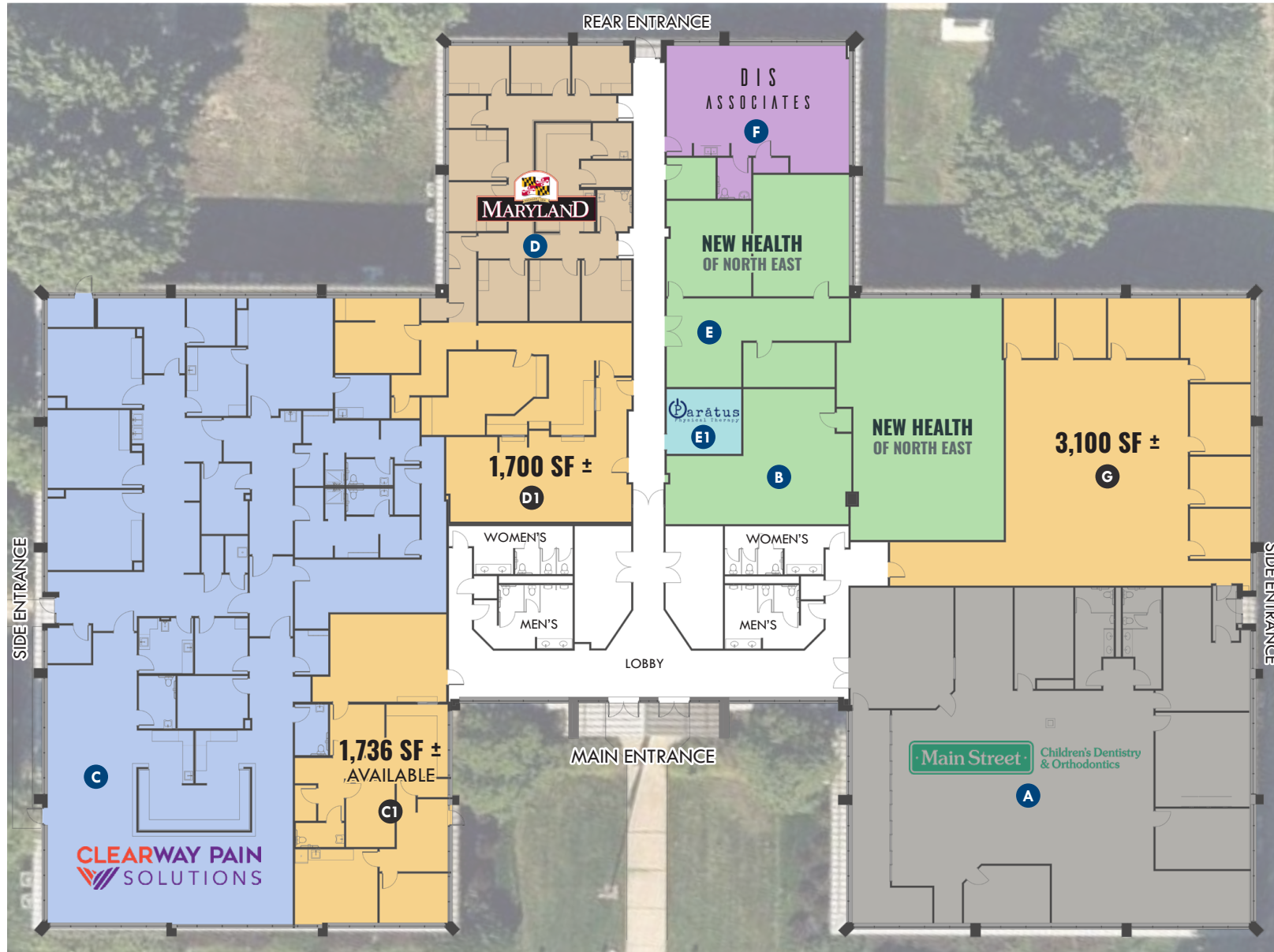
D1 AVAILABLE: 1,700 sf ±

E New Health of North East

E1 Paratus Physical Therapy

F DIS Associates

G AVAILABLE: 3,100 sf ±



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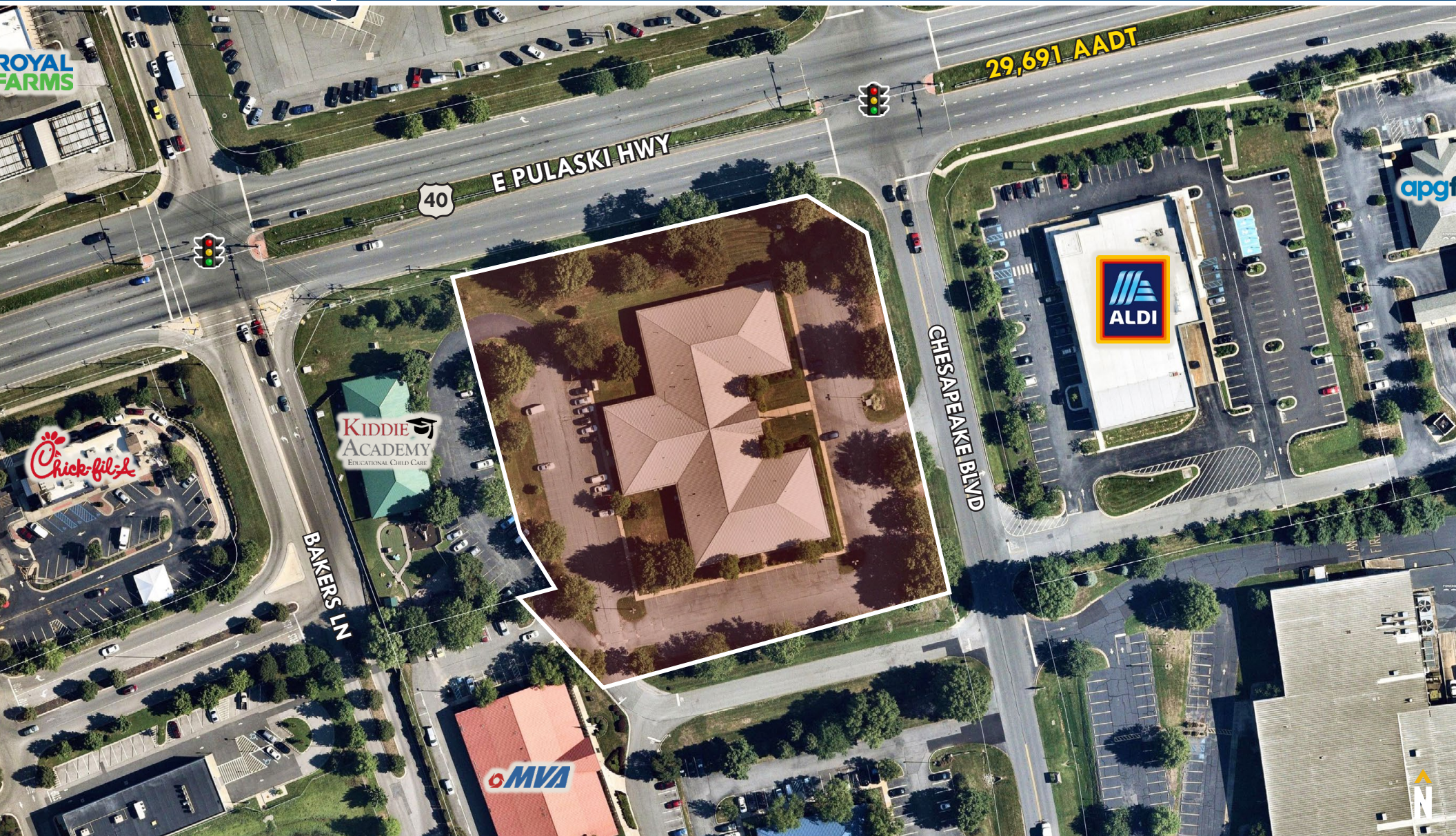
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AERIAL

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FOR LEASE

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LOCAL BIRDSEYE

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FOR LEASE



Cecil County, Maryland

TRADE AREA

UPPER CHESAPEAKE CORPORATE CENTER | 101 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921

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

Southfields 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 open green space and recreational park areas.

