

Executive Summary



SALE OVERVIEW

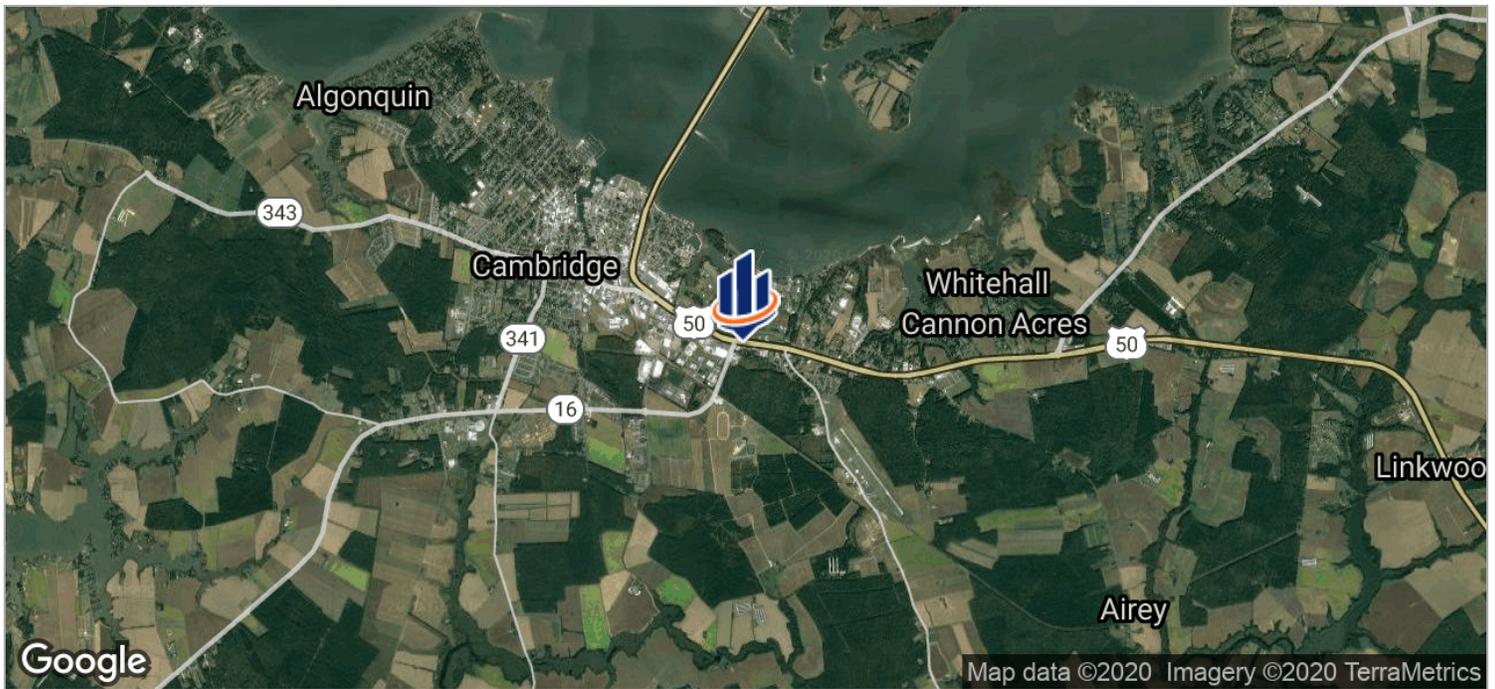
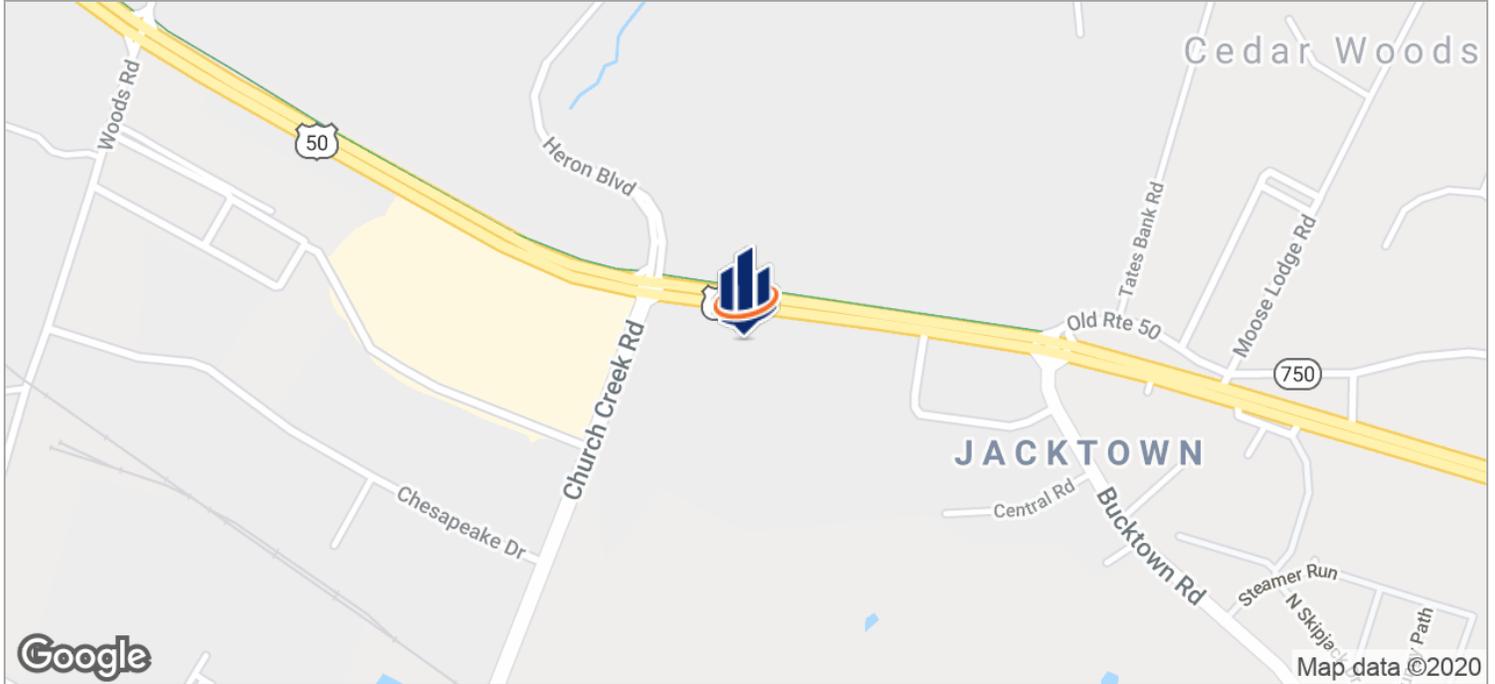
| | |
|-----------------------|---------------------------|
| SALE PRICE: | \$469,000 |
| LOT SIZE: | Approx. 5 Acres |
| APN #: | 0042-398 & 253 |
| ZONING: | Commercial |
| MARKET: | Eastern Shore Of Maryland |
| CROSS STREETS: | Ocean Gateway |
| TRAFFIC COUNT: | 34,000 |

