

BLOOMINGDALE SQUARE SHOPPING CENTER

3338 Hayman Dr, Federalsburg, MD 21632



PROPERTY DESCRIPTION

Exceptional owner-user or investment opportunity in the heart of Federalsburg's primary retail corridor. This ±6,375 SF Class A end-cap commercial unit is located within the established Bloomingdale Square Shopping Center, surrounded by national and regional retailers including Food Lion, McDonald's, Domino's, Royal Farms, and the future Wawa development nearby.

Offered as a vanilla shell, the property is ready for immediate customization and is well suited for retail, medical, professional office, educational, fitness, restaurant, or service-oriented uses. Features include six large storefront display windows, multiple customer entrances, four HVAC units, ADA-compliant restrooms, rear storage, monument signage, and access to more than 200 shared parking spaces.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$399,000
Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	1
Available SF:	6,387 SF
Lot Size:	0.161 Acres
Building Size:	6,387 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	12,772	63,695	160,812
Total Population	31,956	163,393	417,701

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RETAIL FOR SALE & LEASE

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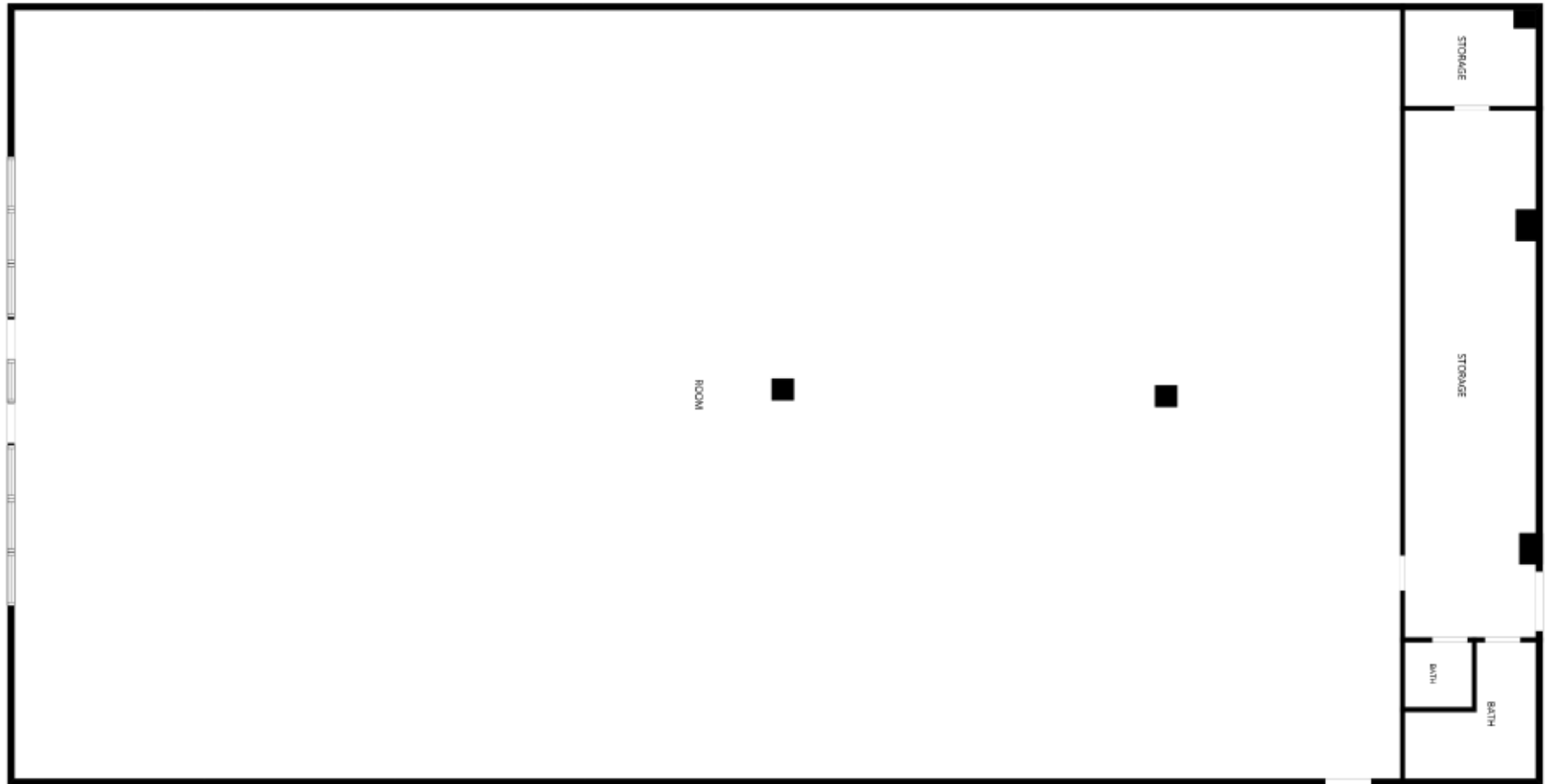
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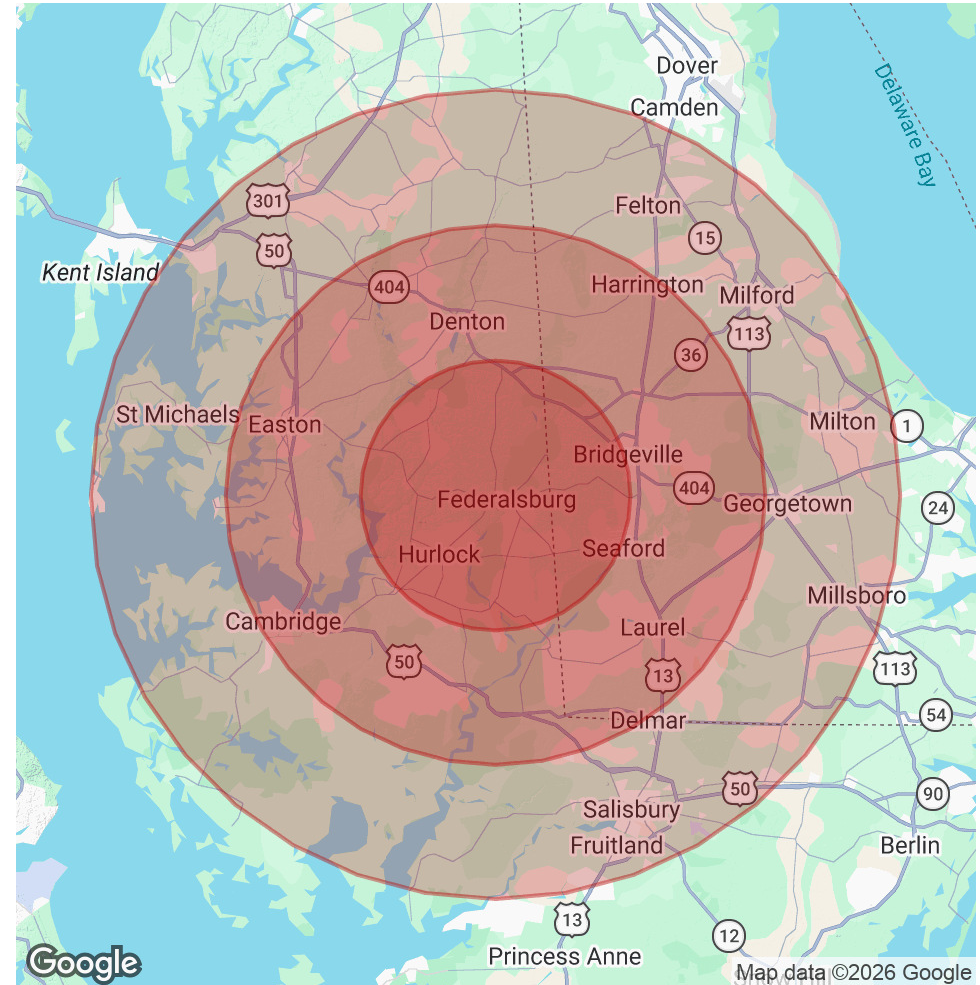
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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	31,956	163,393	417,701
Average Age	43.4	42.3	41.6
Average Age (Male)	42.8	40.9	40.1
Average Age (Female)	43.8	43.6	42.9

