

# AVAILABLE : LEASE & SALE OPPORTUNITIES

1700 PINEY CREEK ROAD, CHESTER, MD 21619



**Destination Retail  
on Kent Island Crossing**

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## LOCATION DESCRIPTION

Strategically located at the base of the Main Street overpass providing access from the westbound side of Rt. 50. The property is adjacent to the new Four Seasons community, has Rt. 50 exposure and will have a three-story senior living building on site. Sitting at the base of one of two Rt 50 overpasses gives quick access to both East and West bound traffic.

## HIGHLIGHTS

- NEW DEVELOPMENT - Neighborhood Retail Center
- Anchor Space Available - Grocer Preferred but not required
- Three Restaurant Pad sites; one with Drive-Thru (Outparcels available for SALE)
- Immediate access to East & Westbound Rt. 50
- Economic Incentives Available
- Site adjacent to Four Seasons residential development with over 1,400 new homes

K. HOVNANIAN'S  
FOUR SEASONS

75,750 ADT

50

## OFFERING

## AVAILABLE

### LAND / RETAIL

#### Property for Lease

#### Space Available

Building 4 - Inline Retail	Up to 10,200 SF
Building 5 - Inline Retail	Up to 9,200 SF
Building 6 - Anchor Space	Up to 24,080 SF

#### Property for Sale/Lease/BTS

#### Space Available

Building 1 - Sit Down Dining	3,850 SF
Building 2 - Sit Down Dining	6,900 SF
Building 3 - Drive Thru	2,700 SF



# SITE PLAN





CHESAPEAKE BAY BUSINESS PARK  
± 1,200,000 SF  
FLEX MEDICAL, OFFICE

KENT ISLAND HIGH SCHOOL

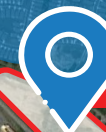
K. HOVNANIAN'S  
**FOUR SEASONS**  
At Kent Island  
An Active Lifestyle Community  
1,079 UNITS

GIBSON'S GRANT  
290 UNITS

CHESTERHAVEN BEACH  
179 PROPOSED UNITS

19,720 ADT  
BUSINESS PKWY

DUNKIN' DONUTS  
Hardee's  
EL JEFE  
MEXICAN KITCHEN TEQUILA BAR



SUBJECT

BLUE STAR MEMORIAL HWY

75,750 ADT

50

CHESAPEAKE BAY BEACH CLUB EVENT CENTER  
BAY BRIDGE MARINA  
THE INN  
CHESAPEAKE BAY BEACH CLUB  
CHESAPEAKE Bay SPORT FISHING LLC

Lebo's Pizzeria  
Target  
Rita's

Rockin' Barrel  
Arante  
DASH IN

BAY BRIDGE AIRPORT

THOMPSON CREEK SHOPPING CENTER  
Domino's Pizza  
KFC  
FOOD LION  
Starbucks  
T-Mobile  
Auto Zone  
McDonald's

KENT TOWN MARKET  
7-Eleven  
TACO BELL  
SAFEWAY  
DQ  
Chick-fil-A  
SUBWAY  
Walgreens  
BIG LOTS!  
DOLLAR TREE  
verizon  
CVS pharmacy  
RITE AID  
BURGER KING

RED APPLE PLAZA SHOPPING CENTER  
IHOP  
FIVE GUYS  
BURGERS and FRIES  
ADAMS  
West Marine  
PNC  
Shogun  
SUSHI-TERYA  
CARMIN'S  
Capriotti's

HYATT  
COMMERCIAL  
REAL ESTATE BROKER  
THE RELIABLE GROUP



ELLENDALE  
286 UNITS



NEARBY AMENITIES



CHESAPEAKE BAY  
BEACH CLUB



THE INN  
CHESAPEAKE BAY BEACH CLUB



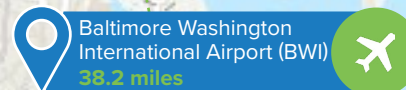
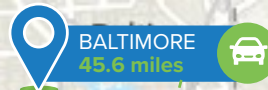


## REGIONAL MAP

- 51 Minutes Drive to Baltimore
- 57 Minutes Drive to Washington, DC

## DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes



## CONTACT

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