





# Welcome to WATERSIDE VILLAGE at EASTON



 **DRONE VIDEO**  
by Videoms

**WATERSIDE VILLAGE** is Easton's premier mixed-use destination, boasting 200,000 square feet of retail and office space. Anchor tenants include Target, Harris Teeter, Dick's Sporting Goods, Michaels, BJ's Wholesale Club, Pet-Smart and Planet Fitness. The center is situated in Easton, Maryland, the economic hub and seat of Talbot County, and 10 miles east of the historic town of St. Michael's. Waterside Village sits at the signalized intersection of Easton Parkway (Rt. 322) and St. Michaels Road (Rt. 33), with a main and secondary entrance on each, respectively. Easton is ranked among "The 100 Best Small Towns in America," known for its excellent restaurants, outstanding lodging, an assortment of upscale boutiques and a vibrant arts scene.

## AVAILABILITY:

### ADD'L. EXPENSES:

CAM/INS.: \$4.00 PSF  
R.E. TAXES: \$2.44 PSF

**TOTAL \$6.44 PSF**

### BLDG. F:

**1,893 SF**  
RETAIL

**1,630 SF**  
OFFICE

### BLDG. S:

**4,700 SF**  
RETAIL/OFFICE/  
MEDICAL

### BLDG. G:

**2,700 SF**  
RETAIL/OFFICE

**7,239 SF**  
OFFICE

### BLDG. T:

**2,500 SF**  
RETAIL/OFFICE/  
MEDICAL





## SITE PLAN

- A** TARGET
- B** PETSMART  
FAMOUS FOOTWEAR  
TNT JEWELERS
- C** PLANET FITNESS
- E** CHILI'S
- F** 101: PLAYA BOWLS  
102: U.S. ARMY CAREER CENTER  
**103: RETAIL** 1,893  
105: GREAT CLIPS  
106: ALL IN THE MIX BAKESHOP  
107: BAY COUNTRY FINANCE  
108: NEST HOME  
109: ASIAN BISTRO
- 201: MORGAN STANLEY  
202: PROMD HEALTH  
203: RIGHT BALANCE  
**204: OFFICE** 1,630
- G** AT&T  
**1ST FLOOR RETAIL/OFFICE** 2,700  
THE SPAGHETTI HOUSE  
**2ND FLOOR OFFICE** 7,239
- H** MATTRESS FIRM
- I** MICHAELS
- J** CHICK-FIL-A
- K** STARBUCKS (COMING SOON!)
- L** DICK'S SPORTING GOODS

## MARKETED BY OTHERS:

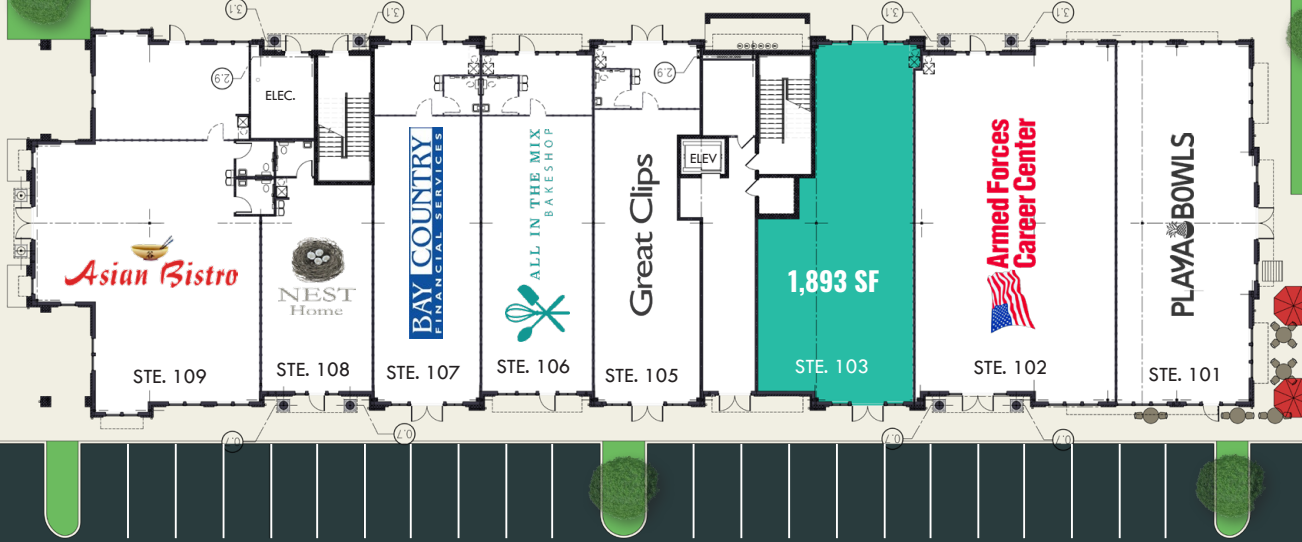
- M** HARRIS TEETER FOOD + PHARMACY  
HEADWATERS SEAFOOD & GRILLE  
ALLURE NAILS & SPA  
HAIR CUTTERY
- N** CHOICEONE URGENT CARE  
MYEYEDR.
- O** QLARANT
- P** ANNE ARUNDEL MEDICAL CENTER
- R** BJ'S WHOLESALE CLUB
- S** FREESTANDING RETAIL 4,700
- T** FREESTANDING RETAIL 2,500