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	12,772	63,695	160,812
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$81,838	\$88,069	\$94,819
Average House Value	\$266,919	\$298,714	\$327,236

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Bret is a Salisbury University graduate with a degree in International Business Administration. While there, he gained valuable experience interning for the Commodity Futures Trading Commission. He began working with Keller Williams in the fall of 2012, specializing in commercial and residential rental portfolios. He started rehabbing houses while still in school and currently acts as the president of Collegiate Rentals, a real estate investment/holding company. Bret works hand-in-hand with several of the largest developers and landlords in Salisbury. He was recently hired by Wor-Wic Community College as an instructor for the real estate pre-licensing class, as well as courses on real estate investing. His knowledge of the industry and active participation combine for an unparalleled set of skills as your real estate consultant. Recently Bret sold, and is helping redevelop, three buildings in Downtown Salisbury, investing where he lives and works. In 2019 alone, he helped bring ten businesses downtown, which makes him an advocate for the community, as well as an active participant.

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PROFESSIONAL BACKGROUND

Tonney Insley is a Commercial Real Estate Advisor with Davis Strategic Development, a Keller Williams Commercial team serving clients throughout the Mid-Atlantic region. He works closely with investors, developers, property owners, municipalities, and business leaders. His experience spans commercial sales and leasing, investment properties, land development, site selection, redevelopment opportunities, and project positioning. Transaction experience includes retail centers, development tracts, pad site opportunities, investment sales, ground leases, landlord and tenant representation, and site selection assignments for both regional and national users.

Through Davis Strategic Development, Tonney provides clients access to a broader platform of commercial brokerage, development expertise, property services, and investor relationships that extend beyond the traditional brokerage model. His extensive network of developers, investors, contractors, engineers, lenders, economic development organizations, and public-sector leaders allows him to connect clients with the resources needed to move projects from concept to completion.

Prior to commercial real estate, Tonney spent more than 15 years in marketing and business development, developing expertise in strategic planning, relationship management, and opportunity creation. Whether working with a local business owner, institutional investor, municipality, or development team, his focus remains the same: creating long-term value through trusted relationships, market insight, and strategic execution.

Tonney's business philosophy is built around six core principles:

C – Commitment
L – Leadership
I – Integrity
E – Experience
N – Networking
T – Trust

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