PROPERTY DESCRIPTION

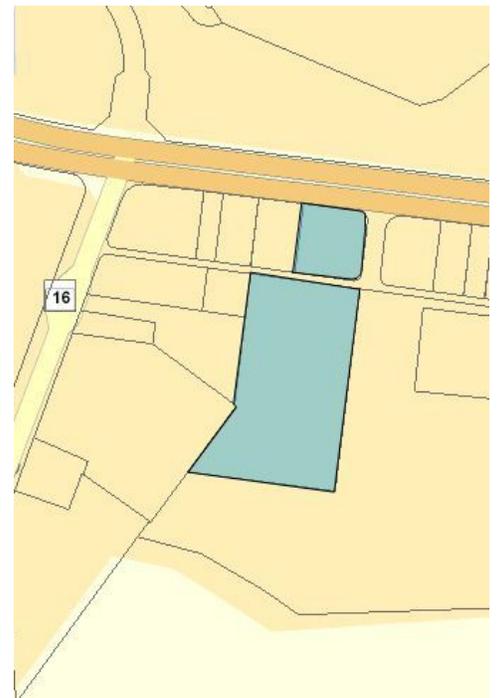
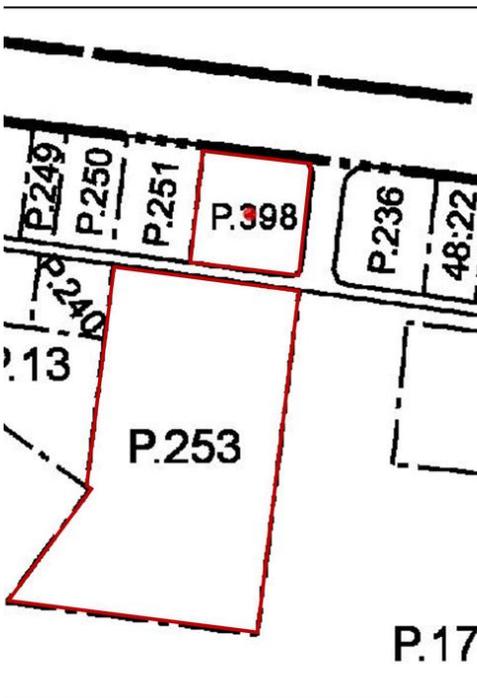
5 acres of commercial land with frontage along US Route 50 on the Chesapeake Peninsula of Maryland's Eastern Shore. Cambridge is in close proximity to major metropolitan areas of Washington, D.C., Baltimore, Philadelphia and New York.

For more information on this property, please contact the listing office.

