

4123 Ocean Gateway Trappe, MD 21673



PROPERTY SUMMARY

Offering Price	\$7,000,000.00
Building SqFt	1,421 SqFt
Year Built	1968
Lot Size (acres)	7.60
Parcel ID	03-120392
Zoning Type	Commercial
County	Talbot
Frontage	0.00 Ft
Coordinates	38.664107,-76.053295

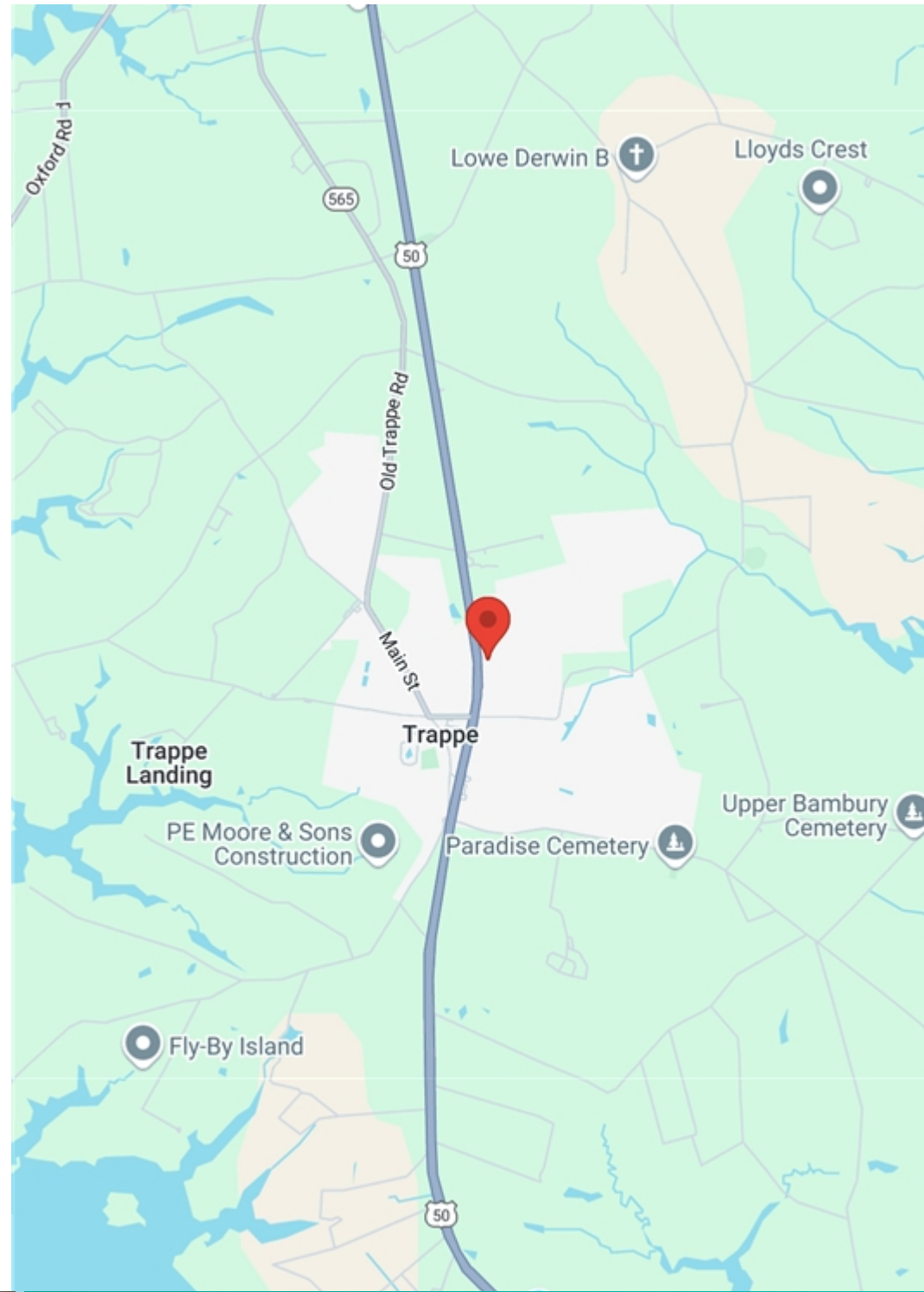
INVESTMENT SUMMARY

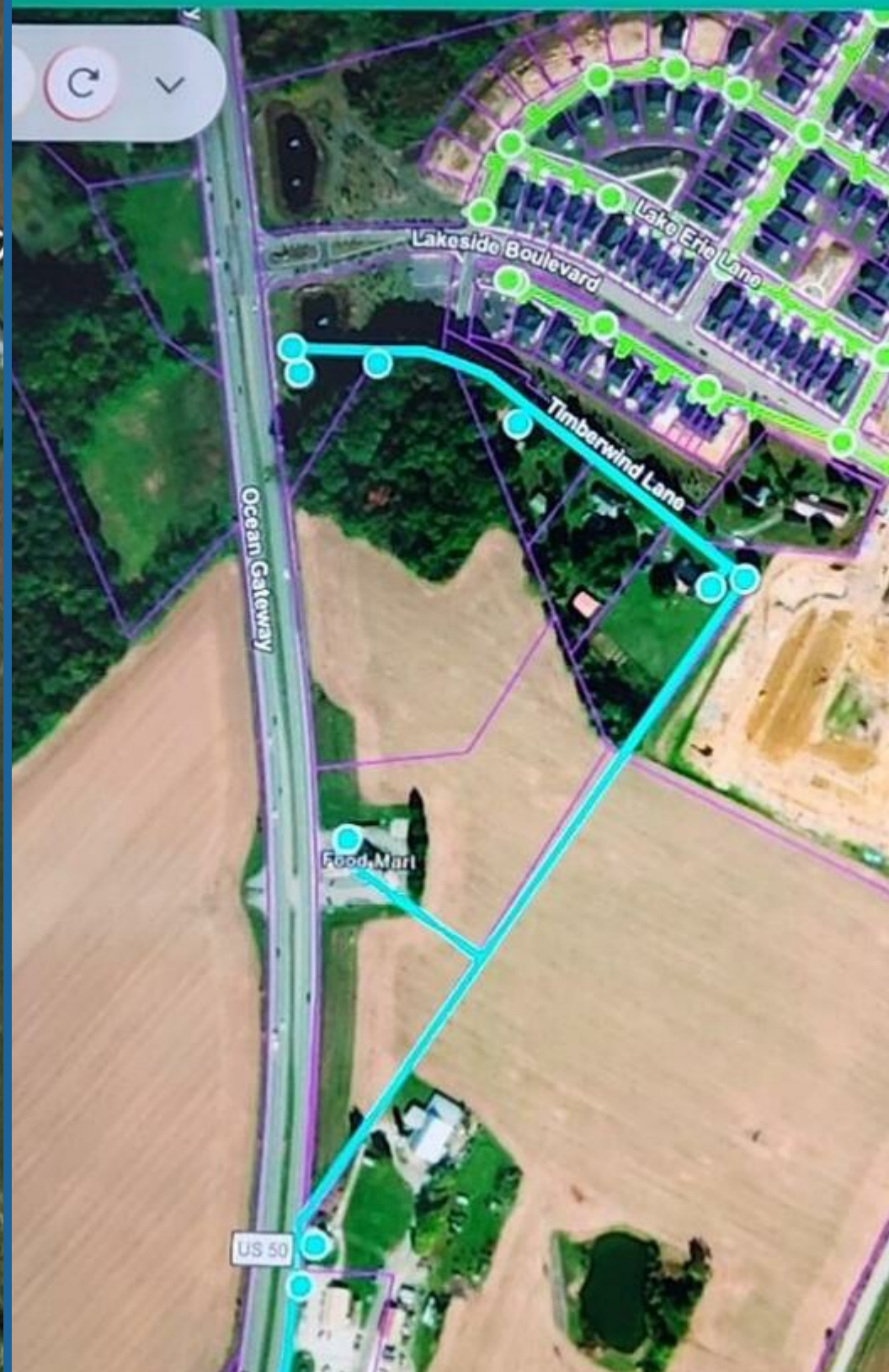
R and R Commercial Realty, on behalf of the Owner, is pleased to offer for sale 7.6 +/- acres of Land conveniently located in Trappe, MD. This property is strategically located on Ocean Gtwy Trappe, Md 21673. The Gas/Convenience store is operational by the owners of the property. They are not assessing a value to the business. The subject business is located on the property. The Building was built in 1968, and consists of approximately 1,421 SF. The building construction is masonry and there is ample parking. This property is located in a high traffic area, the surrounding area is continuing to grow with a large housing development located just north of this property.



