

# PRICED FOR QUICK SALE!

## EXCELLENT INVESTMENT OPPORTUNITY HIGH VISIBILITY RETAIL



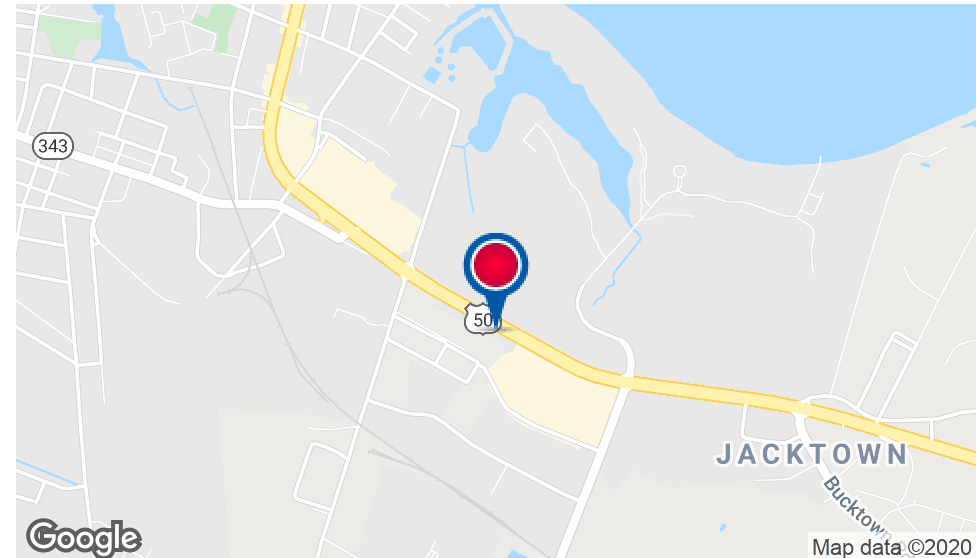
TROUT DANIEL & ASSOCIATES

2721 OCEAN GATEWAY, CAMBRIDGE, MD 21613



### PROPERTY HIGHLIGHTS

- 1.48 acres
- B-2 Zoning
- Prime Route 50 Cambridge retail land parcel
- Located near signalized intersection with Walmart and other retailers
- Across from major waterfront resort
- Excellent exposure to busy beach-bound traffic
- Former gas site- ideal for gas, fast food, or bank branch
- 34,240 vehicles/day on Route 50



**Stacey Berman**

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The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (\*) has a direct or indirect ownership interest in this property.