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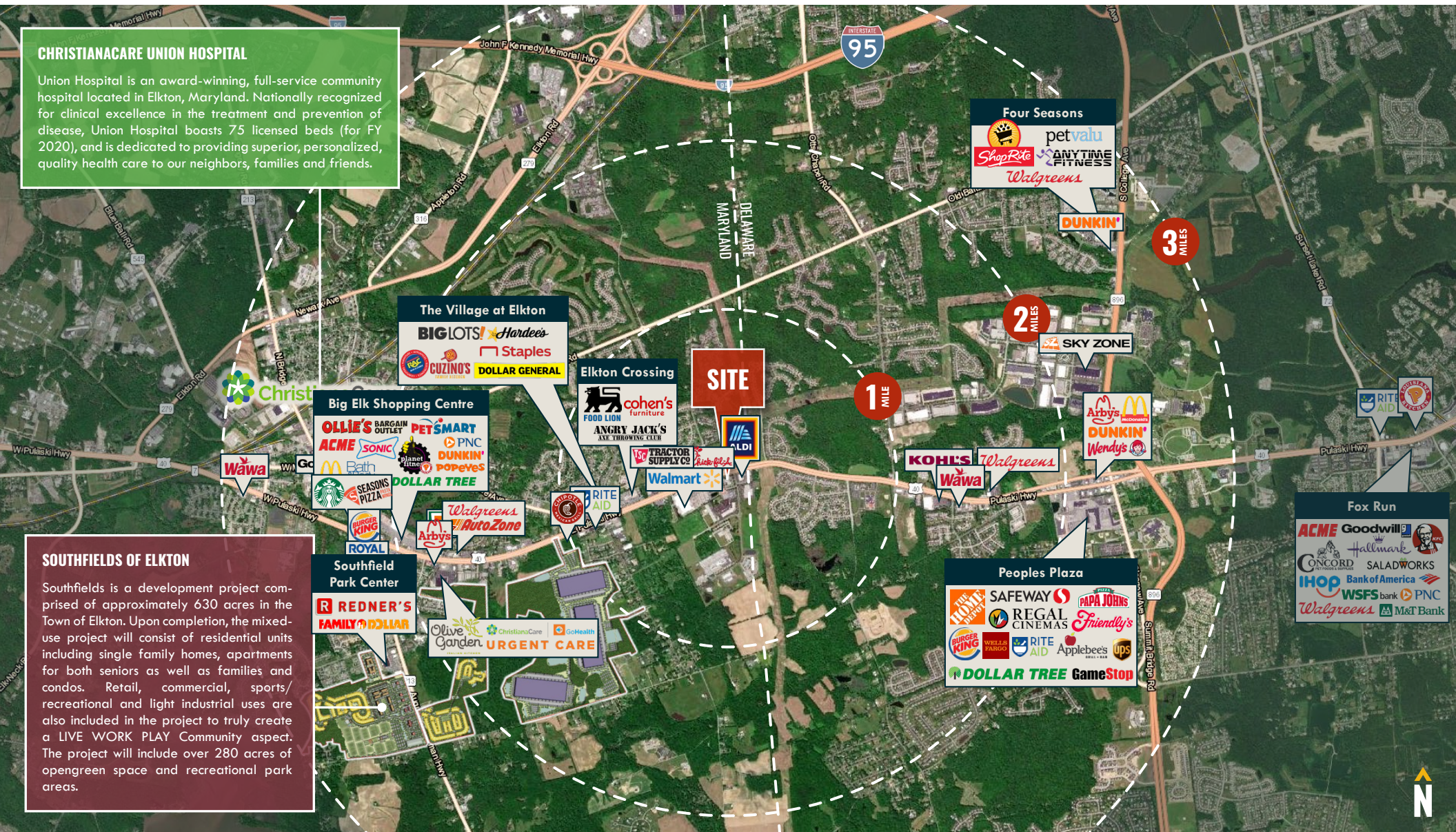
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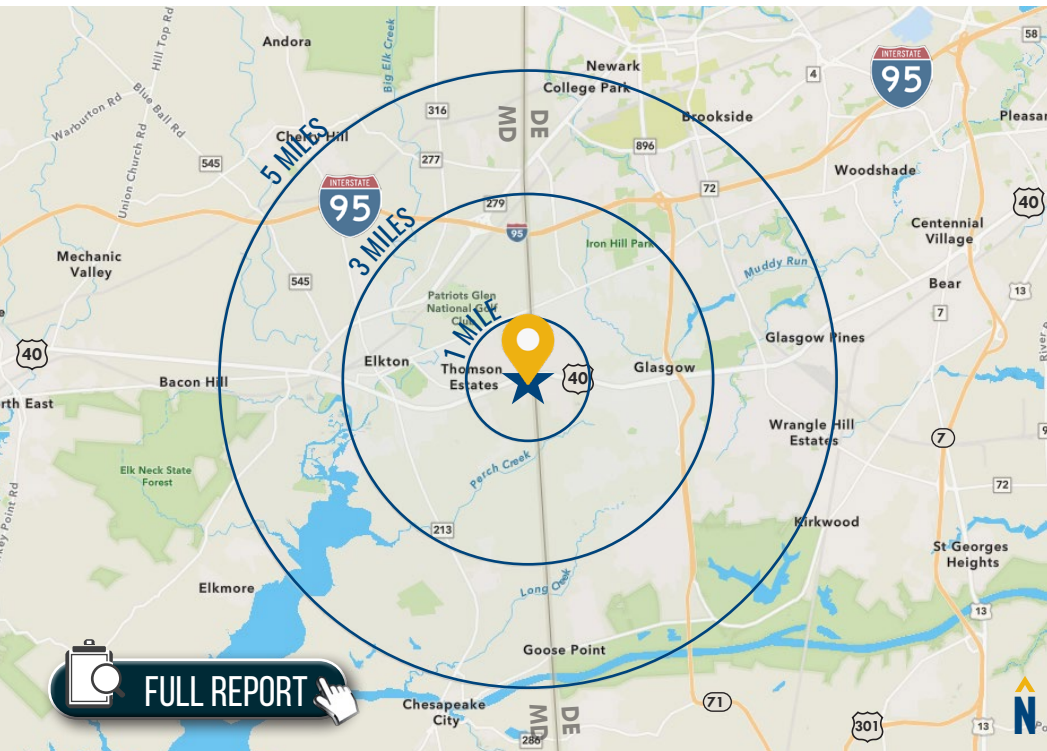


