

LANKFORD BAY MARINA

Rock Hall, Maryland

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waterfront
INVESTMENT PROPERTIES

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THE INDUSTRY LEADER WITH A SPECIAL
FOCUS ON OFF-MARKET MARINA AND
WATERFRONT RELATED ASSETS.



TABLE OF CONTENTS



04 EXECUTIVE SUMMARY

08 AERIAL MAPS

05 PROPERTY OVERVIEW

11 INVESTMENT HIGHLIGHTS

06 MARKET OVERVIEW

12 CONCLUSION

07 REVENUE STREAMS

13 MARINA SUMMARY



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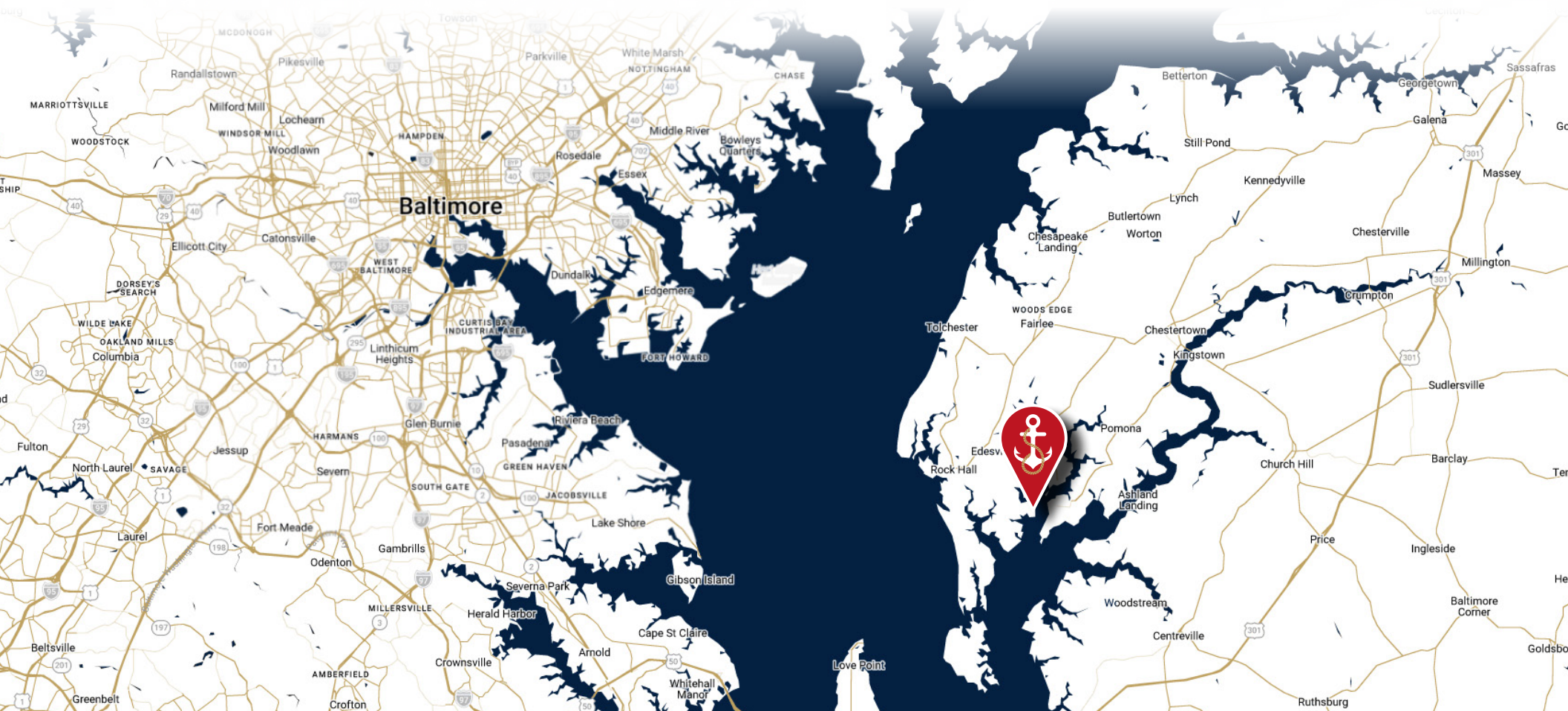
EXECUTIVE SUMMARY

