

## RETAIL FOR LEASE

# 1532 OCEAN HWY

Pocomoke City, MD 21851



### PROPERTY DESCRIPTION

Place your business logo on a dedicated monument tower and on the building. Landlord is open and willing to offer a build out to better suit the tenant, or allow the tenant to make the space their own.

### PROPERTY HIGHLIGHTS

- ADA compliant and dedicated parking
- 6 private office spaces of various sizes
- Large Conference room
- Kitchenette, one restroom
- Storage area.

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,046 SF
CAM	\$2.00/SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	248	3,325	8,593
Total Population	496	6,722	16,760
Average HH Income	\$43,968	\$46,807	\$41,393

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

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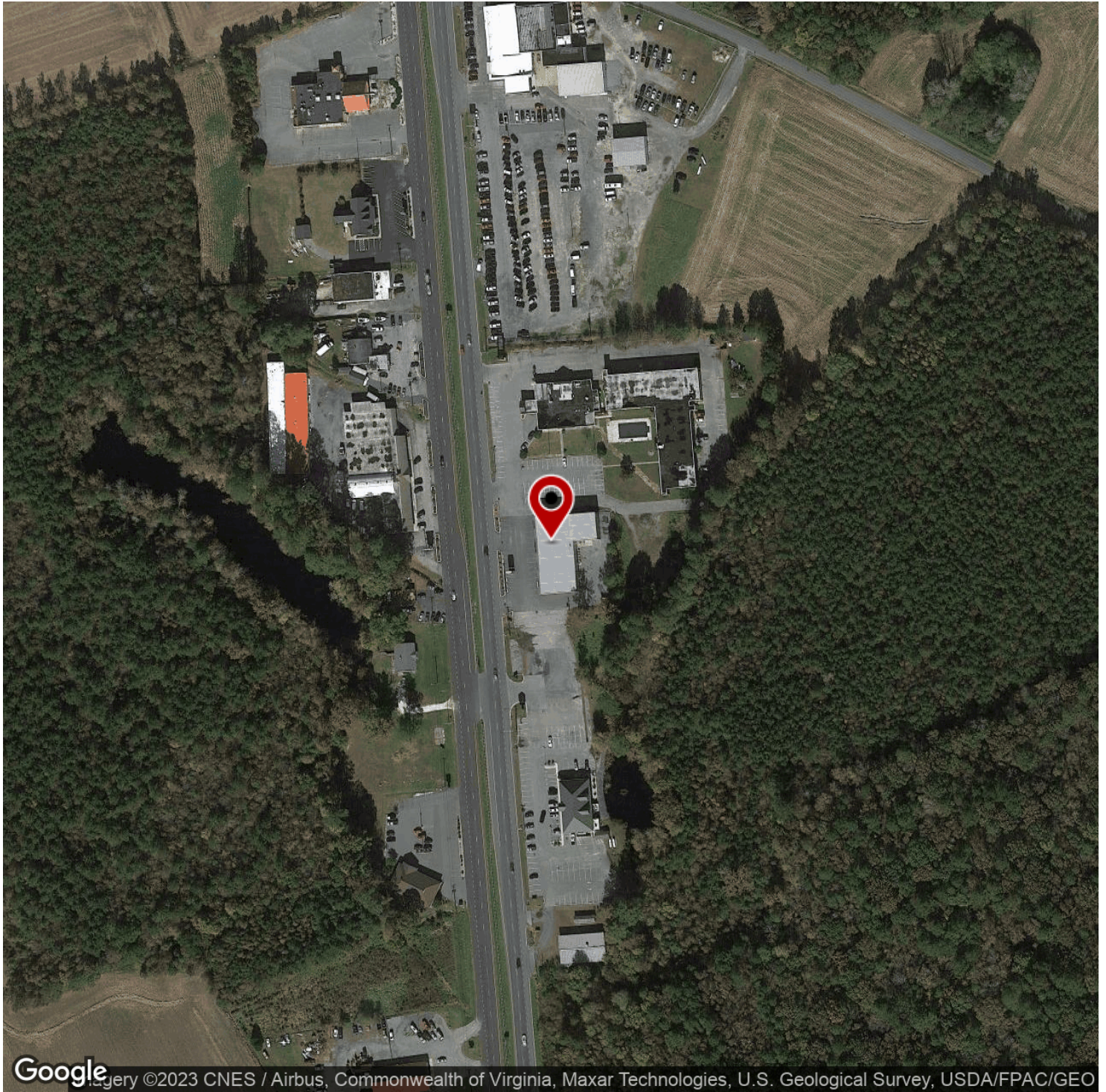
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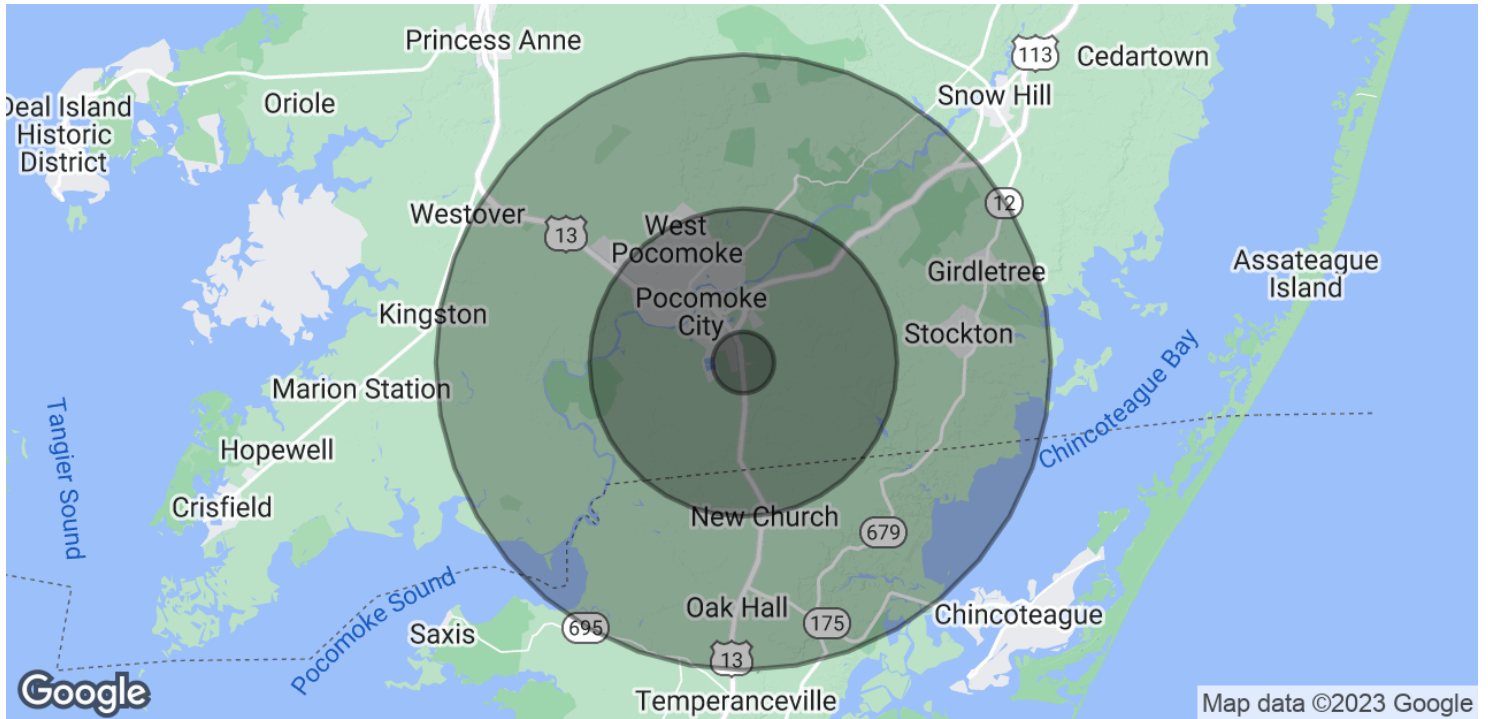
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	496	6,722	16,760
Average Age	46.8	45.6	46.5
Average Age (Male)	41.1	40.6	43.5
Average Age (Female)	52.7	49.0	48.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	248	3,325	8,593
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$43,968	\$46,807	\$41,393
Average House Value	\$137,587	\$142,873	\$149,259

\* Demographic data derived from 2020 ACS - US Census

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