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street that is a hub for local and national chain stores.
- Property is strategically located in the Talbot County with direct frontage on Ocean Gtwy Trappe, Md 21673 The opportunity is being offered for \$7,000,000.00.
- Significant residential development.





LOCATION HIGHLIGHTS

- Located on Ocean Gtwy Trappe, Md 21673, a major thoroughfare and premier location in the submarket.
- Strategically located in an area with no other grocery stores within a two-mile drive, offering significant market share and minimal competition.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Dense Residential Neighborhood located just north of the property
- This properties premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.

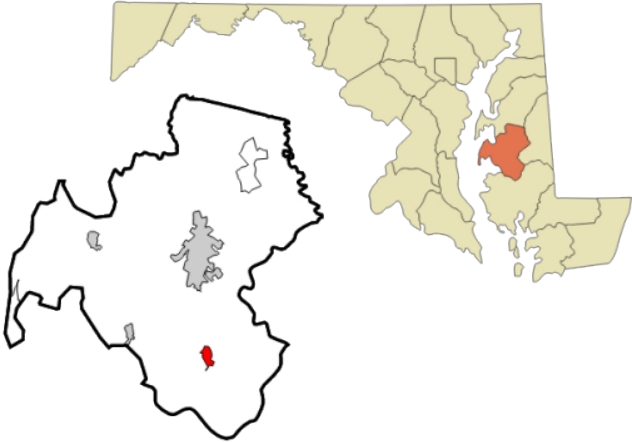






ABOUT TRAPPE

Trappe is a town in Talbot County, Maryland, United States. Just slightly south of Easton MD. The population was 3,122 at the 2024 census. It is the site of one of the largest mixed-use developments on the U.S. East Coast called Trappe East or "Lakeside" with controversy arising over its wastewater treatment.