LANKFORD BAY MARINA

is a well-established full-service marina located in Rock Hall, Maryland, offering protected deep-water dockage with direct access to the Chester River and the Chesapeake Bay. The marina has operated for decades as a destination boating facility and is known for its quiet waterfront setting, strong seasonal occupancy, and broad amenity offering appealing to both transient and long-term boaters.

Rock Hall is widely recognized as one of the most popular cruising destinations on the Chesapeake Bay. Its central location allows convenient boating access to many of the region's most traveled cruising routes, while remaining within driving distance of major Mid-Atlantic population centers including Baltimore, Washington D.C., and Philadelphia.

With 108 slips, fuel services, winter storage, and a variety of recreational amenities, Lankford Bay Marina provides a diversified operating platform supported by multiple revenue streams including dockage, fuel sales, storage, and marina services.





PROPERTY OVERVIEW

LOCATION	23002 McKinleyville Road Rock Hall, Maryland
ASSET TYPE	Full-Service Marina
SLIPS	108 wet slips accommodating vessels up to approximately 65–75 feet
WATER DEPTH	Protected harbor with deep-water access suitable for cruising vessels
UTILITIES	Shore Power Fresh Water Fuel Dock (Gas & Diesel) Pump-Out Services Wi-Fi Connectivity

MARINA AMENITIES

The marina features 108 deep-water slips with power and water available at each slip, as well as transient dockage accommodations. On-site marine services include a fuel dock offering both gasoline and diesel, a pump-out dock for waste holding tanks, and over 200 feet of bulkhead for additional docking capacity.

Boater facilities include air-conditioned bathhouses, on-site laundry facilities, a ship’s store and gift shop, ice and soda machines, concierge services, and shuttle transportation.

The property also offers a variety of waterfront recreational amenities including a riverfront swimming pool, landscaped and maintained grounds, picnic tables, grills, swings, and a pavilion with approximately 100-person capacity for gatherings and events.

Lankford Bay Marina is also pet-friendly and features an on-site dog park, creating a welcoming environment for both boaters and their guests.





ROCK HALL

is often referred to as the “Pearl of the Chesapeake” and serves as a popular destination for recreational boaters navigating the Chesapeake Bay.

Key market drivers include:

- Strong seasonal boating demand throughout the Chesapeake Bay region
- Limited competing marina supply within Rock Hall harbor
- Consistent transient boating traffic during peak cruising months
- Proximity to major metropolitan boating populations
- These factors help support strong seasonal occupancy and recurring marina revenue.

REVENUE STREAMS

The marina generates revenue from several core operating segments typical of full-service marina properties.

PRIMARY REVENUE SOURCES INCLUDE

Seasonal slip leases

Transient dockage

Fuel sales

Winter storage

Maintenance and service work

Ancillary marina services

Retail and ship store sales

2600 SF cottage available for additional income or employee housing

This diversified revenue mix provides multiple sources of income and supports stable operating performance.