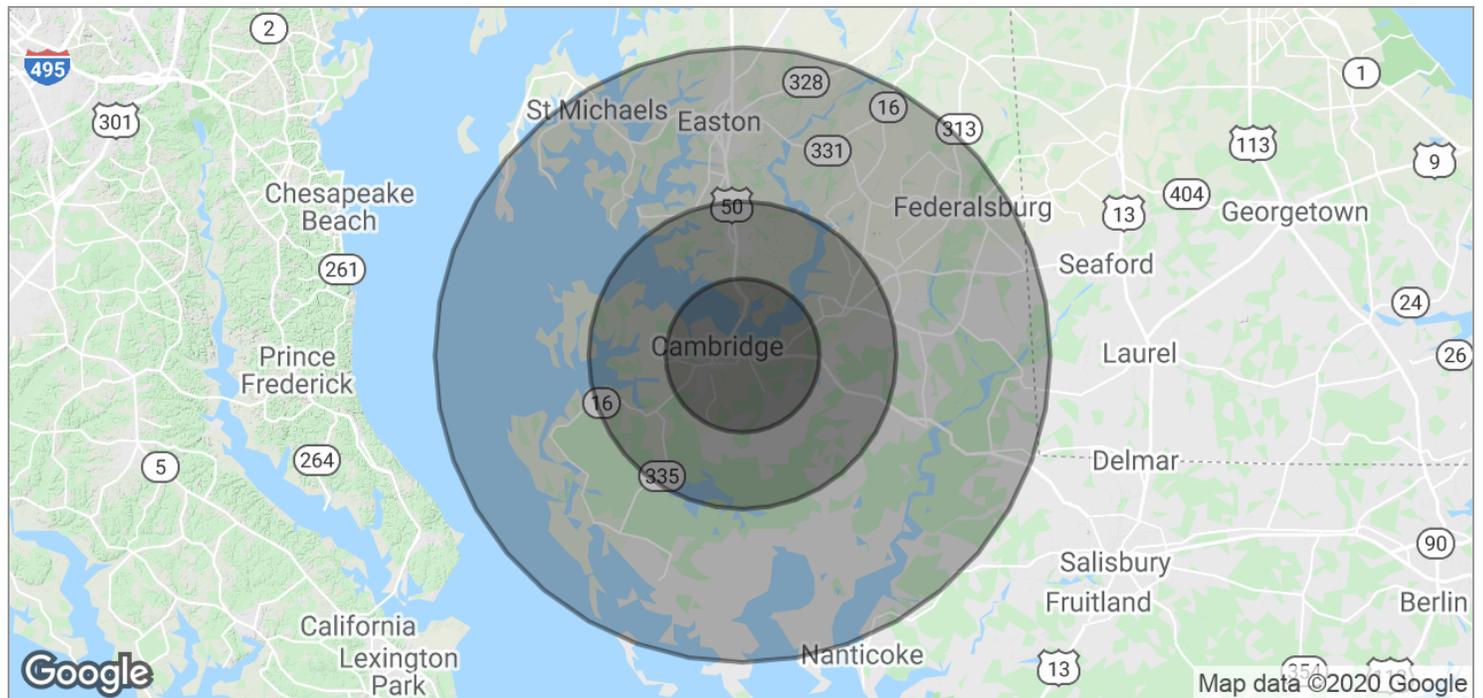
Location Maps



Additional Photos



Demographics Map



| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|---------------------|----------------|-----------------|-----------------|
| TOTAL POPULATION | 16,096 | 27,175 | 82,101 |
| MEDIAN AGE | 41.2 | 42.4 | 43.6 |
| MEDIAN AGE (MALE) | 37.8 | 40.2 | 42.1 |
| MEDIAN AGE (FEMALE) | 41.6 | 42.9 | 44.2 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
|--------------------------------|----------------|-----------------|-----------------|
| TOTAL HOUSEHOLDS | 6,930 | 11,511 | 33,498 |
| # OF PERSONS PER HH | 2.3 | 2.4 | 2.5 |
| AVERAGE HH INCOME | \$51,802 | \$61,235 | \$71,595 |
| AVERAGE HOUSE VALUE | \$281,342 | \$345,836 | \$333,212 |

Advisor Bio & Contact 1



Tom Knopp

Senior Advisor
SVN | Miller Commercial Real Estate

Tom Knopp serves as a Senior Advisor for SVN - Miller Commercial Real Estate specializing in the sale and leasing of industrial, retail, office and commercial investment properties, as well as land sales in both Maryland and Delaware. , Tom has secured more than 300 transactions resulting in a sales volume in excess \$100 million.

Notable career highlights for Toms include a sale of 85,000 SF of medical office space for \$21,850,000 ,CVS ground lease for \$3,975,000, PENCO lease of 104,000 SF of warehouse for \$1,800,000 and a 90,000 SF lease to Grayling Industries for \$2,200,000

Active in the real estate community, Knopp serves as a member of the National Association of Realtors and the Sussex County Association of Realtors. He currently resides in Federalsburg, Maryland.

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Advisor Bio & Contact 2

Memberships & Affiliations

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Address:



DISCLAIMER

COMMERCIAL LAND- 5 ACRES ON US ROUTE 50 | 5.0 ACRES | CAMBRIDGE, MD

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