

**LEASE**

# Tred Avon Square

**210 MARLBORO AVE**

Easton, MD 21601

**PRESENTED BY:**

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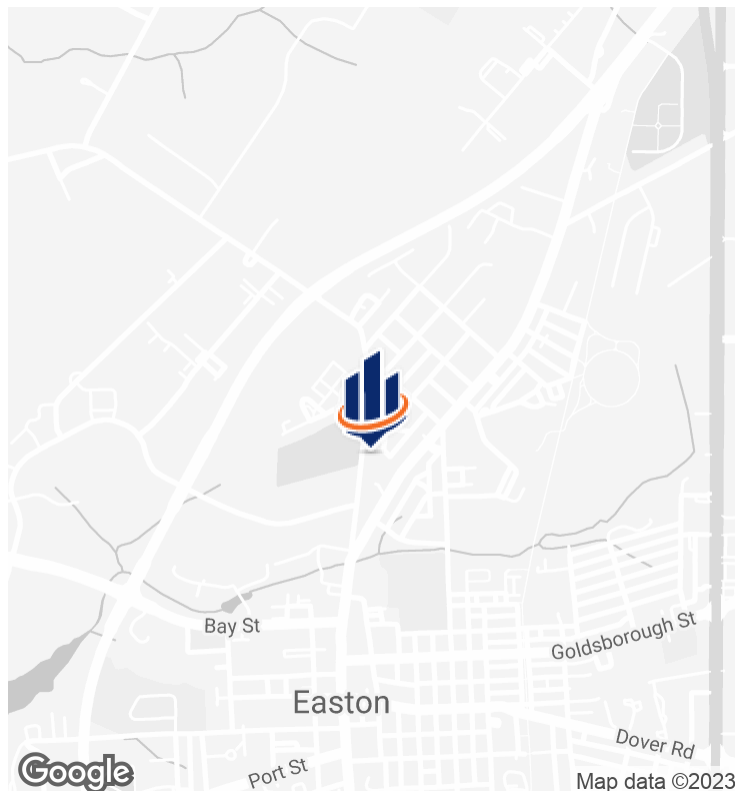
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## PROPERTY SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$14.50 SF/yr (NNN)
BUILDING SIZE:	147,668 SF
AVAILABLE SF:	10,756 SF
LOT SIZE:	13.24 Acres
RENOVATED:	2019
ZONING:	Commercial General
MARKET:	Delmarva Peninsula
SUBMARKET:	Easton, MD
APN:	2101009524

### PROPERTY OVERVIEW

Tred Avon Square is a neighborhood center anchored by ACME and Big Lots driving in daily traffic along with a mix of national, regional, and local retailers, restaurants and entertainment including Easton Cinema the only theatre in town. Great visibility at the highly trafficked intersection of Marlboro Ave & Easton Parkway. Great signage and advertising opportunities available for tenants.

### LOCATION OVERVIEW

Tred Avon Square is located in Easton MD retail hub that is home to national retailers such as Lowe's, Big Lots, Marshalls, Harris Teeter, Target, Dick's Sporting Goods and BJ's. The center is located at the corner of Marlboro Ave and the Easton Pkwy with easy access from two signalized entrances and great visibility from the parkway.

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AVAILABLE - UNIT 47



LEASE OFFERING

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	10,756 SF	LEASE RATE:	\$14.50 SF/yr

AVAILABLE:  
DESCRIPTION

Introducing an exclusive leasing opportunity at Tred Avon Square - a rare find in Easton's premier shopping destination. Spanning an expansive 10,756 square feet, this is currently the only available space in the bustling center. Previously occupied by Tuesday Morning, this unit boasts a vast, open-plan retail area, offering a blank canvas for your business vision.

The property's owners are open to facilitating a customized fit-out, with a Tenant Improvement allowance available, subject to lease terms. Additionally, there is potential for dividing the space to suit specific business needs. This flexibility makes it an ideal location for a variety of retail or service-oriented businesses seeking to thrive in a high-traffic area.

■ Nestled in the heart of Tred Avon Square, this unit promises exceptional visibility and accessibility, thanks to the center's strategic location at the busy intersection of Marlboro Avenue and Easton Parkway. Surrounded by top-tier anchors like Big Lots and ACME Grocery, and complemented by a diverse mix of eateries and entertainment options, including the popular Easton Cinema, this space is positioned for success.

Don't miss the opportunity to establish your business in a vibrant community hub, where daily foot traffic and a dynamic retail environment are part of the package. Contact us today to explore how this premier space can be the next home for your business.

