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FOR LEASE

# KENT ISLAND CROSSING

1700 PINEY CREEK ROAD  
CHESTER, MD 21619



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CHESTER, MD 21619

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	Withheld
Pad Site:	±3,000 SF
In-Line Retail:	±2,000 - 10,000 SF
Lot Size:	±9 Acres
Zoning:	TC
Market:	Queen Anne County

**Concept Plans Coming Soon!!**

## PROPERTY OVERVIEW

Prominent retail development with an anchor grocery store, gas and convenience, a ±10,000 sq. ft. neighborhood retail center and a free standing pad with the potential for a drive thru. The property sits at the base of one of two Rt 50 over passes giving quick access to both East and West bound traffic. The center is ideally positioned to support over 1,100 newly built and under construction residential units directly behind the shopping center.

## PROPERTY HIGHLIGHTS

- ±78,000SF Grocery Anchored Development
- Pad site allows a Drive-Thru
- Immediate Access to East & West Bound Rt. 50
- Abundant Surface Parking
- Growing residential market with household numbers expected to double within the next 18 months
- Site adjacent to Four Seasons, 1400 new homes

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## RETAILER MAP



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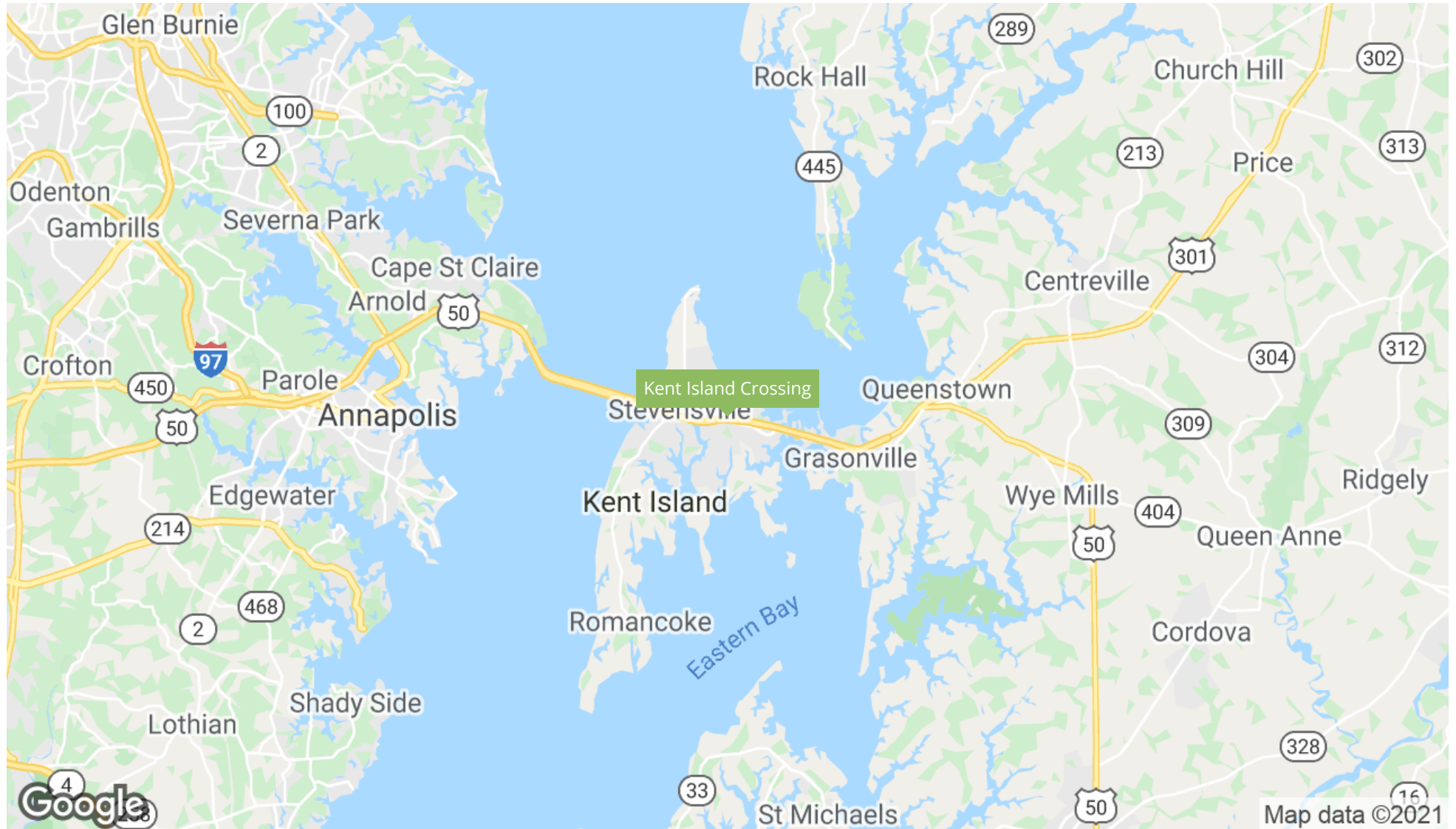
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## REGIONAL MAP



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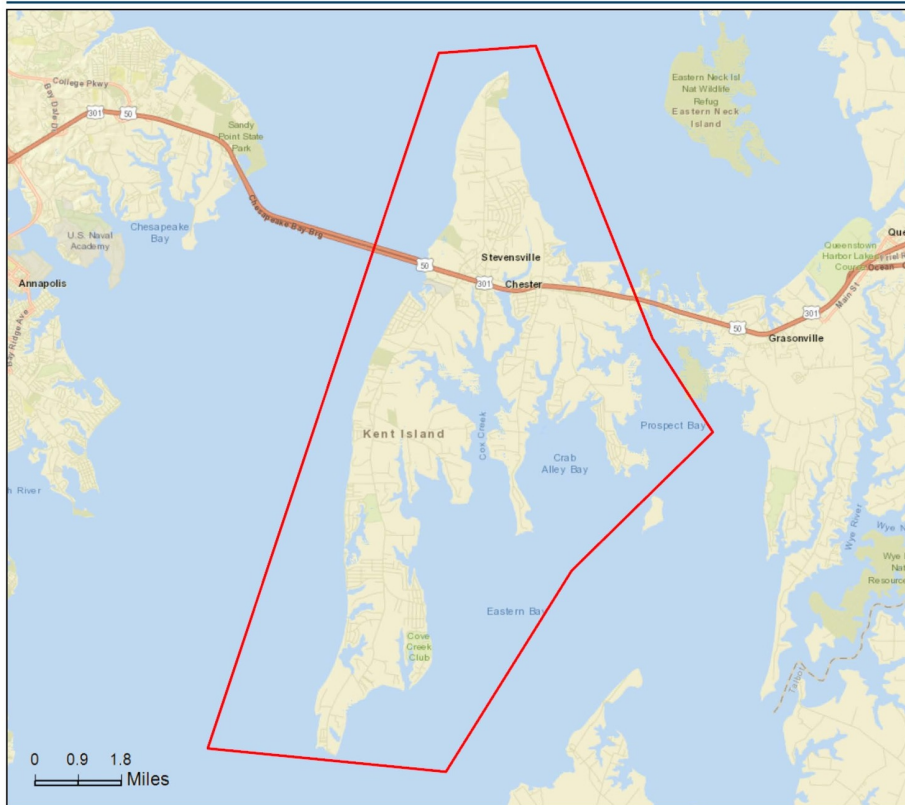
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## ESRI GRAPHIC PROFILE - 3 MILE RADIUS

Polygon 2  
Area: 81.55 square miles

Site Details Map



This site is located in:

- City: ---
- County: ---
- State: ---
- ZIP Code: ---
- Census Tract: ---
- Census Block Group: ---
- CBSA: ---

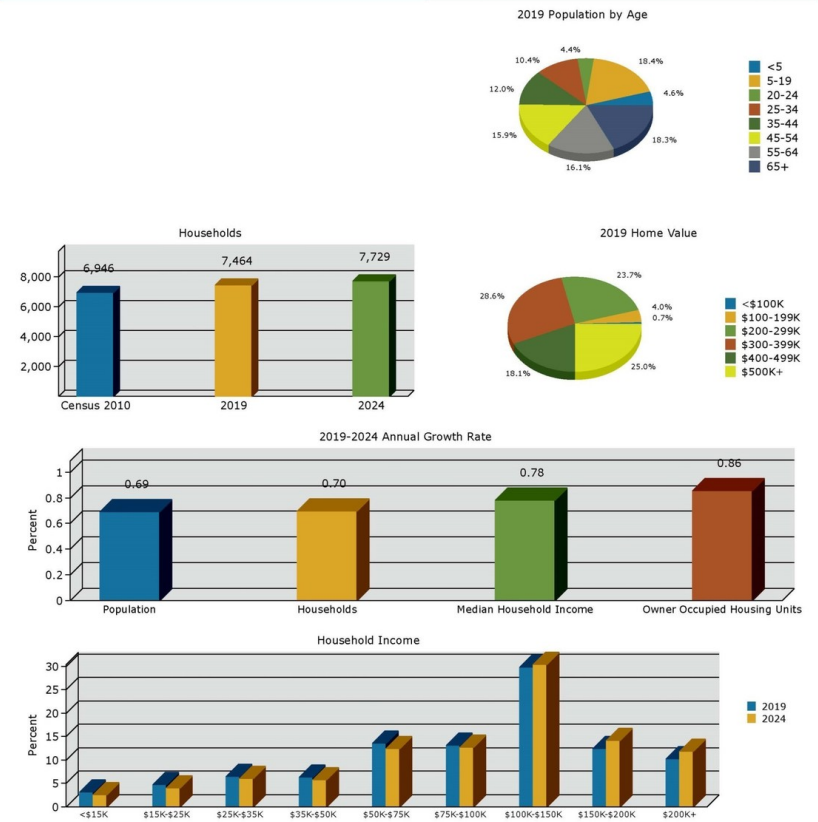
March 17, 2020



### Graphic Profile

Polygon 2  
Area: 81.55 square miles

Prepared by Esri



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

March 17, 2020

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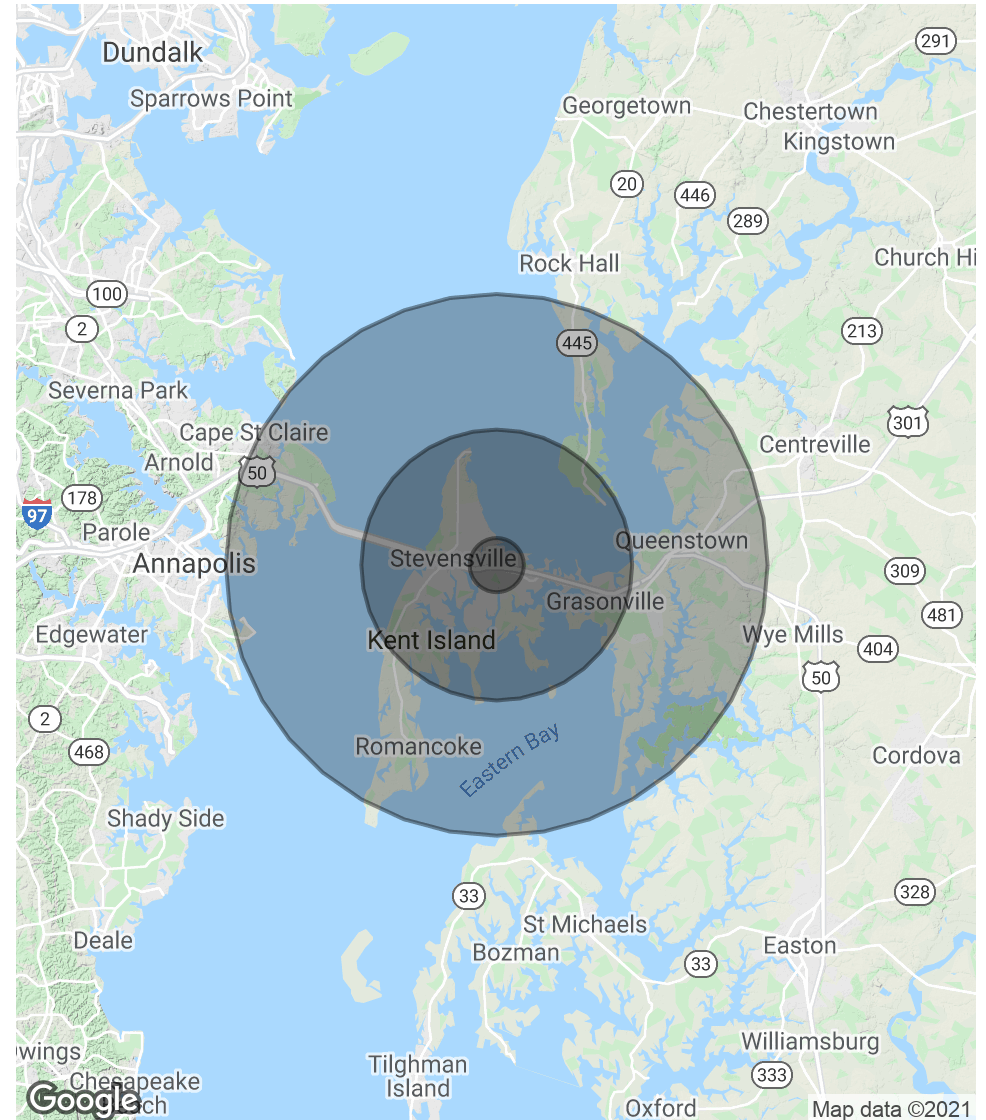
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,225	11,500	22,540
Average age	39.1	39.7	41.8
Average age (Male)	37.5	38.7	41.7
Average age (Female)	39.7	40.1	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	446	4,232	8,466
# of persons per HH	2.7	2.7	2.7
Average HH income	\$89,256	\$89,903	\$100,609
Average house value	\$449,625	\$447,084	\$502,640

\* Demographic data derived from 2010 US Census



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