

FOR LEASE

Talbot County, Maryland

GROCERY/MARKET REDEVELOPMENT

114 S. TALBOT STREET | ST. MICHAELS, MARYLAND 21663

30,000 SF ± (NET LEASABLE AREA)



Tom Fidler | Executive Vice President & Principal

☎ 410.494.4860 ✉ tfidler@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Laura Williams | Vice President

☎ 410.494.4864 ✉ lwilliams@mackenziecommercial.com

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AVAILABLE

- ▶ 1st Floor: 14,800 sf: Retail
- ▶ 2nd Floor: 14,800 sf: Office

ZONING

CC (Central Commercial)

TRAFFIC COUNT

11,422 AADT (S. Talbot St / Rt. 33)

HIGHLIGHTS

- ▶ Proposed 30,000 sf ± 2-story building on .829 Acres
- ▶ Unique grocery redevelopment in the heart of Maryland's shore community of St. Michaels
- ▶ On-site and streetside parking
- ▶ Redevelopment to include new exterior, site improvements and potential for additional 2nd level office/residential space
- ▶ Property comes with Talbot Co. Beer and Wine License
- ▶ Huge potential to satisfy the market demand of the growing local residential population and the large maritime customer base during the season



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BIRDSEYE

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MILES RIVER



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SITE PLAN

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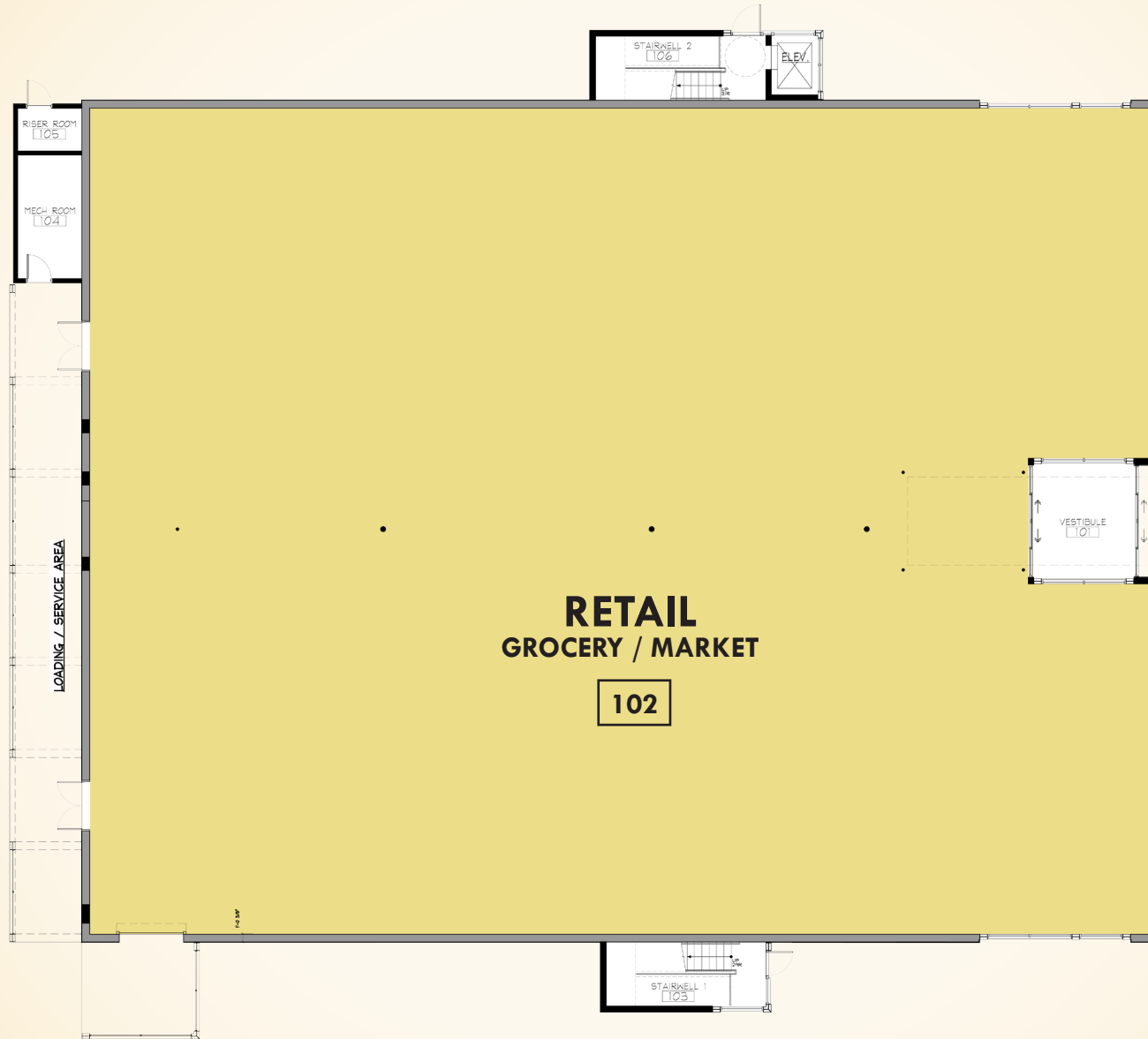
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FLOOR PLAN: 1ST FLOOR RETAIL

