



TALBOT TOWN SHOPPING CENTER

218 N. WASHINGTON STREET
EASTON, MD 21601

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Property Summary



OFFERING SUMMARY

Available SF:	1169 - 11,998 SF
Lease Rate:	Negotiable
Lot Size:	4.99 Acres
Year Built:	1957
Building Size:	93,085 SF
Renovated:	1996
Zoning:	CR - Central Business
Market:	Eastern Shore of Maryland
Submarket:	Easton

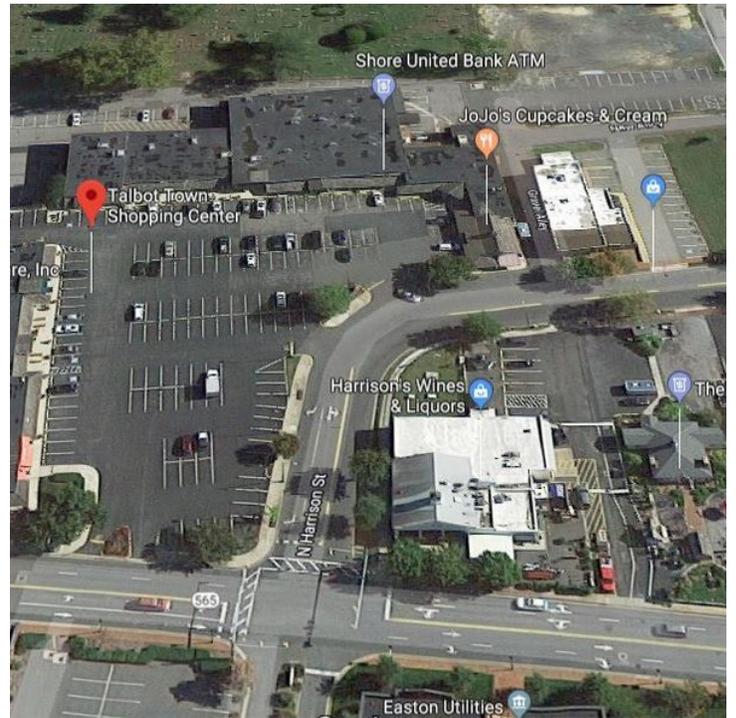
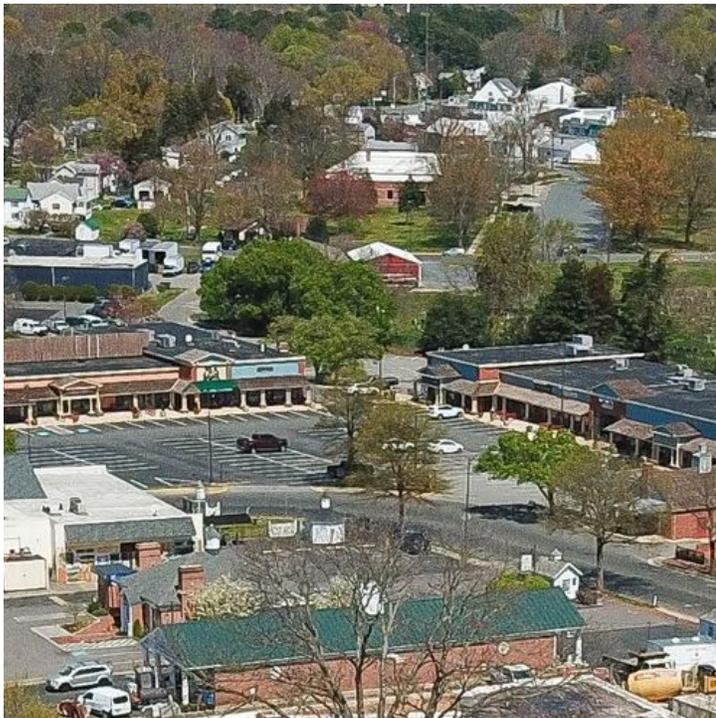
PROPERTY OVERVIEW

Re-imagining and re-energizing the iconic Talbot Town Shopping Center! Re-establishing Easton's Northern Block as the place to be! Re-creating a fun, dynamic lifestyle center! Actively seeking modern, trendy concepts. Blending with the best outdoor and environmental aspects of the Eastern Shore. Focusing on personal shopping and enhanced customer experience. Offering great deals, generous build-out and operating/marketing support, and creative start-up financing. Negotiating all rents and terms [\$12.00/SF quoted rent is a pricing guide and may not apply to selected spaces]. Taking advantage of on-site parking, easy access, central regional location. Catering to the affluent Easton trade area with average income of \$109,210. Re-fueling this historic place with buzz and excitement!

PROPERTY HIGHLIGHTS

- Units available ranging from 1,169 to 11,998 SF
- Re-creating a fun, dynamic lifestyle center!
- Prime central, downtown location in Easton with ample parking and easy access.
- Offering great deals, generous build-out and operating/marketing support, and creative start-up financing.
- Join Talbot's, Jos. A. Bank and others with a creative new concept!

Gallery



Available Spaces



LEASE RATE: NEGOTIABLE **TOTAL SPACE:** 1,169 - 11,998 SF
LEASE TYPE: Negotiable **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	SIZE	TERM	COMMENTS
309- Former News Center	Neighborhood Center	Negotiable	11,998 SF	Negotiable	Anchor space for center
302 - Former Jos. Bank retail	Neighborhood Center	Negotiable	4,140 SF	Negotiable	Former Jos. Bank retail space
307 - Former Nestled, Miranda's Shoes	Neighborhood Center	Negotiable	1,169 SF	Negotiable	Directly adjacent to Piazza Market
311 - Former Bountiful Flooring store, Rustic Inn	Neighborhood Center	Negotiable	2,618 SF	Negotiable	Corner retail space. Large marquee.

Suite 309 - Former News Center



Suite 302 - Former Joseph Bank Clothing



Suite 307 - Former Nestled, Miranda's Shoes



Suite 311 - Former Bountiful Flooring, Rustic Inn



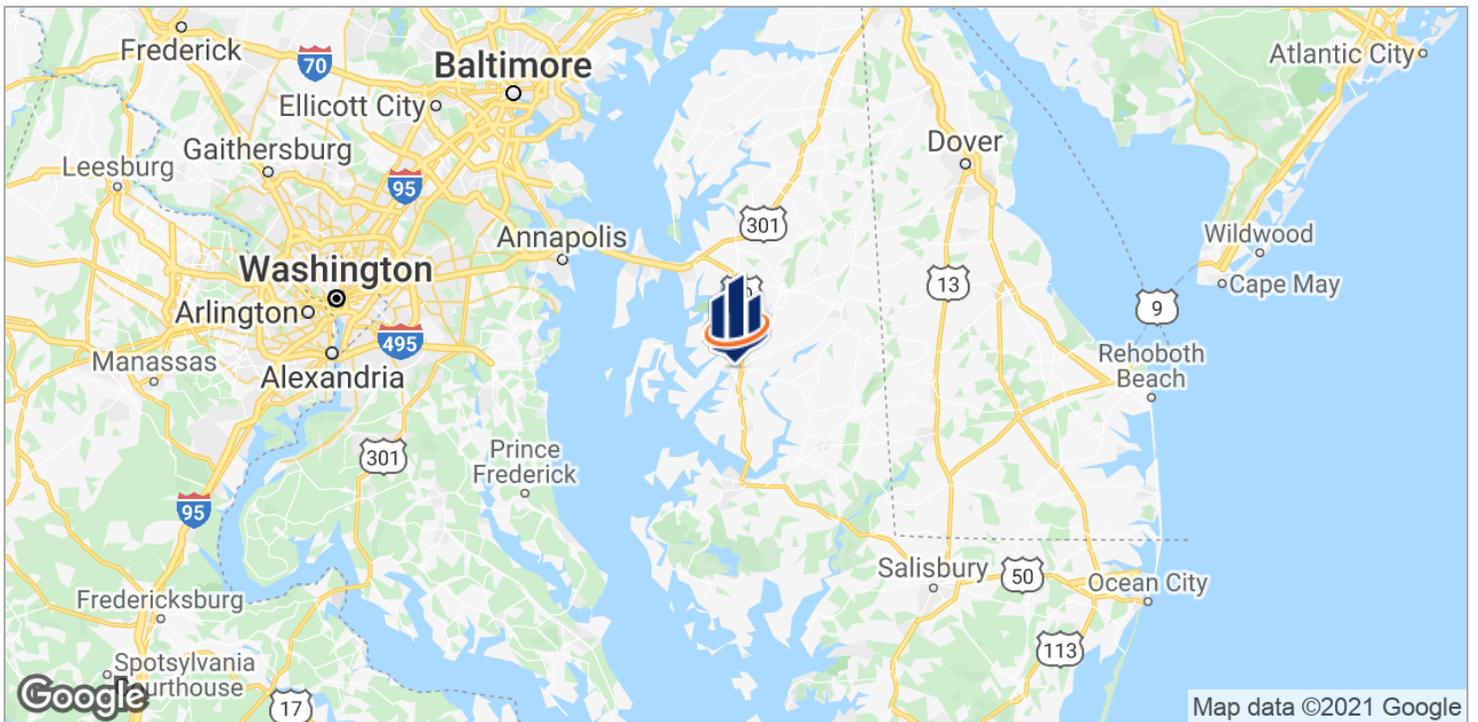
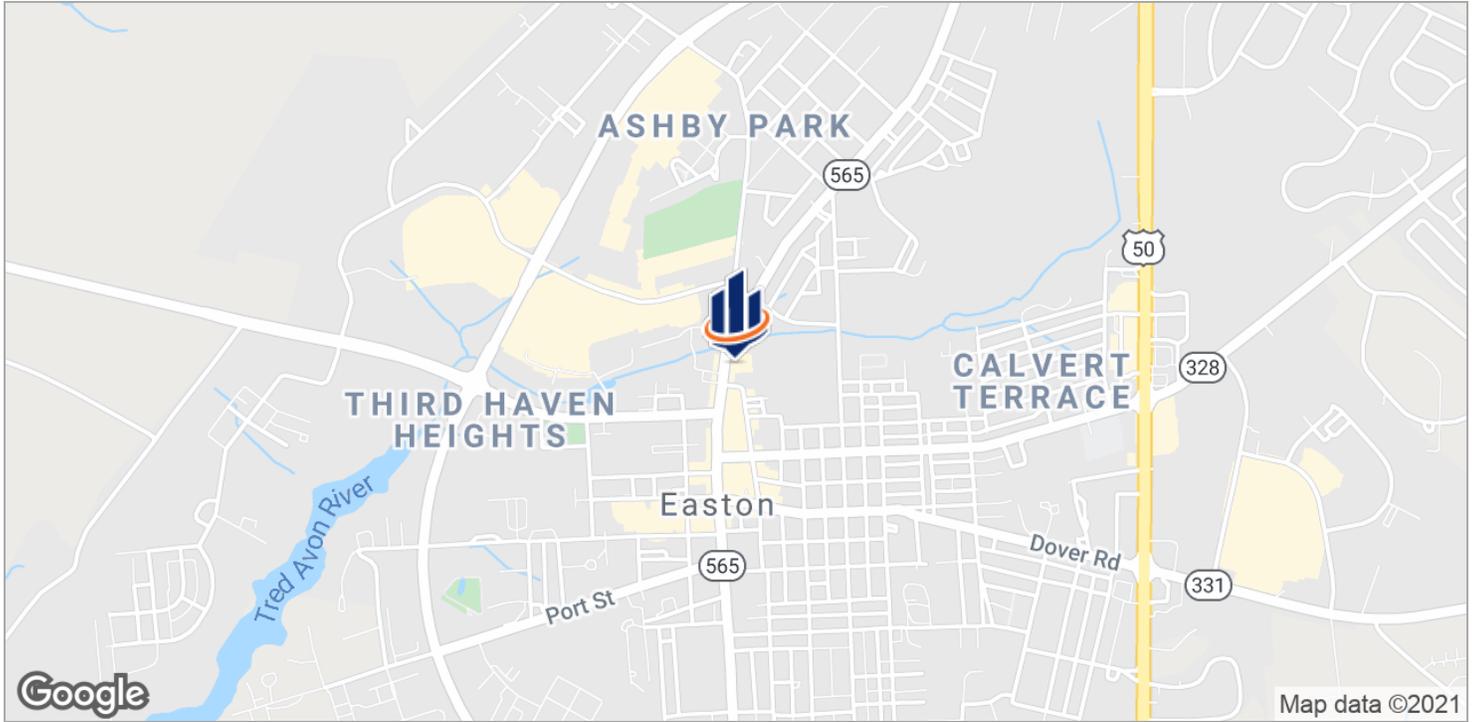
Retailer Map



