

**GROUND LEASE  
AVAILABLE**

562 Main St Church Hill,  
MD 21623-1280

**LEASE PRICE  
\$40,000 / YR  
NNN**

**1.93+/- ACRES  
ZONED B-2**

United States Postal Service



**R & R COMMERCIAL REALTY**

46 SOUTH STATE STREET  
DOVER, DE 19901

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# OVERVIEW

Lot available for ground lease. Total 1.93+/- acres. Located on Main St.

## PROPERTY HIGHLIGHTS

- Lot on Main St
- Close Proximity to Schools
- Vacant

## PROPERTY SUMMARY

- Lease Price: \$40,000/Yr NNN
- Lot Size: 1.93+/- Acres
- Zoned B-2

## LOCATION HIGHLIGHTS

- Town limits
- Easy Access to MD 300



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# CHURCH HILL

Known as a quiet place to retire for most older folks and for young individuals a safe and friendly place to start a family. Although Church Hill is a dull community referring to urbanization of it, what gives the small town life is the people.



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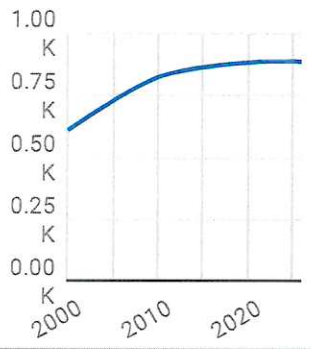
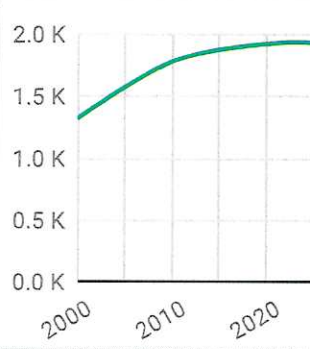
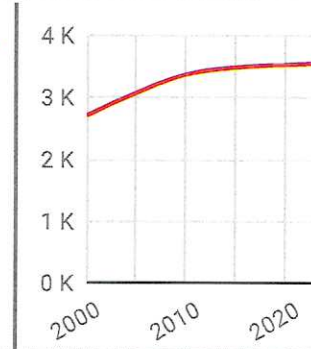
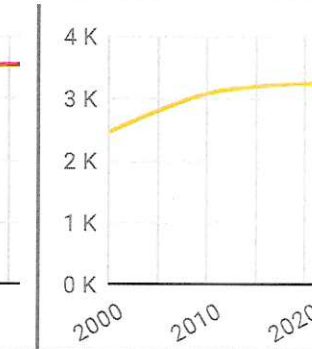
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# Graphic Profile

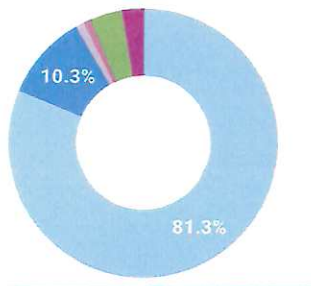
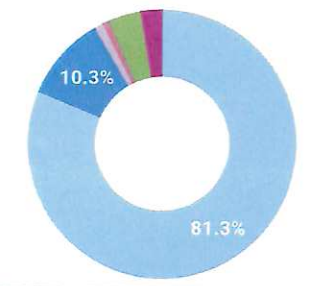
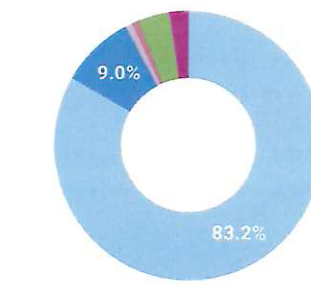
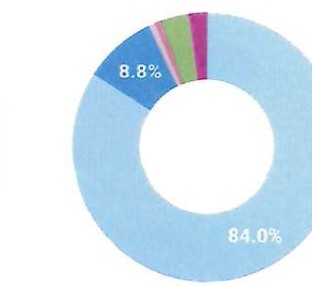
2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups  
 Keith Walpole  
 keithwalpole@yahoo.com  
 Lat/Lon: 39.1453/-75.9805

**562 Main St**  
**Church Hill, MD 21623**

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
<b>Population</b>				
Estimated Population (2021)	884	1,930	3,528	3,261
Projected Population (2026)	885	1,933	3,538	3,269
Census Population (2010)	821	1,780	3,365	3,087
Census Population (2000)	607	1,319	2,694	2,463
Projected Annual Growth (2021-2026)	1 -	3 -	10 -	8 -
Historical Annual Growth (2010-2021)	63 0.6%	150 0.7%	163 0.4%	174 0.5%
Historical Annual Growth (2000-2010)	214 3.5%	461 3.5%	671 2.5%	624 2.5%
Estimated Population Density (2021)	282 psm	68 psm	45 psm	66 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	49.4 sq mi

