

FOR SALE

Queen Anne's County, MD

107 HISSEY ROAD - DEVELOPMENT GROUND

GRASONVILLE, MARYLAND 21638

LOT SIZE

11.3± Gross Acres

ZONING

UC (Urban Commercial) and
E (Estate)

TRAFFIC COUNT

68,560 AADT (US-50)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ 300 feet of US-50 frontage on the west bound lane with excellent access and visibility
- ▶ Flexible zoning for retail and industrial uses
- ▶ Utilities - public sewer, private water
- ▶ Great development opportunity for mini warehouse; boat sales, storage, maintenance; home furnishing showroom sales; user building for retail sales and trade services; distribution; auto and truck fleet maintenance, service, storage; gardening center; R/V sales and service



FOR SALE

Queen Anne's County, MD

TRADE AREA

107 HISSEY ROAD | GRASONVILLE, MARYLAND 21638



Queenstown Premium Outlets

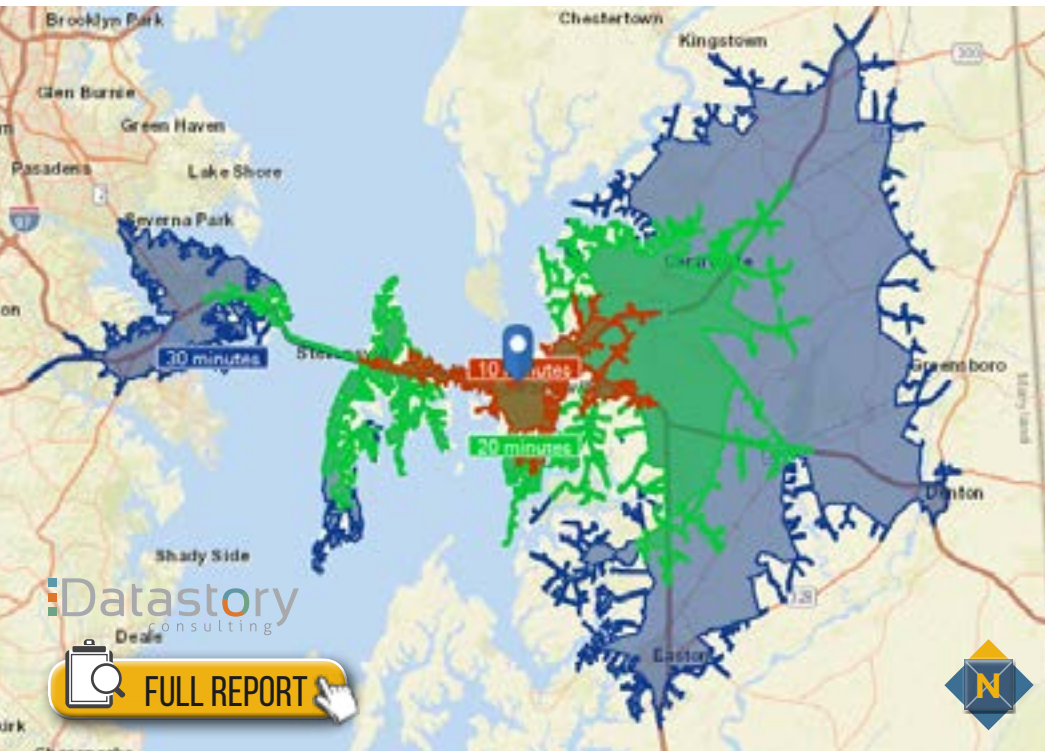
Under Armour	GAP	TALBOTS	LOFT	Columbia	Old Navy	adidas
Nike Factory Store	JOHNSTON & MERRY	LEVI'S	chico's	chico's collection	BANANA REPUBLIC	SUBWAY
Walmart	Walmart	Walmart	Walmart	Walmart	Walmart	Walmart

FOR SALE

Queen Anne's County, MD

DRIVE TIMES / DEMOGRAPHICS

107 HISSEY ROAD | GRASONVILLE, MARYLAND 21638



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
3,268 10 MIN	2,976 10 MIN	2.55 10 MIN	45.5 10 MIN
13,258 20 MIN	11,280 20 MIN	2.67 20 MIN	44.2 20 MIN
57,558 30 MIN	50,521 30 MIN	2.57 30 MIN	42.0 30 MIN
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$115,516 10 MIN	66.7% 10 MIN	97.2% 10 MIN	8,996 10 MIN
\$114,753 20 MIN	65.8% 20 MIN	96.3% 20 MIN	26,786 20 MIN
\$117,123 30 MIN	70.2% 30 MIN	97.0% 30 MIN	162,143 30 MIN

34.4%
GREEN ACRES
10 MIN

[LEARN MORE](#)

Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME

26.9%
THE GREAT OUTDOORS
10 MIN

[LEARN MORE](#)

These consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are active gardeners and partial to homegrown and home-cooked meals. They are cost-conscious.

2.44
AVERAGE HH SIZE

47.4
MEDIAN AGE

\$56,400
MEDIAN HH INCOME

22.2%
PARKS AND REC
10 MIN

[LEARN MORE](#)

These residents have achieved the dream of home ownership and have purchased homes that are within their means. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and budget wisely.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

13.6%
EXURBANITES
10 MIN

[LEARN MORE](#)

The are active in their communities, generous in their donations, and seasoned travelers. Residents are college educated and more than half have a bachelor's degree or higher.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME