

TALBOT TOWN SHOPPING CENTER

218 N. WASHINGTON STREET
EASTON, MD 21601

Robert H. Greenlee

Senior Advisor

O: 443.390.2600 x102

bob.greenlee@svn.com

Elizabeth Connelly

Associate Advisor

O: 443.390.2600 x110

liz.connelly@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	2,070- 13,120 SF
Lease Rate:	\$16.00 SF/yr [NNN; Negotiable]
Lot Size:	4.99 Acres
Year Built:	1957
Building Size:	93,085 SF
Renovated:	1996
Zoning:	CR - Central Business
Market:	Eastern Shore of Maryland
Submarket:	Easton

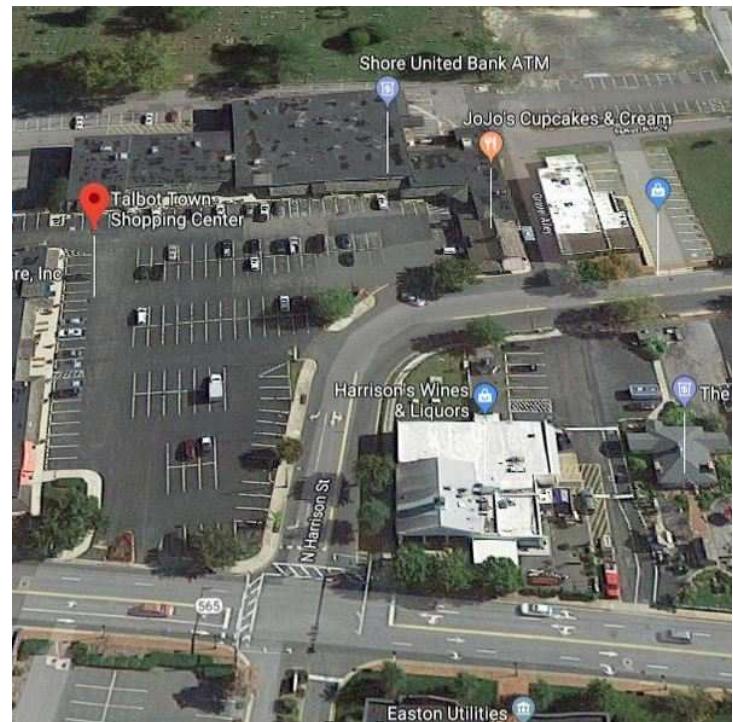
PROPERTY OVERVIEW

This shopping center envisioned and developed by James Rouse in the late 1950's and located in downtown Easton's Northern Block is the place to be! Re-creating a fun, dynamic lifestyle center! Actively seeking modern, trendy concepts. Blending with the best outdoor and environmental aspects of the Eastern Shore. Focusing on personal shopping and outstanding retail spaces, all enhancing the customer experience. \$16.00/SF quoted rent is a pricing guide and may not apply to selected spaces. Take advantage of on-site parking, easy access, central regional location. Catering to the influx of affluent Easton residents, with average income of \$109,210. Re-fueling this historic place with buzz and excitement!

PROPERTY HIGHLIGHTS

- Units available ranging from 2,070 to 13,140 SF
- Executive Suite and shell space totaling 18,000+ sf
- Re-creating a fun, dynamic lifestyle center!
- Prime central, downtown location in Easton with ample parking and easy access.
- Join Talbot's, Piazza & Upscale Talbot County businesses in this central hub for the Town of Easton!

Gallery



Talbot Town Upper Level

Talbot Town Upper Level Space



LEASE RATE:

\$16.00 SF/YR

TOTAL SPACE:

2,070 - 13,140 SF

LEASE TYPE:

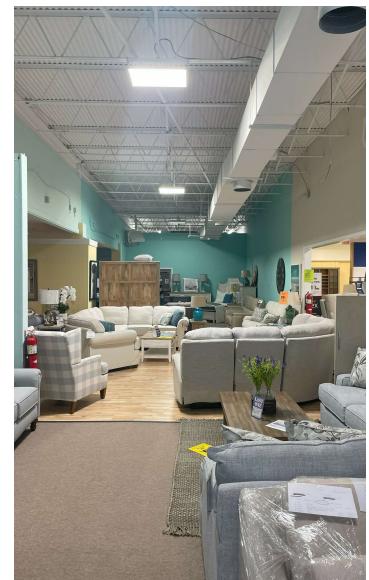
NNN; Negotiable

LEASE TERM:

60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Spaces C-D	Retail Pad	Negotiable	NNN	4,140 - 9,000 SF	Negotiable	Available together or separately

Suite 301 - Space C - 9,000 Sf



Suite 302 - Space D- 4,140 Sf



North And East Building Lower Level Spaces

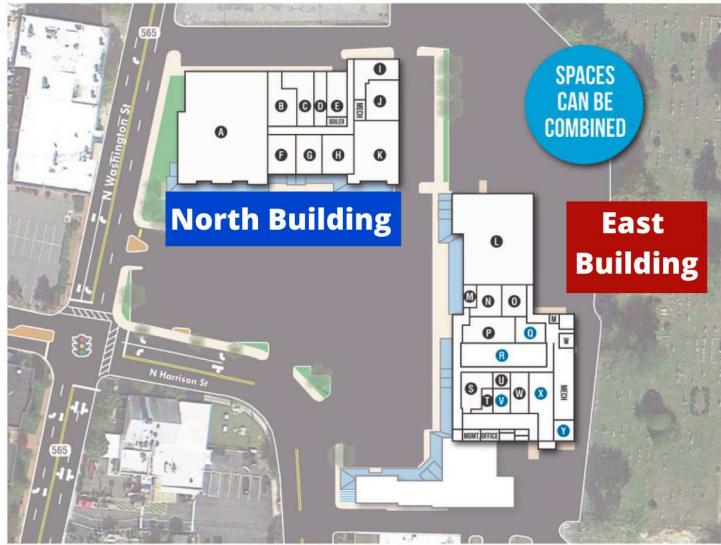
Talbot Town Lower Level Space

North Building

A - B Available	9,006 SF
C Leased	1,095 SF
D Leased	975 SF
E Leased	1,067 SF
F Available	757 SF
G Available	817 SF
H Available	1,155 SF
I Available	865 SF
J Available	1,418 SF
K Available	1,445 SF

East Building

L Available	7,620 SF
M Available	320 SF
N Available	838 SF
O Available	817 SF
P Available	1,401 SF
Q Leased	660 SF
R Available	1,991 SF
S Available	1,263 SF
T Available	438 SF
U Available	696 SF
V Available	414 SF
W Available	984 SF
X Leased	1,314 SF



LEASE RATE:

\$16.00 SF/YR

TOTAL SPACE:

2070-13,120 SF

LEASE TYPE:

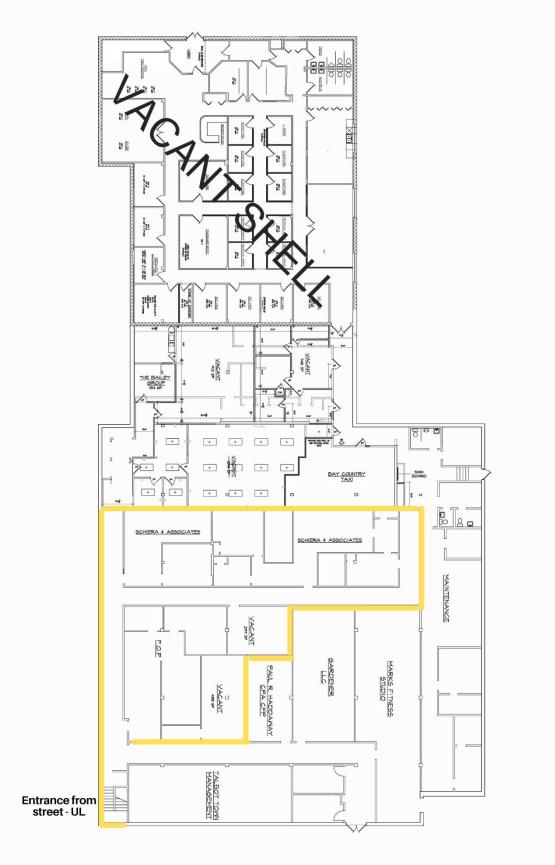
NNN; Negotiable

LEASE TERM:

60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
North Building - Lower Level Space	Neighborhood Center	Negotiable	Negotiable	18,600 SF	Negotiable	Variety of Configurations

East Building - Lower Level Photos



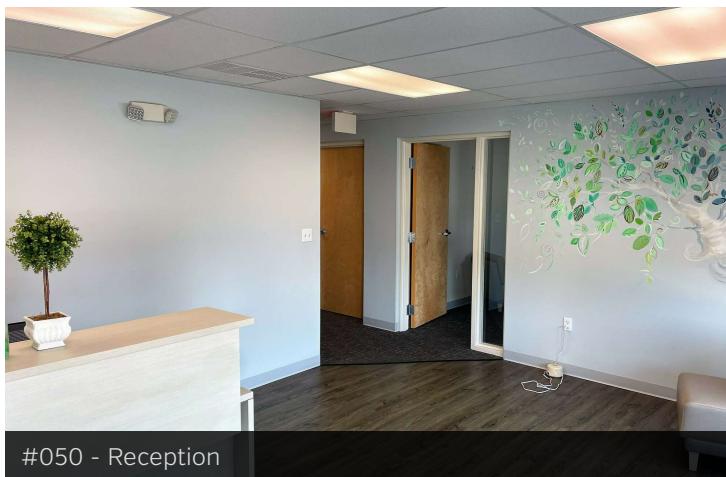
North Building - Lower Level Photos



2070 sf - #050 - Former Greenbrook - Finished space - 6 offices



#050 - Lobby



#050 - Reception



#050 - 6 Offices, kitchen, restroom

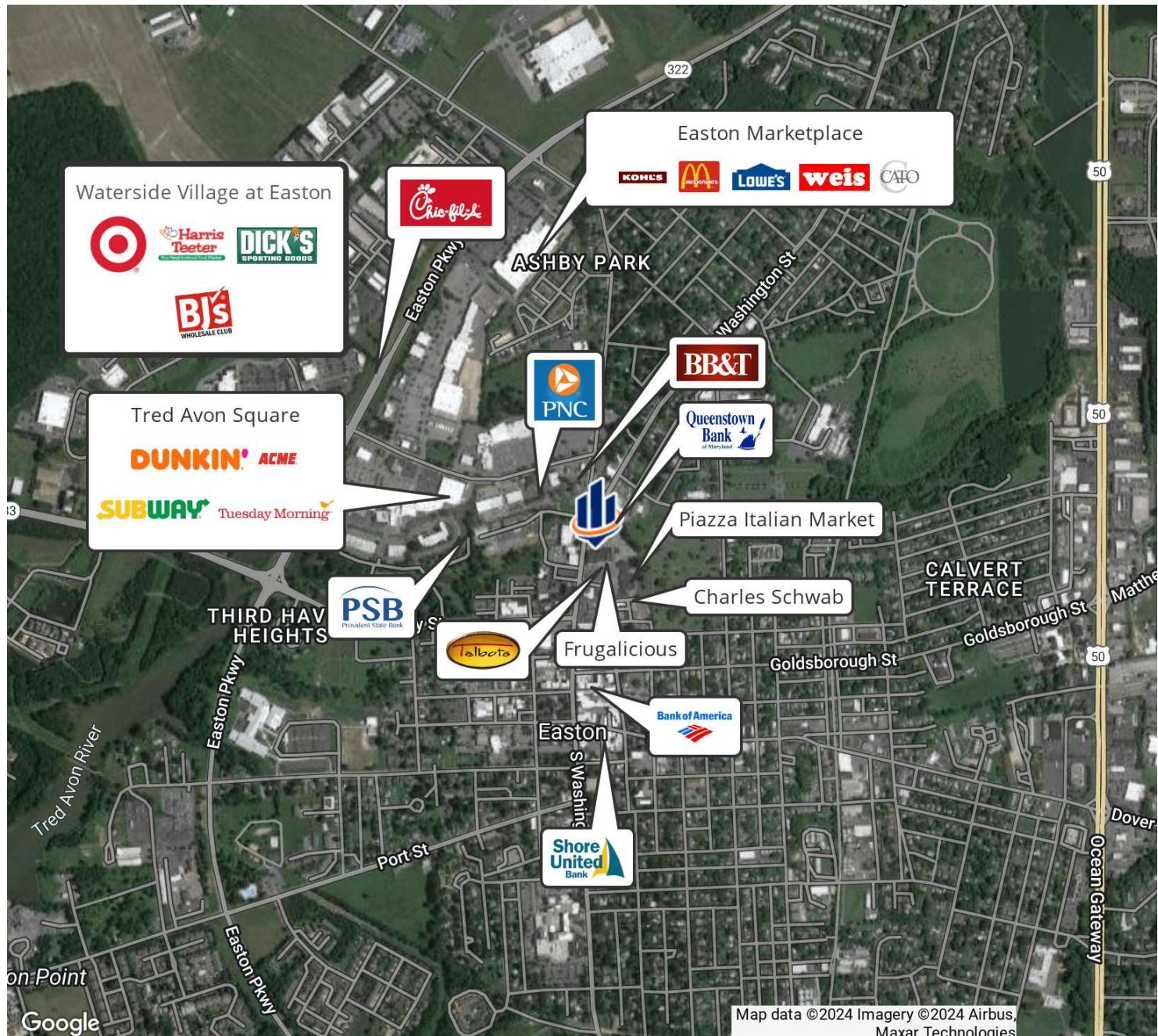


9,000 sf shell space with parking

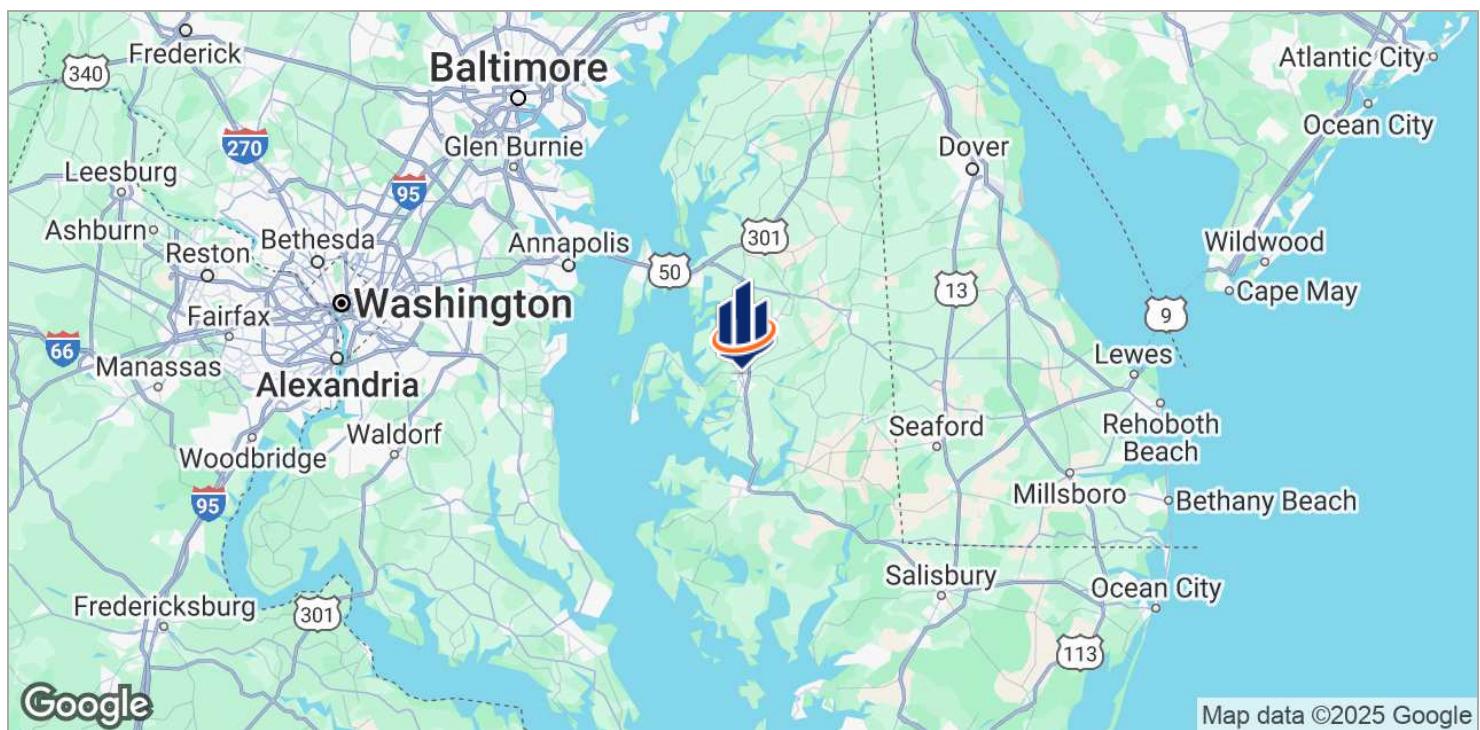
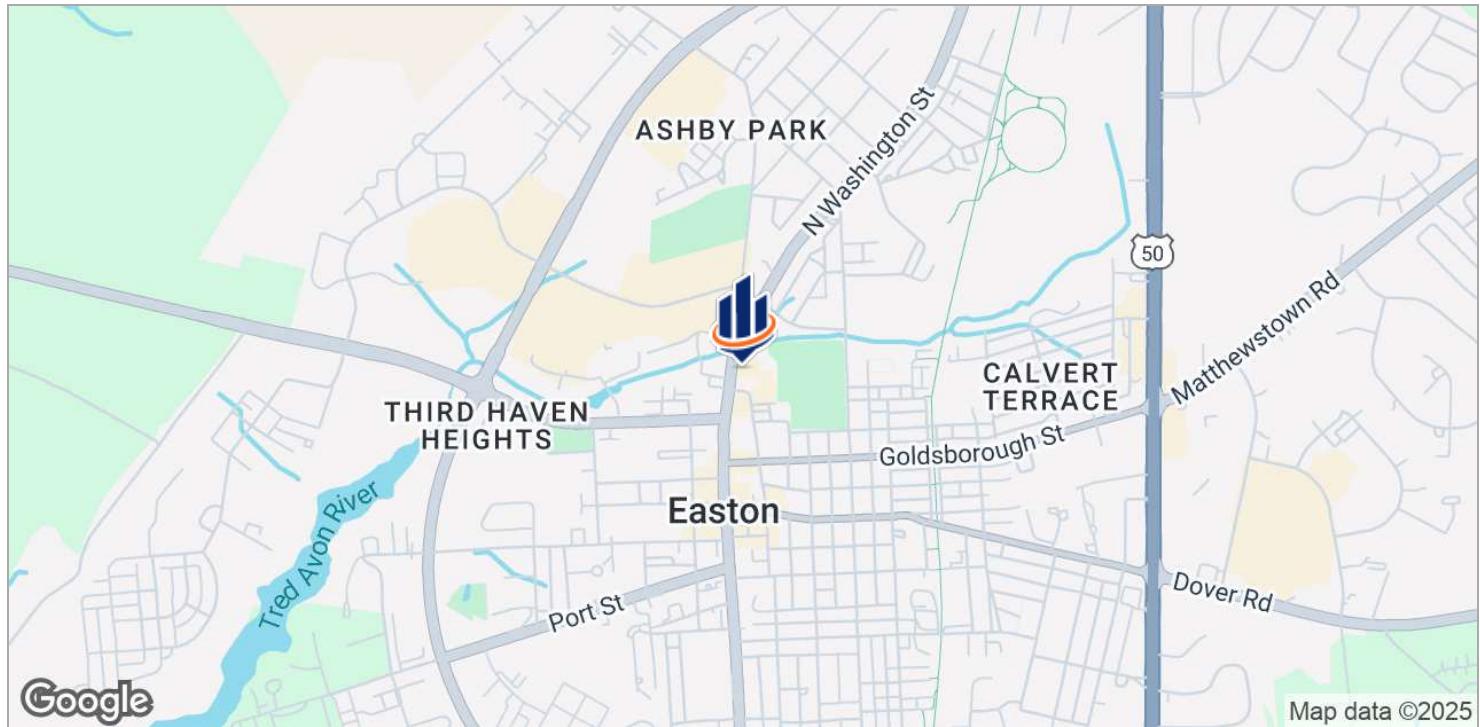


At level shell space front windows with parking

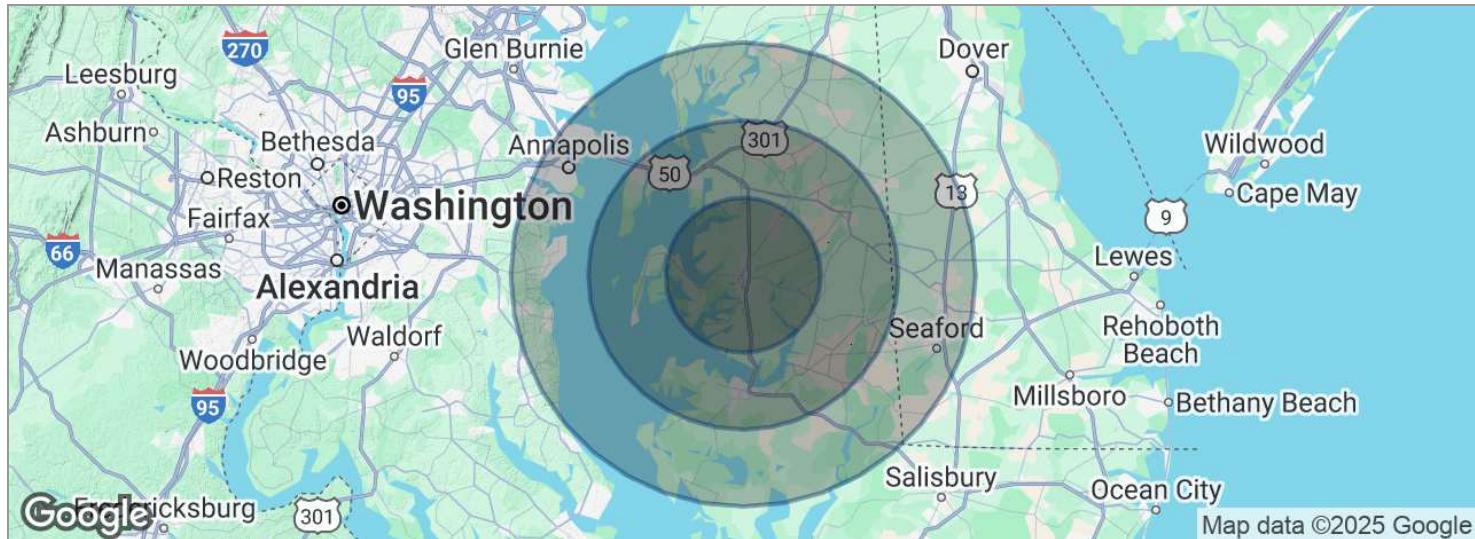
Retailer Map



Location Maps



Demographics Map



POPULATION	10 MILES	20 MILES	30 MILES
Total population	38,907	135,095	459,428
Median age	47	44	43
Median age [Male]	46	43	42
Median age [Female]	49	46	44

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	16,685	55,051	179,630
# of persons per HH	2.3	2.5	2.6
Average HH income	\$133,124	\$124,370	\$143,269
Average house value	\$510,657	\$446,287	\$528,751

* Demographic data derived from 2020 ACS - US Census

Greenlee Bio

ROBERT H. GREENLEE

Senior Advisor



19 Bay Street, Suite 1
Easton, MD 21601
T 443.390.2600 x102
C 410.714.9766
bob.greenlee@svn.com

PROFESSIONAL BACKGROUND

Robert H. [Bob] Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E³SG Companies and ESG IMPACTS, through his role as the national ESG "fixer" on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.

Connelly Bio

ELIZABETH CONNELLY

Associate Advisor



206 E. Main Street
Salisbury, MD 21801
T 443.390.2600 x110
C 410.829.8970
liz.connelly@svn.com

PROFESSIONAL BACKGROUND

Liz brings her energy and extensive experience in marketing and business development to the SVN-Miller team. Former experience includes business development with a regional architectural firm, as well as more recently for a full-service project consulting firm offering civil engineering, architectural, surveying, GIS, environmental and construction management services. In her range of roles, Liz has created marketing and business development planning tools to attract and measure success. In addition, she serves as a grants expert sourcing and administering over 30 funding sources for public/private initiatives, utilizing funding from a multitude of agencies to support important commercial development projects. Over the course of her career, Liz has built relationships with local and regional stakeholders, and brings these associations to her work in commercial real estate. She looks forward to bringing her skillsets to the SVN-Miller team to create opportunities for acquisition and build-out of important commercial business ventures. Liz and her husband Chris made a leap of faith, exiting the DC metro area almost 20 years ago, opting for the slower pace of life on the Shore to raise their kids, David and Elizabeth. Liz enjoys boating with family and friends, tennis with some awesome folks at the Y, and kayaking with neighbors on the beautiful Choptank River.

EDUCATION

B.A., University of Mary Washington
Graduate, Institute of Organizational Management - 4 year intensive study course for association executives

MEMBERSHIPS & AFFILIATIONS

Member: Rotary Club of Easton
Board Member: Talbot County Chamber of Commerce
Former Member: ASAE-HR Sectional Council Leader, GWSAE, SHRM
Former Chair, Trinity Cathedral Fundraising Initiatives
Volunteer, Habitat for Humanity
Volunteer, Meals on Wheels



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