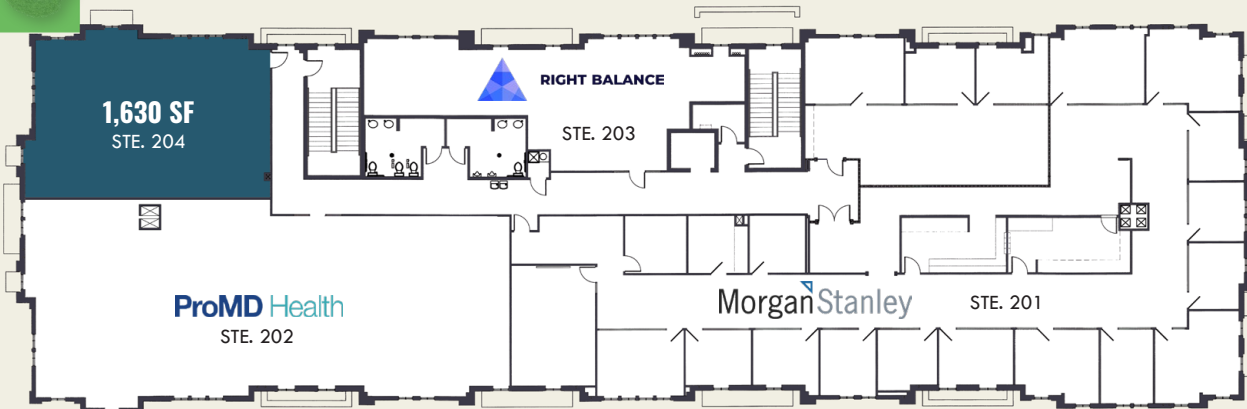
## 1ST FLOOR RETAIL

MARLBORO AVE



## 2ND FLOOR OFFICE

MARLBORO AVE