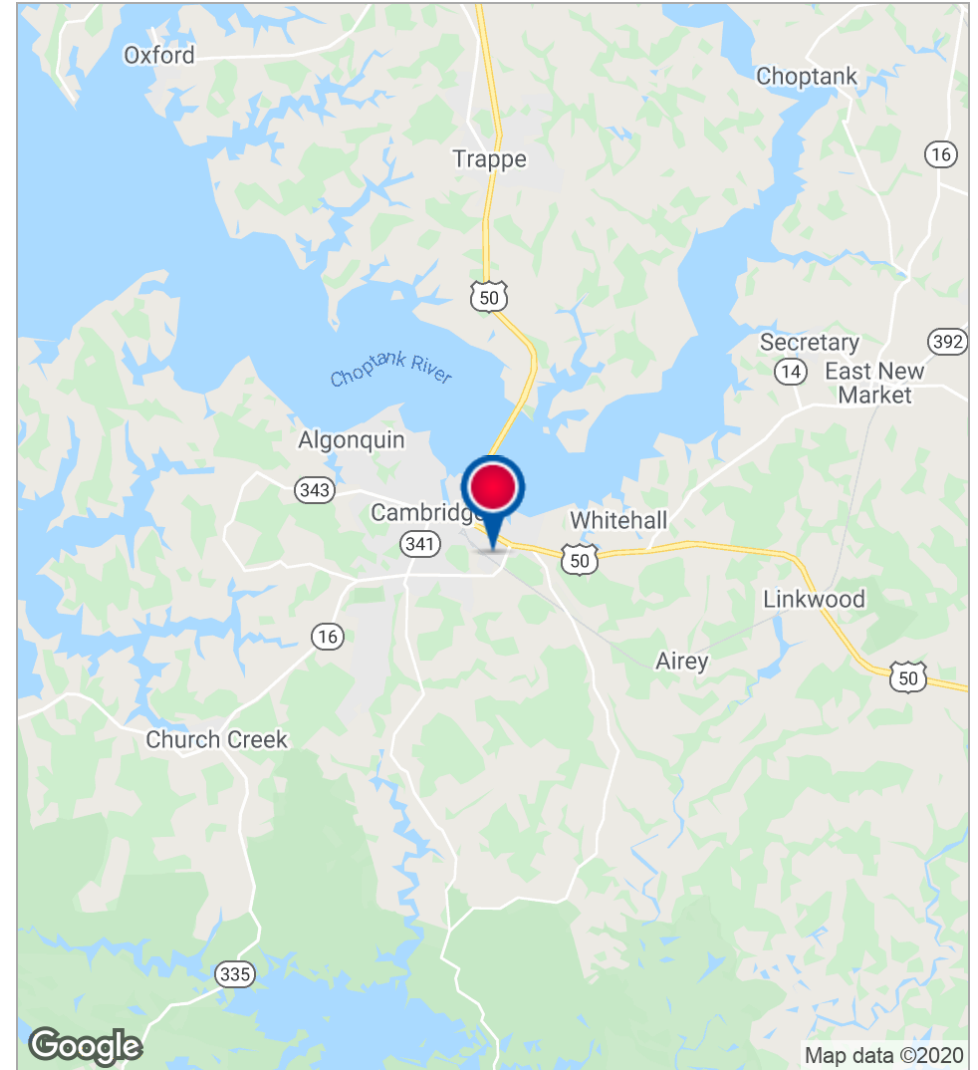
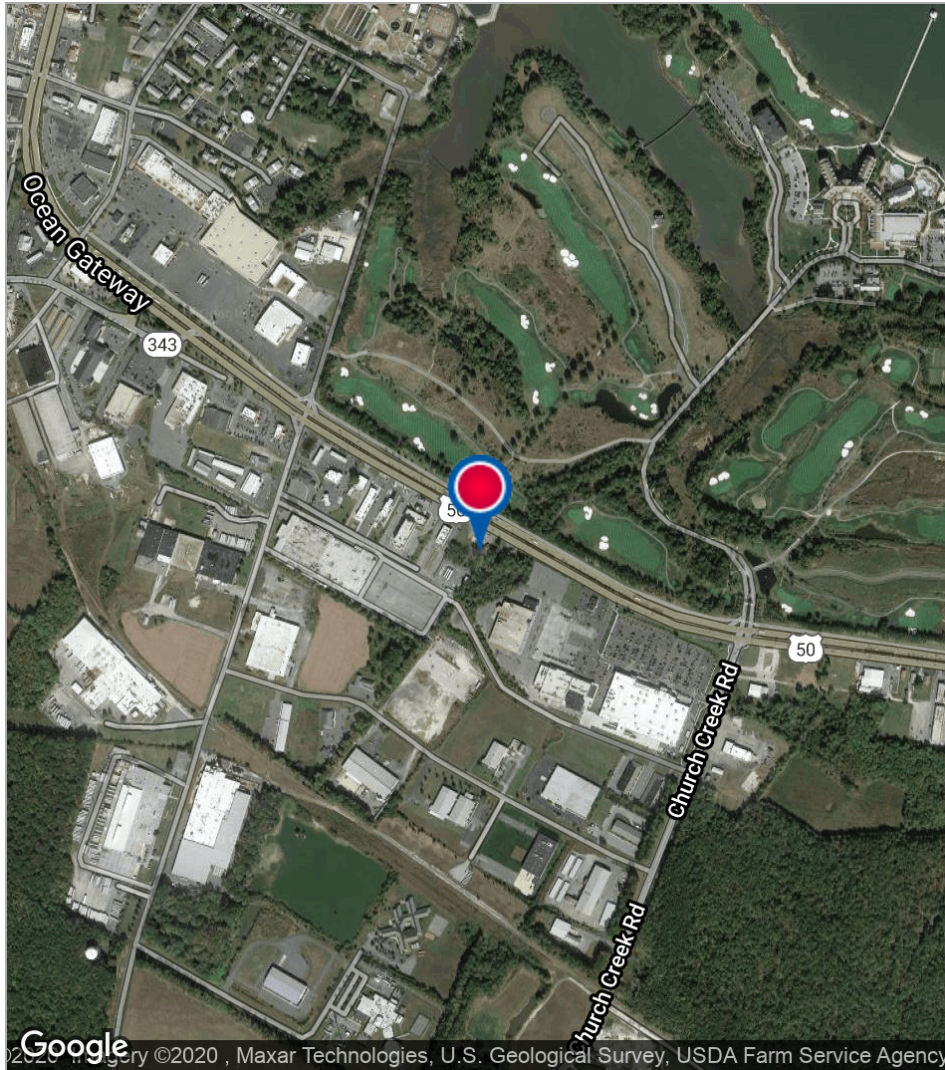
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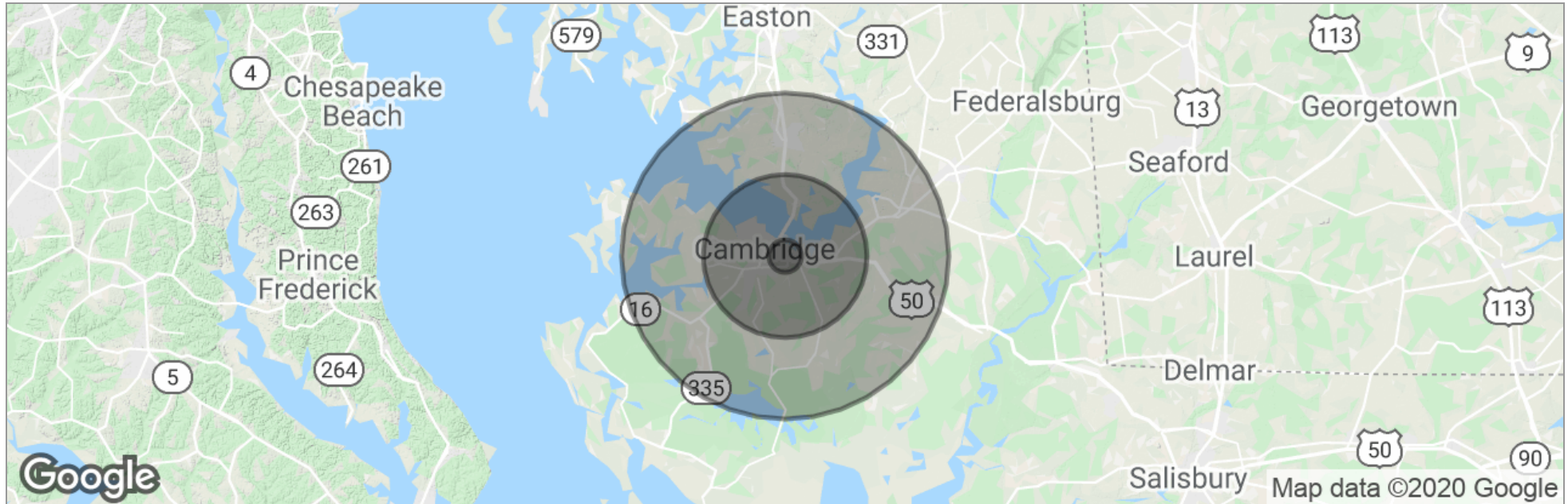
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	1 Mile	5 Miles	10 Miles
Total Population	1,437	16,557	27,284
Population Density	457	211	87
Median Age	45.9	41.2	42.5
Median Age (Male)	41.6	37.9	40.3
Median Age (Female)	46.3	41.5	43.0
Total Households	696	7,135	11,571
# of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$55,335	\$51,814	\$61,380
Average House Value	\$337,721	\$281,029	\$348,183

\* Demographic data derived from 2010 US Census

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