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ADDITIONAL PHOTOS



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## RETAILER MAP



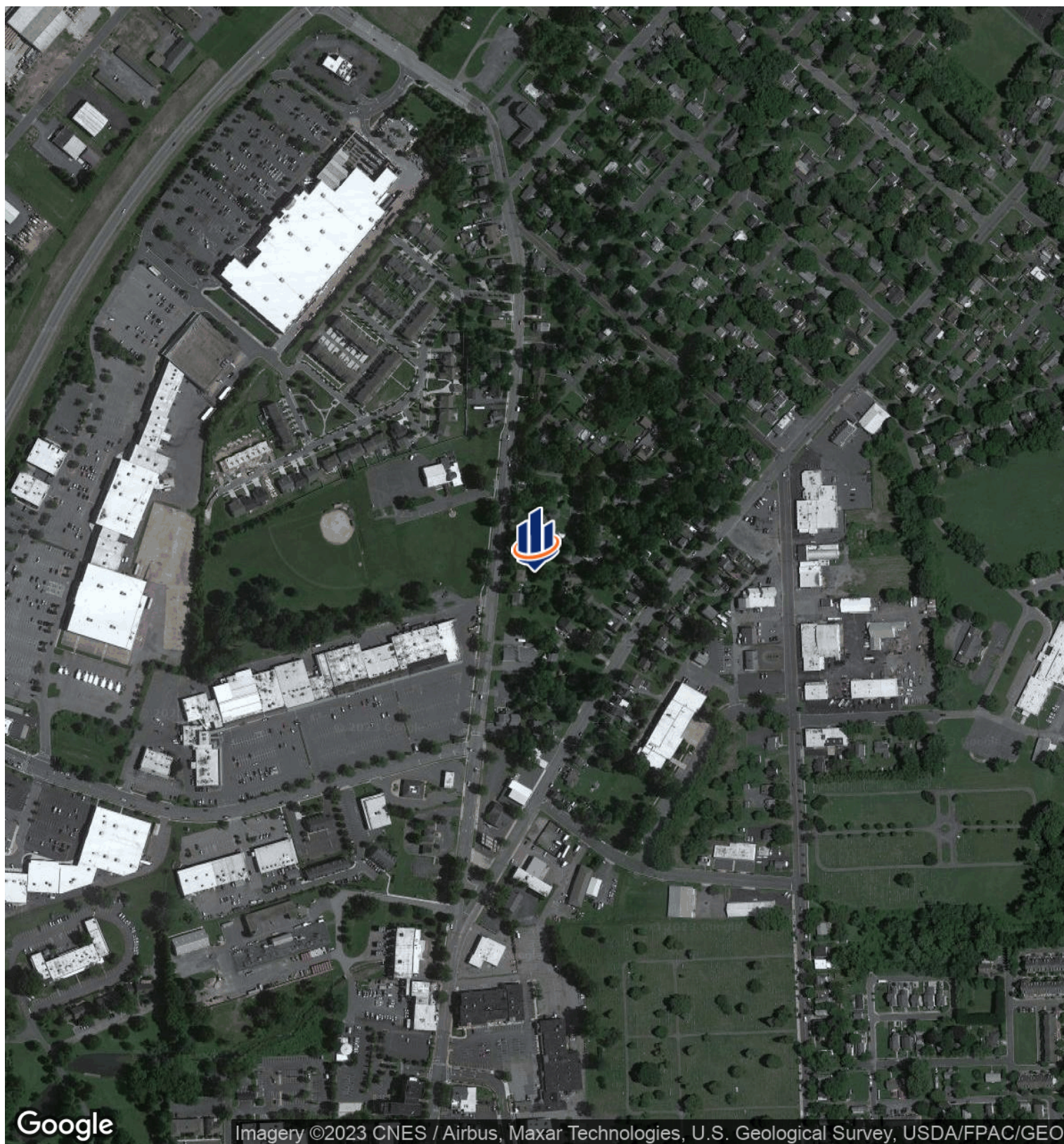
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## LOCATION MAP