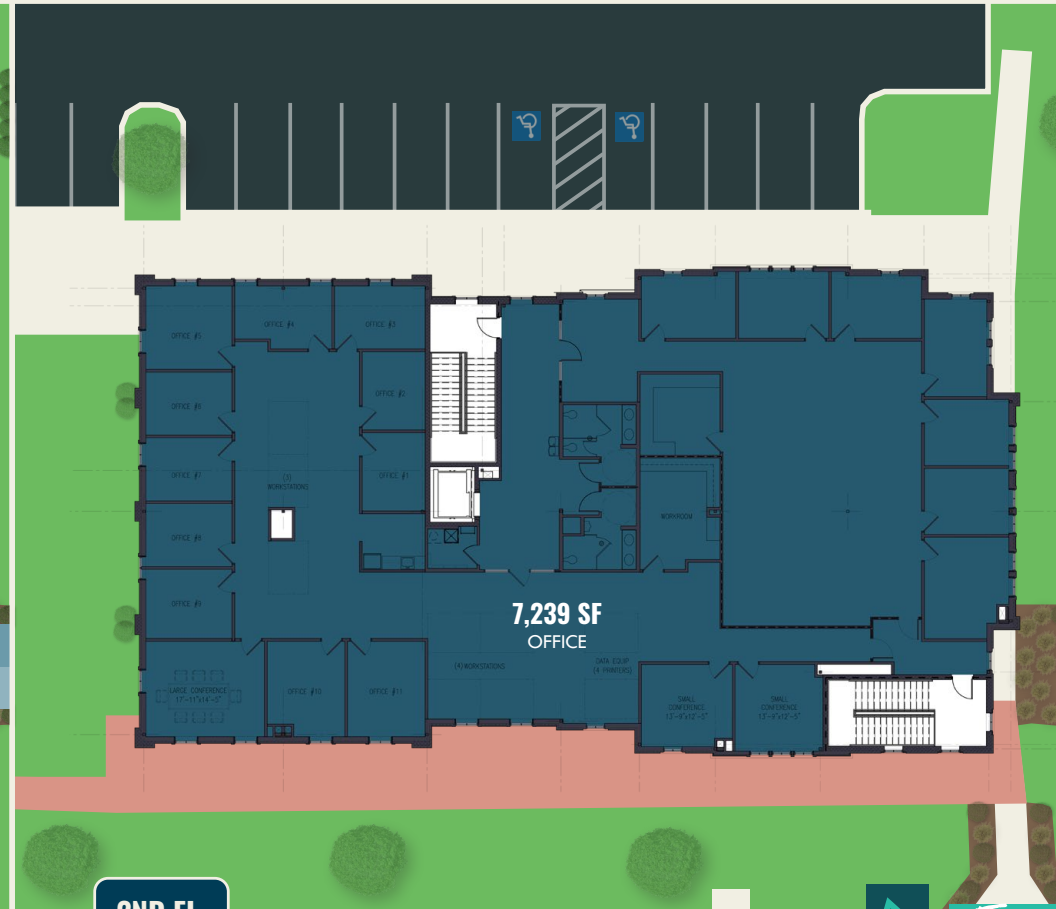
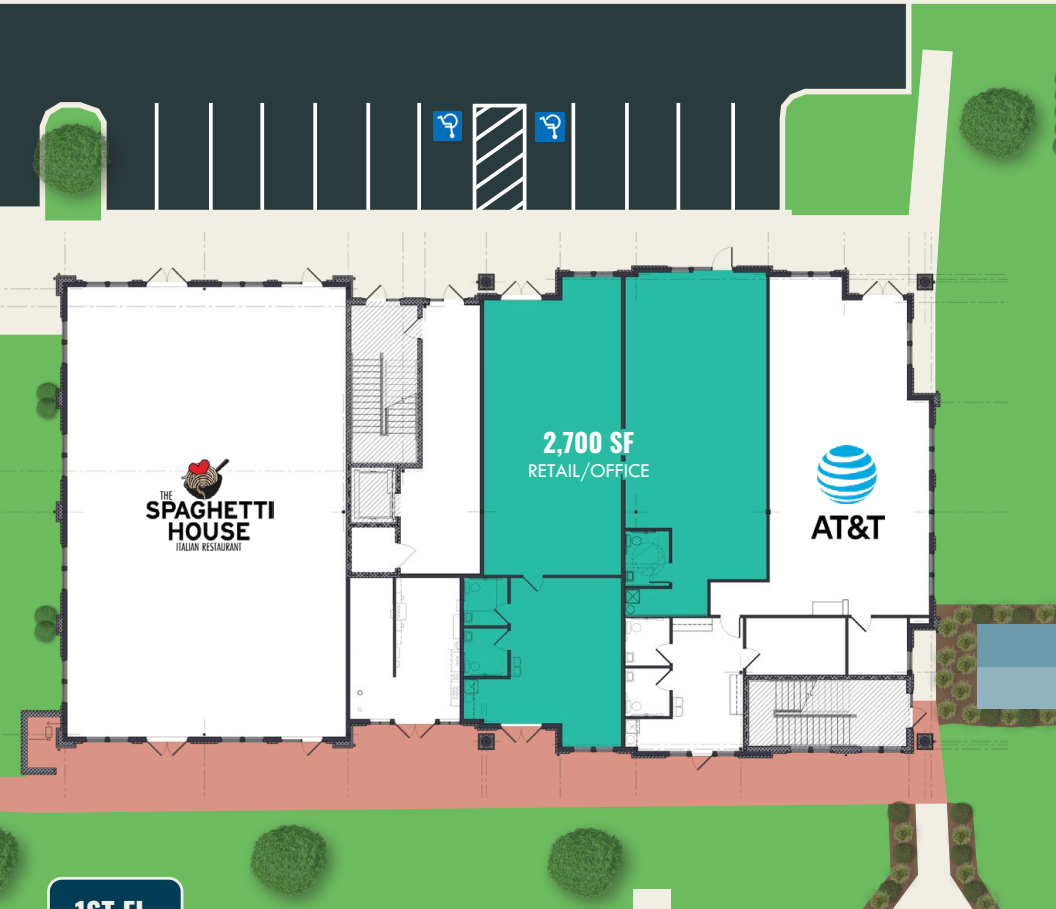


## BUILDING F





# BUILDING G



1ST FL.

2ND FL.



