



FOR **SALE**

# UNIQUE MEDICAL OFFICE FOR OWNER-OCCUPANT

120 SPEER ROAD | CHESTERTOWN, MARYLAND 21620



5,432 SF Available

Unit 1: 2,533 SF

Unit 2: 2,899 SF

4,172 SF Leased,  
Producing Rent



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Unique medical office park located in Chestertown, Maryland with two (2) single-story buildings totaling 9,604 SF ±
- Three unit property, one building occupied, one building with two units available for owner user
- Up to 5,432 SF available of former medical space for owner-users seeking space to launch, grow, or relocate their business or professional practice
- A tenant base of established medical groups in a prime location of Chestertown, Maryland
- Interior floor plans vary with recreation areas, patient waiting areas, offices, exam rooms, full baths, restrooms, laboratories, nurses stations x-ray rooms with leaded walls, kitchenette and break rooms

### SALE PRICE:

\$1,250,000

### PROPERTY SIZE:

120A: 5,432 SF AVAILABLE  
120B: 4,172 SF LEASED

### LOT SIZE:

1.21 ACRES ±

### ZONING:

LI-1 (LIMITED INDUSTRIAL)

### PARKING:

3.13/1,000 SF

### REAL ESTATE TAXES:

\$13,685.32/YEAR

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GOOGLE STREET VIEW



# AERIAL



120B: 4,172 SF ±

TALBOT BLVD

SPEER RD

MORGNEC RD

120A: 5,432 SF ±  
AVAILABLE

# INTERIOR PHOTOS



# MARKET AERIAL



Washington Square

**REDNER'S**

Shore Bank  
**verizon**

FLAGSHIP CINEMAS  
**HIGH'S**

Kent Plaza

**ACME** **DOLLAR TREE**

**TRACTOR SUPPLY CO** **DUNKIN'**  
*Walgreens*

**VAULT STORAGE**

**SITE**

**VAULT STORAGE**

Washington College

KENT COUNTY MIDDLE SCHOOL

## Downtown Chestertown

- » Chestertown Marina
- » Evergrain Bread Co
- » Modern Stone Age Kitchen
- » Watershed Alley
- » Chestertown Farmers Market
- » Casa Carmen Wines
- » White Swan Tavern
- » BAD Alfred's Distilling

HISTORIC CHESTERTOWN

CHESTER RIVER



# DEMOGRAPHICS

2024



5 MIN

10 MIN

15 MIN

## RESIDENTIAL POPULATION



2,898

5,189

7,360

## DAYTIME POPULATION



7,978

11,718

15,382

## AVERAGE HOUSEHOLD INCOME



\$78,836

\$95,198

\$100,938

## NUMBER OF HOUSEHOLDS



2,132

3,998

5,984

## MEDIAN AGE

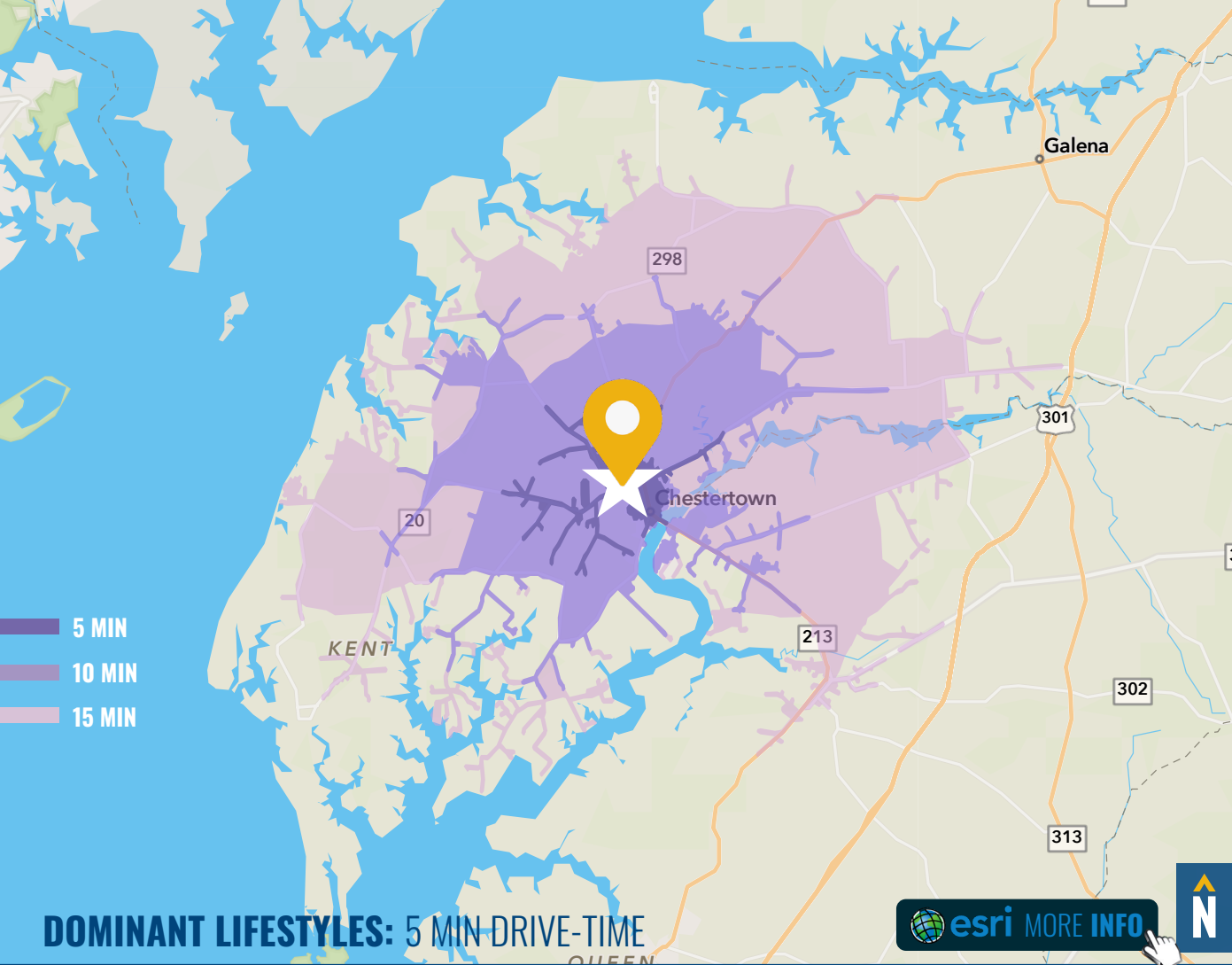


40.9

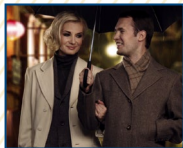
44.7

45.4

FULL DEMOS REPORT



**36%**  
RETIREMENT  
COMMUNITIES



Retirement Communities neighborhoods are evenly distributed across the country. They combine single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities.

Median Age: **53.9**

Median Household Income: **\$40,800**

**26%**  
SMALL TOWN  
SINCERITY



The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens.

Median Age: **40.8**

Median Household Income: **\$31,500**

**13%**  
COLLEGE  
TOWNS



About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students make time between studying and part-time jobs for socializing and sports.

Median Age: **24.5**

Median Household Income: **\$32,200**

# FOR MORE INFO **CONTACT:**



## **DAVID MCCLATCHY**

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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