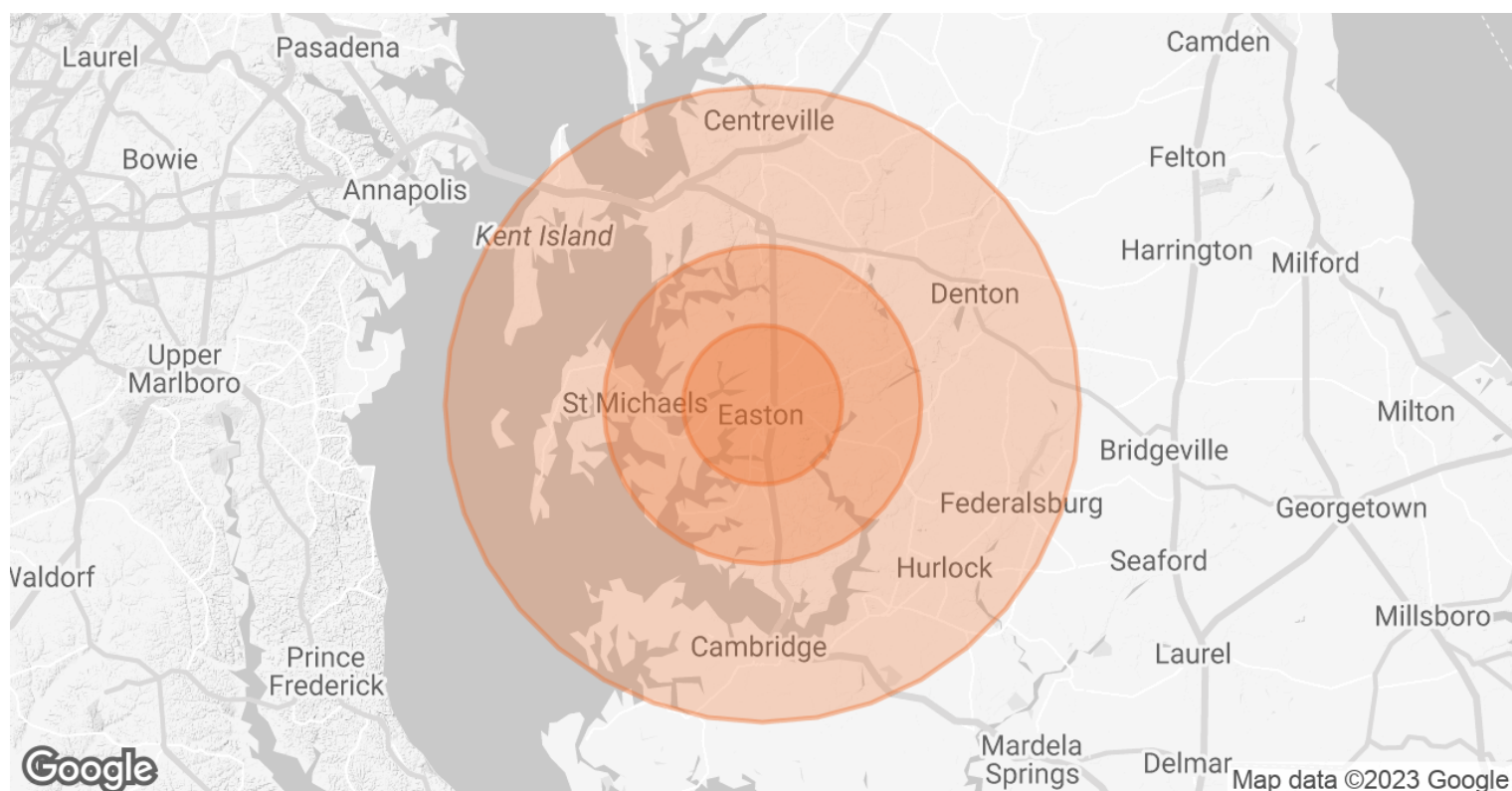
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## DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	20,668	36,952	126,805
AVERAGE AGE	47.3	49.3	45.4
AVERAGE AGE (MALE)	44.6	47.9	44.7
AVERAGE AGE (FEMALE)	49.3	50.8	46.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	10,500	19,421	60,599
# OF PERSONS PER HH	2.0	1.9	2.1
AVERAGE HH INCOME	\$84,595	\$90,169	\$85,118
AVERAGE HOUSE VALUE	\$338,382	\$412,811	\$337,323

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO



### ROSS BENINCASA

Advisor

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## PROFESSIONAL BACKGROUND

Ross Benincasa serves as a Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. A strategic partner to his clients, he prides himself on building relationships and helping his clients maximize the value of their investment.

Benincasa specializes in data-driven brokerage, national marketing, and historic district development. He has extensive experience in community development, hospitality, and government relations, serving as the director of an economic development and communications firm before joining SVN.

In addition to his work at SVN, Benincasa consults local municipalities and community organizations on marketing and planning strategies. He has been a part of master planning processes and strategic marketing initiatives and uses this experience to price and position his clients' properties in a deliberate way. He has been a featured speaker at Main Street America and the National Main Street Center's national conferences.

In 2022, Benincasa's economic development firm was named "Best Consulting Firm" on the Eastern Shore by APG Media. He was also nominated as "Best Commercial Realtor in Talbot and Dorchester Counties" by Coastal Style Magazine.

Benincasa is heavily involved in the local community. He is an elected commissioner in the Town of Hillsboro and serves as a director on several boards in Talbot County.

## MEMBERSHIPS

National Main Street Center - Allied Member

### SVN | Miller Commercial Real Estate

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ADVISOR BIO



RYAN FINNEGAN

Associate Advisor

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PROFESSIONAL BACKGROUND

Ryan Finnegan is an Associate Advisor and Property Manager at SVN Miller Commercial Real Estate. Ryan joined SVN Miller part time in 2020 while studying at Salisbury University. In 2021, Ryan took a role in the Property Management division while earning his Maryland Real Estate License. Currently, Ryan manages a portfolio of commercial properties across the eastern shore in all asset types. Ryan’s daily property management experiences give a unique perspective as an advisor to better evaluate and negotiate deals as well as forecasting capital and operating expenses and their effect on leasing and property values.

EDUCATION

Salisbury University, Perdue School of Business: Marketing, Professional Sales

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