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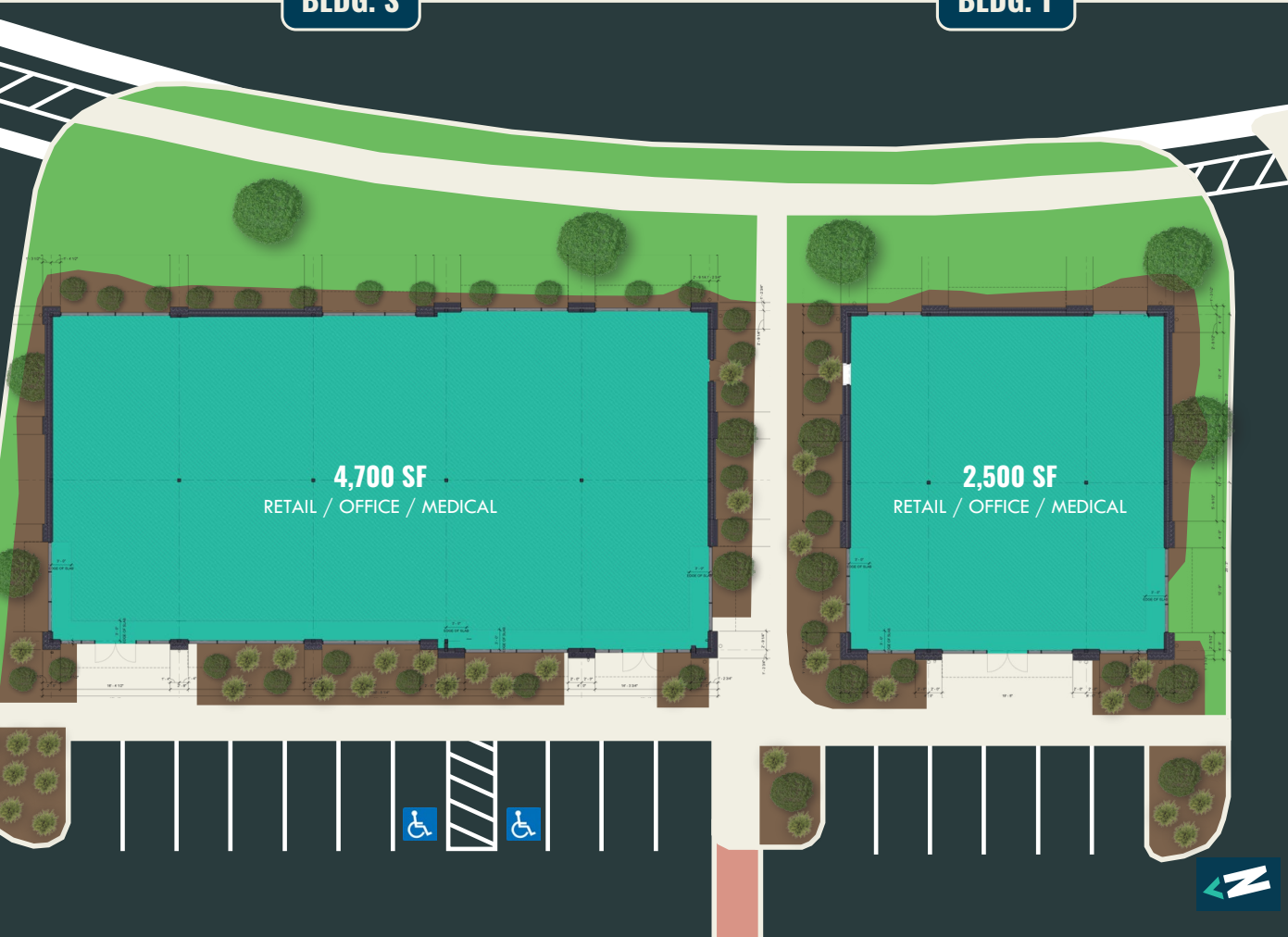