<b>Race and Ethnicity (2021)</b>				
<b>Not Hispanic or Latino Population</b>				
White	828 93.7%	1,808 93.7%	3,309 93.8%	3,076 94.3%
Black or African American	90 10.8%	196 10.8%	312 9.4%	283 9.2%
American Indian or Alaska Native	9 1.1%	19 1.1%	27 0.8%	24 0.8%
Asian	6 0.7%	13 0.7%	25 0.7%	25 0.8%
Hawaiian or Pacific Islander	- -	- -	- -	- -
Other Race	- -	- -	- -	- -
Two or More Races	18 2.2%	40 2.2%	68 2.1%	60 1.9%
<b>Hispanic or Latino Population</b>				
White	56 6.3%	122 6.3%	219 6.2%	185 5.7%
Black or African American	13 23.9%	29 24.1%	60 27.3%	55 29.7%
American Indian or Alaska Native	1 2.5%	3 2.5%	5 2.3%	4 2.4%
Asian	- -	- -	- -	- -
Hispanic Hawaiian or Pacific Islander	2 3.7%	4 3.6%	6 2.6%	5 2.9%
Other Race	- -	- -	- -	- -
Two or More Races	34 60.7%	74 60.6%	132 60.1%	105 56.9%
Two or More Races	5 9.2%	11 9.2%	17 7.6%	15 8.1%

White

Black or African American

American Indian or Alaskan Native

Asian

Hawaiian or Pacific Islander

Other Race

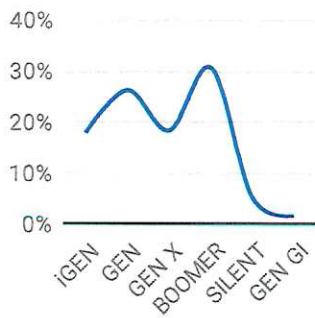
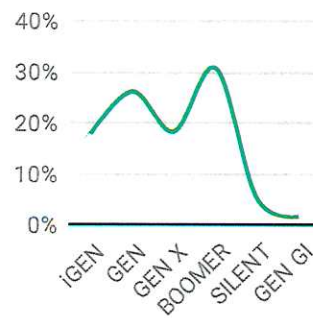
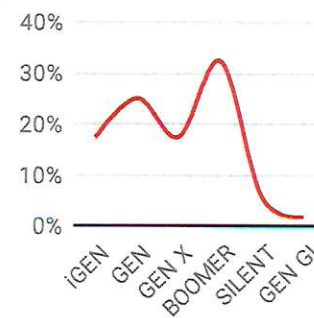
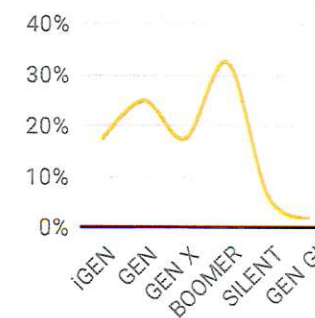
2+ Races

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<b>Age Distribution (2021)</b>								
Age Under 5 Years	47	5.4%	104	5.4%	183	5.2%	165	5.1%
Age 5 to 9 Years	57	6.5%	125	6.5%	217	6.1%	198	6.1%
Age 10 to 14 Years	54	6.1%	117	6.1%	215	6.1%	197	6.0%
Age 15 to 19 Years	56	6.3%	121	6.3%	223	6.3%	205	6.3%
Age 20 to 24 Years	63	7.2%	138	7.2%	236	6.7%	215	6.6%
Age 25 to 29 Years	59	6.7%	129	6.7%	220	6.2%	205	6.3%
Age 30 to 34 Years	53	6.0%	116	6.0%	205	5.8%	185	5.7%
Age 35 to 39 Years	52	5.9%	114	5.9%	204	5.8%	188	5.8%
Age 40 to 44 Years	53	6.0%	115	6.0%	199	5.6%	181	5.6%
Age 45 to 49 Years	57	6.4%	124	6.4%	216	6.1%	200	6.1%
Age 50 to 54 Years	63	7.1%	138	7.1%	251	7.1%	231	7.1%
Age 55 to 59 Years	67	7.5%	145	7.5%	280	7.9%	265	8.1%
Age 60 to 64 Years	59	6.6%	129	6.7%	248	7.0%	228	7.0%
Age 65 to 69 Years	41	4.7%	91	4.7%	183	5.2%	168	5.2%
Age 70 to 74 Years	41	4.6%	89	4.6%	178	5.0%	163	5.0%
Age 75 to 79 Years	30	3.4%	67	3.4%	130	3.7%	127	3.9%
Age 80 to 84 Years	17	1.9%	37	1.9%	76	2.2%	75	2.3%
Age 85 Years or Over	14	1.6%	31	1.6%	64	1.8%	63	1.9%
Median Age	39.0		39.1		40.8		41.3	
<b>Generation (2021)</b>								
iGeneration (Age Under 15 Years)	158	17.9%	346	17.9%	615	17.4%	560	17.2%
Generation 9/11 Millennials (Age 15 to 34 Years)	231	26.2%	505	26.1%	885	25.1%	811	24.9%
Gen Xers (Age 35 to 49 Years)	162	18.3%	353	18.3%	619	17.5%	569	17.5%
Baby Boomers (Age 50 to 74 Years)	270	30.6%	591	30.6%	1,139	32.3%	1,055	32.4%
Silent Generation (Age 75 to 84 Years)	47	5.4%	104	5.4%	206	5.8%	202	6.2%
G.I. Generation (Age 85 Years or Over)	14	1.6%	31	1.6%	64	1.8%	63	1.9%