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FLOOR PLAN: 2ND FLOOR OFFICE

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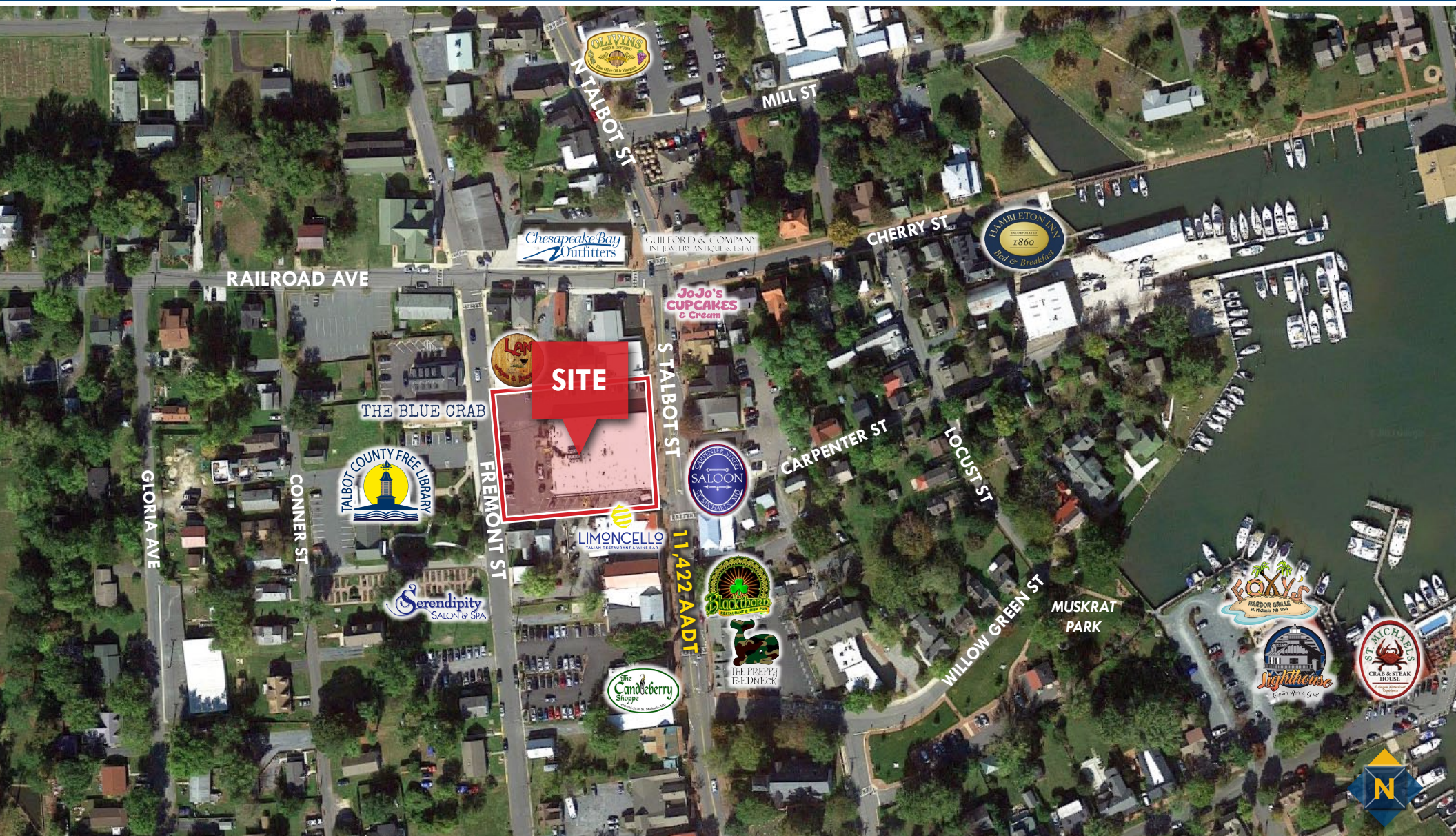