# BUILDINGS S & T



BLDG. S

BLDG. T

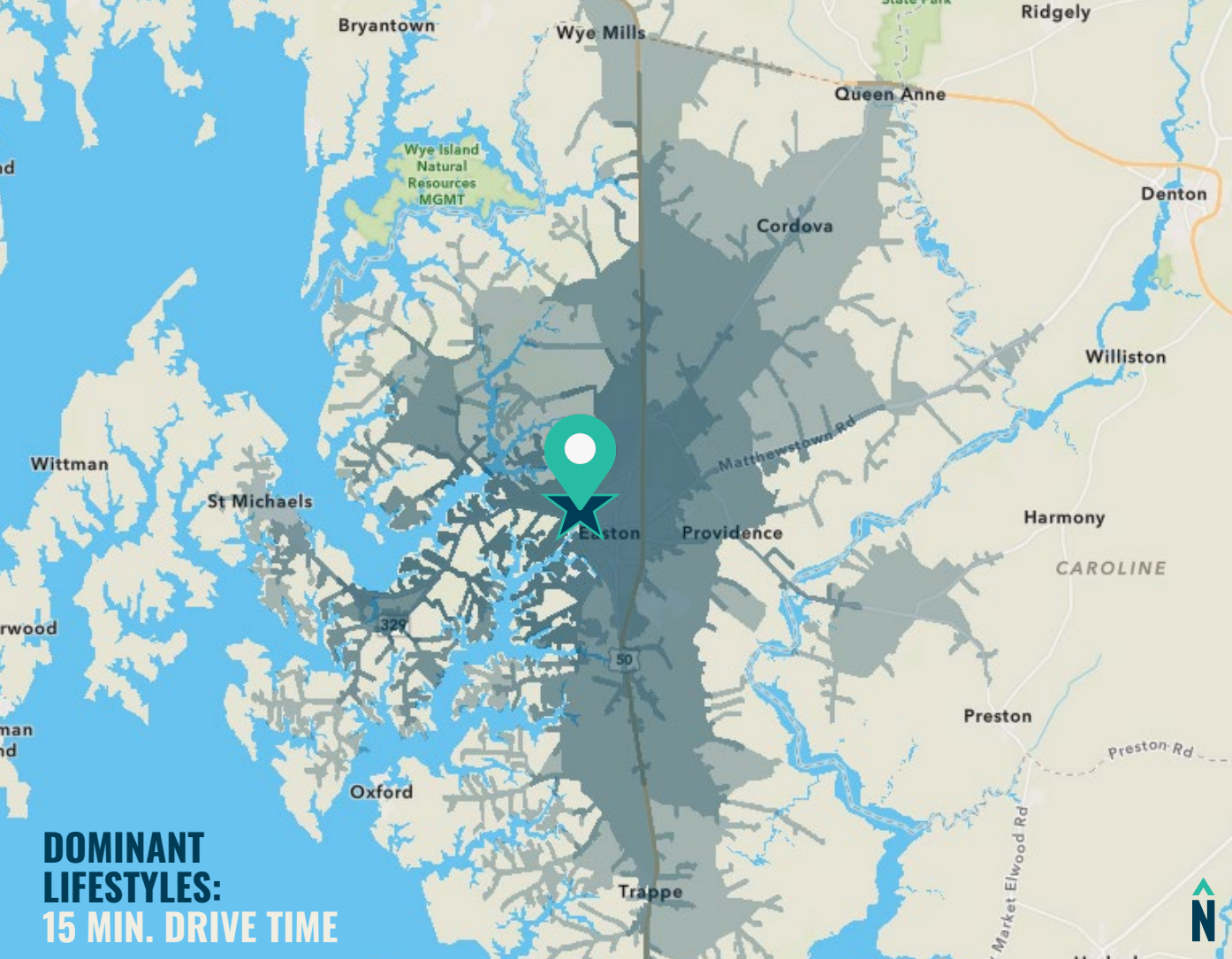




# TRADE AREA







**DOMINANT LIFESTYLES:**  
**15 MIN. DRIVE TIME**

**20%**

**OLD AND  
NEWCOMERS**



This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

Median Age: 39.4  
Median Household Income: \$44,900

**15%**

**RETIEMENT  
COMMUNITIES**



These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

Median Age: 53.9  
Median Household Income: \$40,800

**14%**

**COMFORTABLE  
EMPTY NESTERS**



These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

Median Age: 48.0  
Median Household Income: \$75,000

# DEMOGRAPHICS

**2024**

DRIVE TIME:

**10 MIN.**

**15 MIN.**

**20 MIN.**

## RESIDENTIAL POPULATION



**16,180**

**26,074**

**32,076**

## DAYTIME POPULATION



**25,289**

**32,697**

**37,559**

## AVERAGE HOUSEHOLD INCOME



**\$110,392**

**\$115,183**

**\$119,139**

## NUMBER OF HOUSEHOLDS



**7,075**

**11,212**

**13,846**

## MEDIAN AGE



**46.4**

**47.9**

**49.0**

**FULL DEMOS REPORT**



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*Opportunities await...*

# WATERSIDE VILLAGE *at* EASTON

## RETAIL LEASING:



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