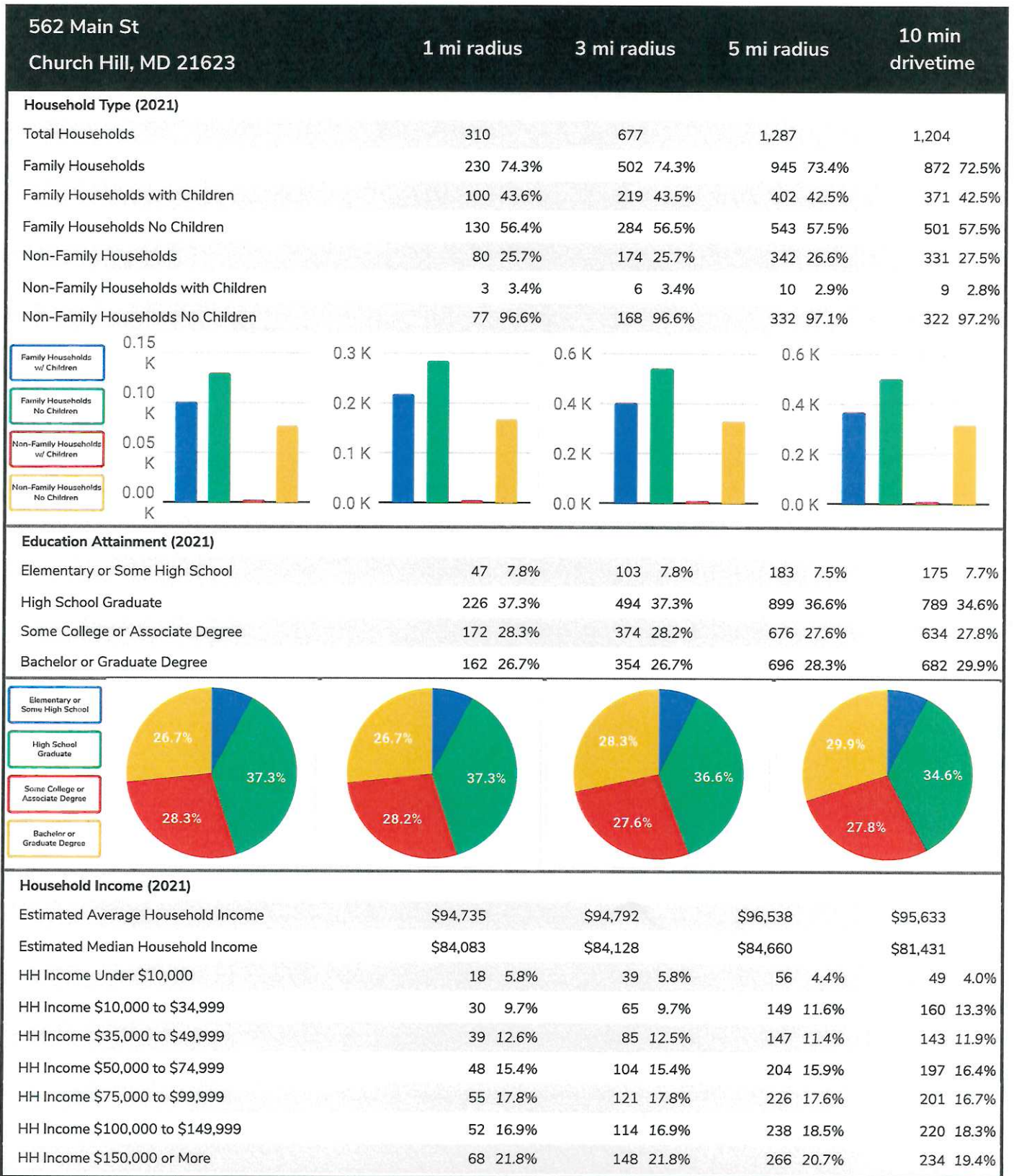
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