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AERIAL

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LOCAL TRADE AREA

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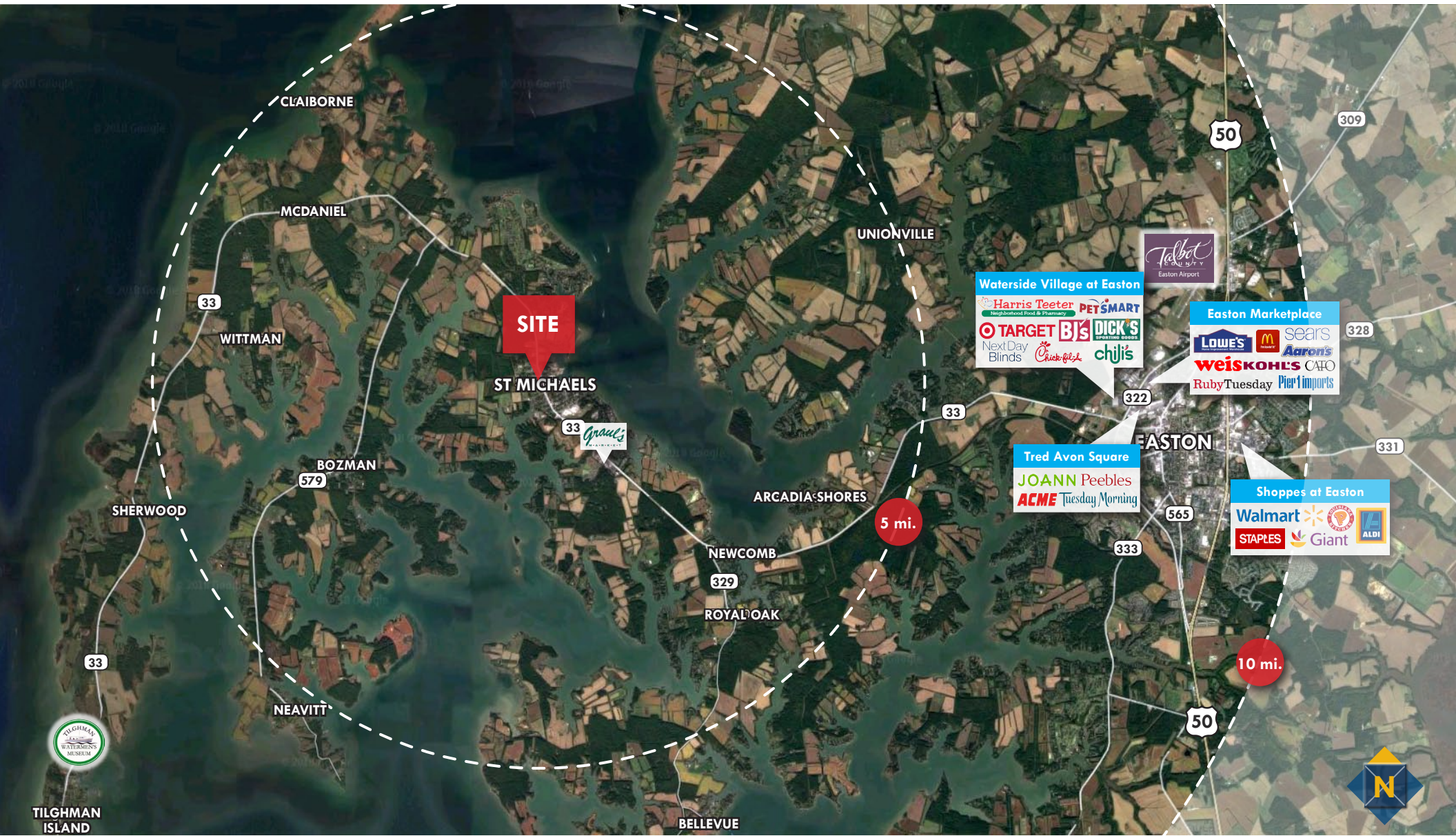
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REGIONAL TRADE AREA

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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 1,922 5 MIN. 3,099 10 MIN. 4,059 15 MIN.	NUMBER OF HOUSEHOLDS 943 5 MIN. 1,482 10 MIN. 1,984 15 MIN.	AVERAGE HH SIZE 2.04 5 MIN. 2.09 10 MIN. 2.04 15 MIN.	MEDIAN AGE 57.8 5 MIN. 58.4 10 MIN. 58.0 15 MIN.
AVERAGE HH INCOME \$80,295 5 MIN. \$92,797 10 MIN. \$93,924 15 MIN.	EDUCATION (COLLEGE+) 68.9% 5 MIN. 69.8% 10 MIN. 69.7% 15 MIN.	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.5% 5 MIN. 97.6% 10 MIN. 97.7% 15 MIN.	DAYTIME POPULATION 2,439 5 MIN. 3,264 10 MIN. 5,616 15 MIN.

38%
SILVER & GOLD
10 MIN. DRIVE

This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.

37%
GOLDEN YEARS
10 MIN. DRIVE

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.02
AVERAGE HH SIZE

61.8
MEDIAN AGE

\$63,000
MEDIAN HH INCOME

2.05
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$61,000
MEDIAN HH INCOME

15%
OLD AND NEWCOMERS
TO MIN. DRIVE

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.

2.11
AVERAGE HH SIZE

38.5
MEDIAN AGE

\$39,000
MEDIAN HH INCOME

9%
RURAL RESORT DWELLERS
10 MIN. DRIVE

These communities are centered in resort areas, where the change in seasons supports a variety of outdoor activities. Simple tastes and modesty characterize these blue collar residents.

2.21
AVERAGE HH SIZE

52.4
MEDIAN AGE

\$46,000
MEDIAN HH INCOME