
325 CLEAT STREET STEVENSVILLE, MARYLAND

Premier Location **FOR SALE** or **LEASE**



ONE OF THE EASTERN SHORE'S MOST HIGHLY VISIBLE ASSETS.

Located Directly on Route 50 just Before the Bay Bridge,
Occupants Enjoy an Average of **72,000 VEHICLES** Passing by **PER DAY**.



THOMAS PARK COMMERCIAL
1906 Towne Centre Blvd. Suite 270
Annapolis, Maryland 21401
www.thomas-park.com

MASON POPHAM
mason.popham@thomas-park.com
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410-280-0220

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This Property Presents 3 Primary Opportunities

- 1) Purchase the Entire Property
- 2) Lease the Entire 10,000 SF Building
- 3) Lease the 4,000 SF Bar/Retail Space



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NEGOTIABLE

SALES PRICE

\$18.50

PSF LEASE RATE

10,000

SQUARE FEET

10.7

ACRES PARCEL SIZE

UC

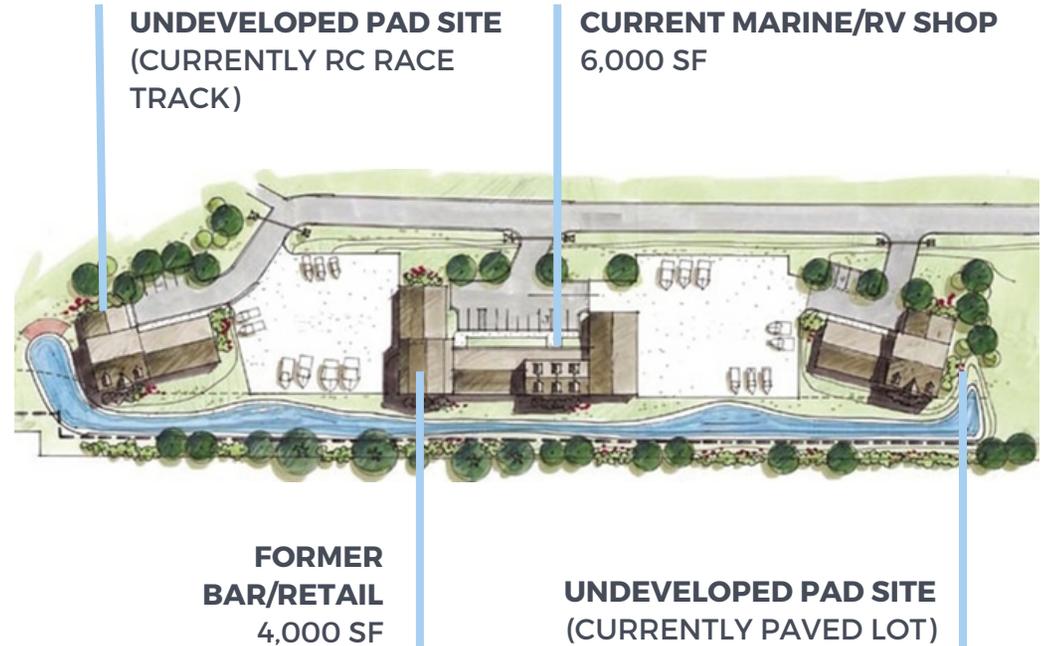
ZONING

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4.5 Acres of the Property are Currently Improved with a 10,000 SF Building that is Half Retail and Half Marine/RV Shop.

The Remaining 6 Acres of the Property are Vacant and Ready for Development. With an Urban Commercial (UC) zoning designation, this property can be developed with a wide variety of uses.



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YOUR COMMERCIAL REAL ESTATE PARTNER

Thomas Park is a full-service commercial real estate firm offering alternative investment strategies and third-party commercial real estate services.



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THOMAS PARK COMMERCIAL

Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.



THOMAS PARK INVESTMENTS

TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



THOMAS PARK MANAGEMENT

TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



THOMAS PARK DESIGN

TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.



THOMAS PARK CONSTRUCTION

TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.