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LOCATION / DEMOGRAPHICS (2022)

UPPER CHESAPEAKE CORPORATE CENTER | 101 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921



RESIDENTIAL POPULATION

6,470

1 MILE

36,605

3 MILES

84,743

5 MILES

NUMBER OF HOUSEHOLDS

2,484

1 MILE

13,592

3 MILES

32,215

5 MILES

AVERAGE HH SIZE

2.59

1 MILE

2.65

3 MILES

2.60

5 MILES

MEDIAN AGE

36.3

1 MILE

37.1

3 MILES

36.9

5 MILES

AVERAGE HH INCOME

\$108,392

1 MILE

\$111,877

3 MILES

\$112,487

5 MILES

EDUCATION (COLLEGE+)

59.9%

1 MILE

63.6%

3 MILES

65.0%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.2%

1 MILE

95.6%

3 MILES

95.7%

5 MILES

DAYTIME POPULATION

6,162

1 MILE

39,244

3 MILES

82,238

5 MILES

51%

SOCCER MOMS

2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97

AVERAGE HH SIZE

37.0

MEDIAN AGE

\$90,500

MEDIAN HH INCOME

LEARN MORE

20%

BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41

AVERAGE HH SIZE

33.0

MEDIAN AGE

\$54,000

MEDIAN HH INCOME

LEARN MORE

16%

PARKS AND REC

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

LEARN MORE

10%

FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57

AVERAGE HH SIZE

34.9

MEDIAN AGE

\$43,700

MEDIAN HH INCOME

LEARN MORE



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