



FREESTANDING BUILDING WITH DRIVE-THRU

1720
MAIN ST
KENT ISLAND, MD



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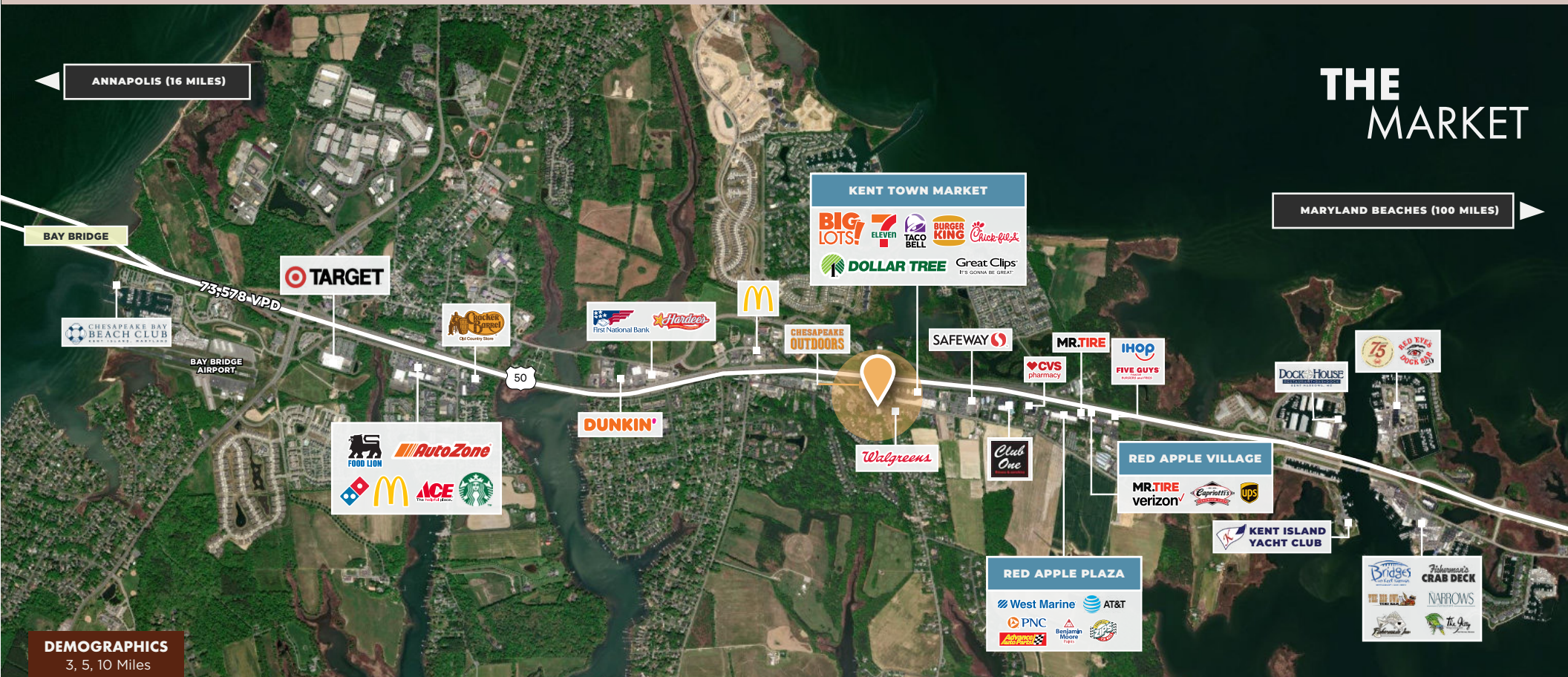


1720
MAIN ST

EAST TO THE BEACH

KENT ISLAND, MD

Kent Island is a gem on Maryland's Eastern Shore. With its small-town charm and rich history, Kent Island attracts visitors from near and far. With its close proximity to Annapolis and the Chesapeake Bay Bridge, it serves as a gateway to the Chesapeake Bay region, making it a popular spot for boating, fishing, and water sports enthusiasts. The vibrant community offers a variety of unique shops, boutiques, and local artisans. Whether you're passing by and looking for a bite to eat or looking to spend the day at local shops, Kent Island's strategic location and growing population provides a perfect opportunity to reach a wide audience.



THE MARKET

DEMOGRAPHICS

3, 5, 10 Miles



POPULATION

13,539 | 18,705 | 39,734



AVG. HH INCOME

\$136,990 | \$139,862 | \$161,816



MEDIAN AGE

43.8 | 44.0 | 46.1



TOTAL CONSUMER SPEND

\$644.8M | \$891.9M | \$2.1B



ANNUAL TOURISM

118,579 Avg. Daily
Summer Traffic



PROPERTY HIGHLIGHTS

- + 11,200 SF freestanding building with drive-thru on 1.35 AC
- + Located at the corner of Main St & Dominion Rd; Kent Island's main local roadway
- + Access directly off heavily trafficked Route 50 East (73,578 VPD)
- + 47 private and dedicated parking spaces

THE PROPERTY

50

73,578 VPD

CHESAPEAKE
OUTDOORS

Exxon

BURGER
KING

TACO
BELL

verizon

M&T Bank

Chick-fil-e

7
ELEVEN

Dominion Rd

KENT TOWN MARKET

DOLLAR TREE

PAPA JOHN'S

MATTRESS
Warehouse

SUBWAY

Great Clips
IT'S GONNA BE GREAT

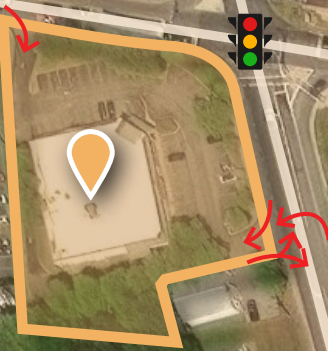
BIG
LOTS!

UNIVERSITY OF MARYLAND
URGENT CARE

Main St

6,000 VPD

Walgreens



SITE PLAN



1720
MAIN ST
KENT ISLAND, MD

PROUDLY REPRESENTED BY

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