RETAIL

Walgreens
DOLLAR GENERAL

FLYING DECOY
Bait & Tackle

CHESTERTOWN LUMBER CO.
EST. 1847

ACE Hardware



TOLCHESTER RD

N MAIN ST

ROCK HALL RD

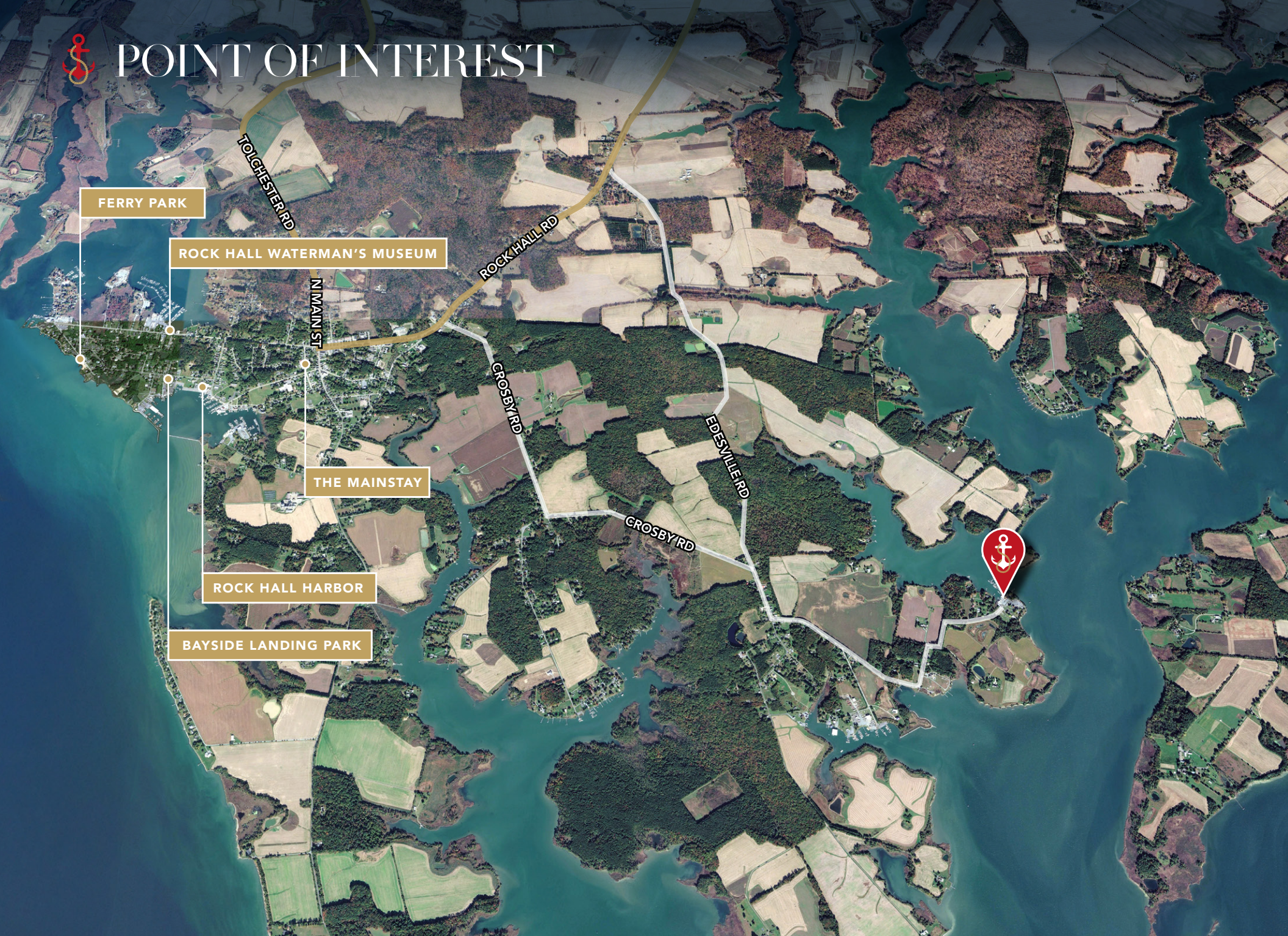
GROSBY RD

EDSVILLE RD

GROSBY RD



POINT OF INTEREST



FERRY PARK

ROCK HALL WATERMAN'S MUSEUM

THE MAINSTAY

ROCK HALL HARBOR

BAYSIDE LANDING PARK



INVESTMENT HIGHLIGHTS

Established marina with long operating history

Protected harbor location on the Chesapeake Bay

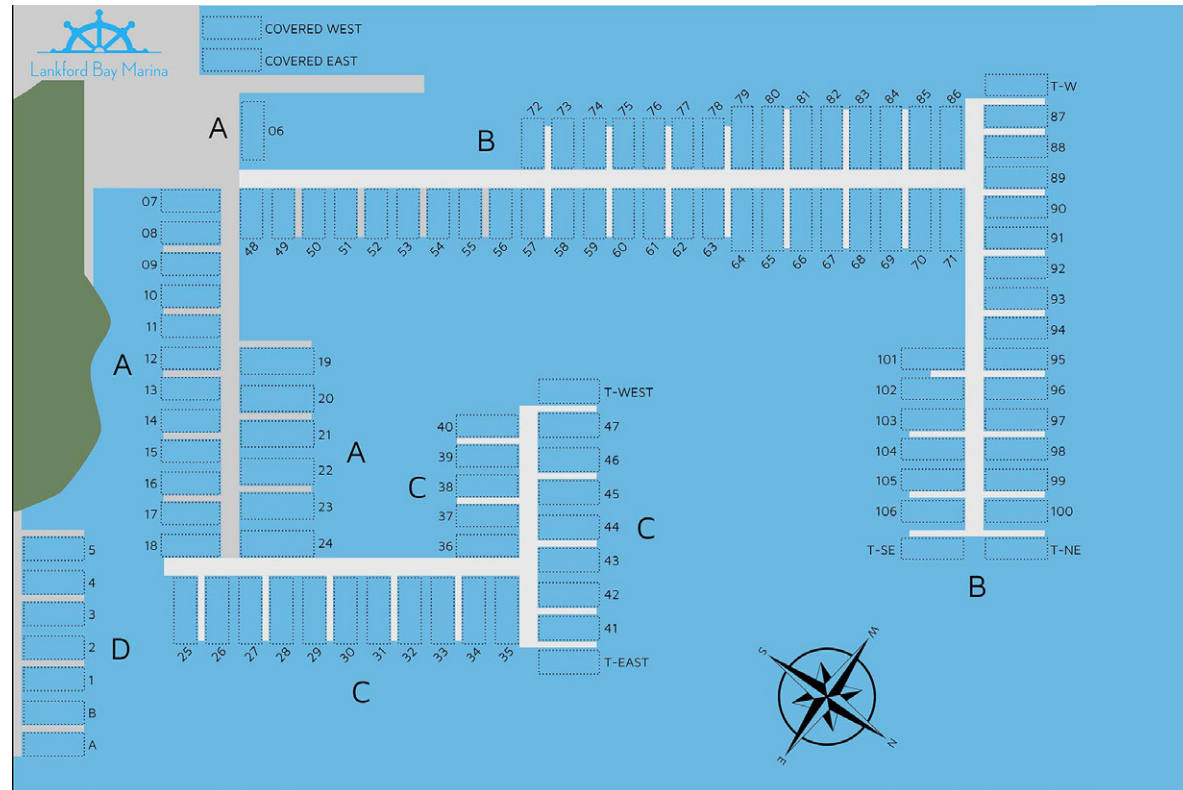
Diversified marina revenue streams

Located in a popular Chesapeake Bay cruising destination

Amenity-rich facility supporting strong seasonal demand

Opportunity for operational improvements and modernization

Right of first refusal on adjacent lands



VALUE-ADD OPPORTUNITIES

Potential opportunities for future ownership include:

- Optimization of slip rates relative to local market pricing
- Amenity upgrades and marina modernization
- Expansion of service and maintenance offerings
- Increased marketing to transient boaters
- Operational efficiencies and technology integration



CONCLUSION

Lankford Bay Marina represents an opportunity to acquire a stabilized marina asset in one of the Chesapeake Bay's most active boating corridors. The property's established operating history, protected harbor location, and diversified income streams provide a strong foundation for continued operation and future growth.

MARINA SUMMARY

ITEM	DETAILS
SLIPS	~100+
MAX VESSEL LENGTH	65-75 FT
FUEL	Gas & Diesel
STORAGE	Winter Storage Available
SERVICES	Travel Lift, Maintenance
AMENITIES	Pool, Bathhouse, Ship Store



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