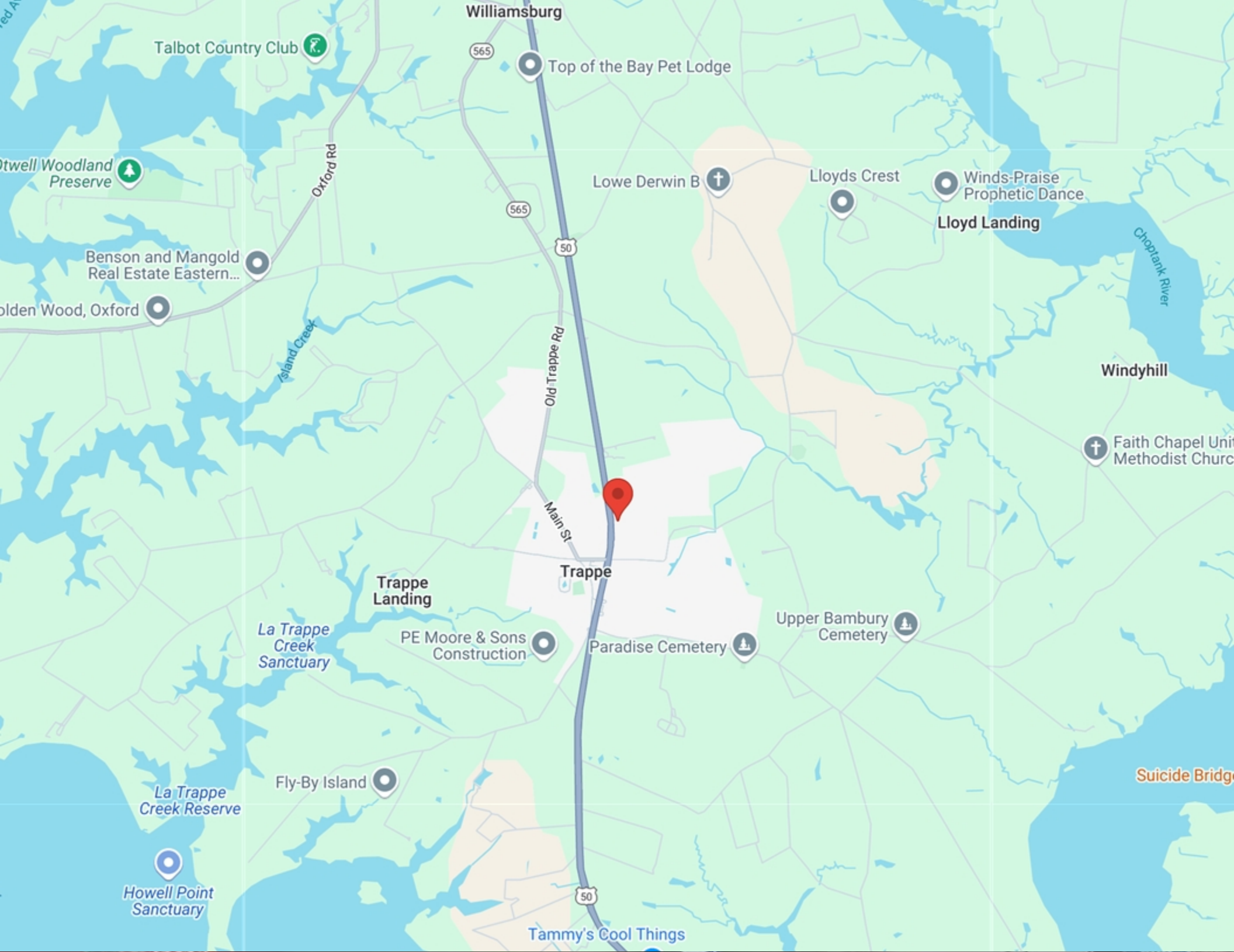
CITY OF TRAPPE

AREA

CITY	2.7 SQ MI
LAND	2.7 SQ MI
ELEVATION	52 FT

POPULATION

POPULATION	1,177
DENSITY	441.32 SQ MI



Williamsburg

Talbot Country Club

565

Top of the Bay Pet Lodge

565

50

Old Trappe Rd

Main St

Trappe

50

Tammy's Cool Things

Lowe Derwin B

Lloyds Crest

Winds-Praise
Prophetic Dance

Lloyd Landing

Choptank River

Windyhill

Faith Chapel Unit
Methodist Church

Upper Bambury
Cemetery

Paradise Cemetery

PE Moore & Sons
Construction

Trappe
Landing

La Trappe
Creek
Sanctuary

Fly-By Island

La Trappe
Creek Reserve

Howell Point
Sanctuary

Suicide Bridge

LIGHT

pepsi pepsi

Thank You
YOUR
INESS

SPECIAL PRICE
\$9.99





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PLEASE CONTACT THE R AND R COMMERCIAL REALTY ADVISOR FOR MORE
DETAILS.**

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