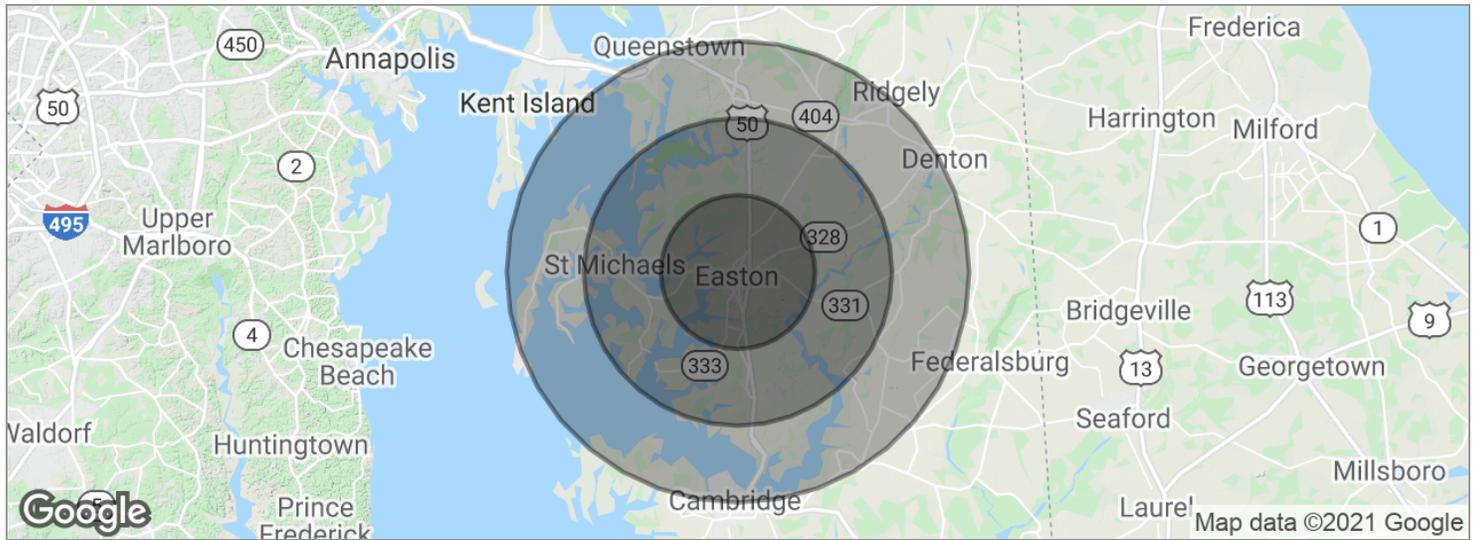
A New Venue In Easton



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	23,425	40,094	69,870
Median age	43.6	45.2	45.1
Median age (Male)	41.2	43.7	43.4
Median age (Female)	45.2	46.2	45.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	9,704	16,390	28,408
# of persons per HH	2.4	2.4	2.5
Average HH income	\$77,984	\$86,846	\$83,211
Average house value	\$363,477	\$428,360	\$428,628

* Demographic data derived from 2010 US Census

Greenlee Bio & Contact Info

ROBERT H. GREENLEE

Managing Director



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PROFESSIONAL BACKGROUND

Robert H. Greenlee serves as Managing Director and Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. For over 30 years, Greenlee has been a recognized leader in the regional investment marketplace. He is an important strategic partner to his clients, helping them maximize value and wealth. In all transactional and analytical aspects pertaining to investment real estate, he drives transformative, sustainable economical results.

Greenlee specializes in mid-market brokerage, third party asset management, and analytics. He has extensive experience providing a broad range of valuation, strategic analysis, and transaction advisory services involving institutional and investment grade assets, as well as owner occupied real estate. He has direct client involvement in all matters related to the acquisition and investment management functions in corporate, family, and private equity real estate platforms.

His commercial real estate appraisal and economic consulting services are performed on the Delmarva Peninsula and along the entire East Coast, where he has personally completed over a thousand studies, covering \$5B+ dollars of real estate. SVN | Miller CRE clients and fellow advisors benefit from his economic analysis, strategic planning and development of value enhancement strategies.

With an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland, Mr. Greenlee has been very involved in the local and regional communities for many years – with a particular focus on economic development and comprehensive planning.

Greenlee is a licensed real estate salesperson in Maryland and a Certified General Appraiser in the States of Maryland and Delaware. He is also a Practicing Affiliate member of the Appraisal Institute.

Insley Bio & Contact Info

ELIZABETH CONNELLY

Associate Advisor



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PROFESSIONAL BACKGROUND

Liz brings her energy and extensive experience in marketing and business development to the SVN-Miller team. Former experience includes business development with a regional architectural firm, as well as more recently for a full-service project consulting firm offering civil engineering, architectural, surveying, GIS, environmental and construction management services. In her range of roles, Liz has created marketing and business development planning tools to attract and measure success. In addition, she serves as a grants expert sourcing and administering over 30 funding sources for public/private initiatives, utilizing funding from a multitude of agencies to support important commercial development projects. Over the course of her career, Liz has built relationships with local and regional stakeholders, and brings these associations to her work in commercial real estate. She looks forward to bringing her skillsets to the SVN-Miller team to create opportunities for acquisition and build-out of important commercial business ventures. Liz and her husband Chris made a leap of faith, exiting the DC metro area almost 20 years ago, opting for the slower pace of life on the Shore to raise their kids, David and Elizabeth. Liz enjoys boating with family and friends, tennis with some awesome folks at the Y, and kayaking with neighbors on the beautiful Choptank River.

EDUCATION

B.A., University of Mary Washington
Graduate, Institute of Organizational Management - 4 year intensive study course for association executives

MEMBERSHIPS & AFFILIATIONS

Member: Rotary Club of Easton
Member: Talbot County Workforce Development Council
Former Member: ASAE-HR Sectional Council Leader, GWSAE, SHRM
Chair, Trinity Cathedral Fundraising Initiatives
Volunteer, Habitat for Humanity
Volunteer, Meals on Wheels

Connelly Bio & Contact Info

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