



Welcome to WATERSIDE VILLAGE at EASTON



WATERSIDE VILLAGE is Easton's premier mixed-use destination, boasting 200,000 square feet of retail and office space. Anchor tenants include Target, Harris Teeter, Dick's Sporting Goods, Michaels, BJ's Wholesale Club, Pet-Smart and Planet Fitness. The center is situated in Easton, Maryland, the economic hub and seat of Talbot County, and 10 miles east of the historic town of St. Michael's. Waterside Village sits at the signalized intersection of Easton Parkway (Rt. 322) and St. Michaels Road (Rt. 33), with a main and secondary entrance on each, respectively. Easton is ranked among "The 100 Best Small Towns in America," known for its excellent restaurants, outstanding lodging, an assortment of upscale boutiques and a vibrant arts scene.

AVAILABILITY:

ADD'L. EXPENSES:

CAM/INS.: \$4.00 PSF
R.E. TAXES: \$2.44 PSF

TOTAL \$6.44 PSF

BLDG. F:

1,893 SF
RETAIL

1,630 SF
OFFICE

BLDG. G:

2,700 SF
RETAIL/OFFICE

7,239 SF
OFFICE

BLDG. T:

2,500 SF
RETAIL/OFFICE/
MEDICAL



BLDG.

TENANT

AVAILABLE SF

SITE PLAN

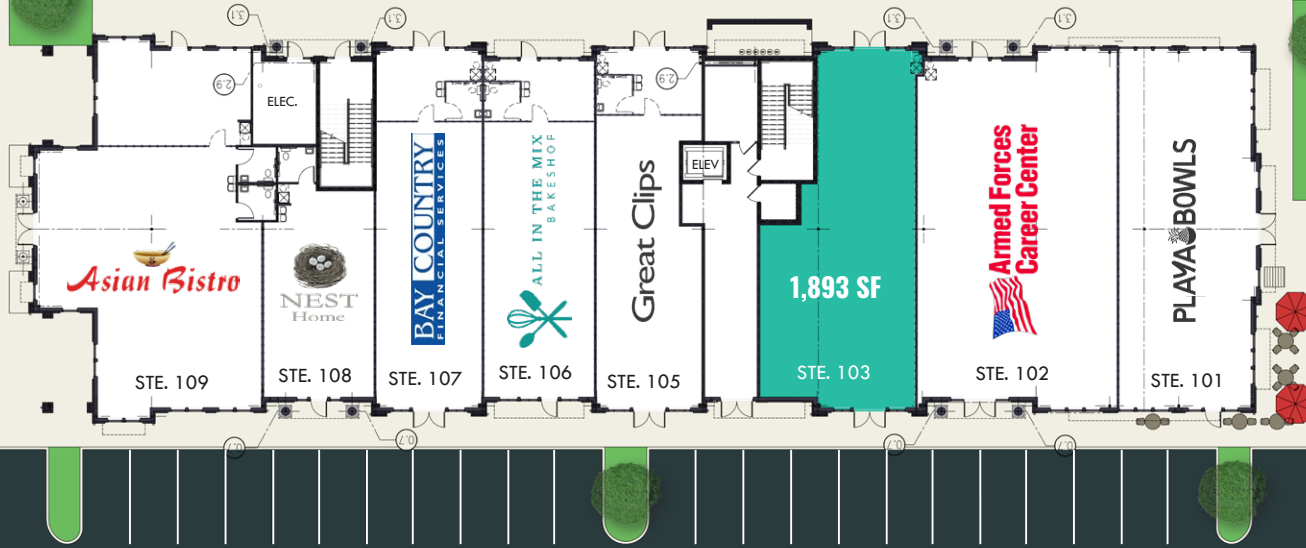
- A** TARGET
 - B** PETS MART
FAMOUS FOOTWEAR
TNT JEWELERS
 - C** PLANET FITNESS
 - E** CHILI'S
 - F** 101: PLAYA BOWLS
102: U.S. ARMY CAREER CENTER
103: RETAIL 1,893
105: GREAT CLIPS
106: ALL IN THE MIX BAKESHOP
107: BAY COUNTRY FINANCE
108: NEST HOME
109: ASIAN BISTRO

201: MORGAN STANLEY
202: PROMD HEALTH
203: RIGHT BALANCE
204: OFFICE 1,630
 - G** AT&T
1ST FLOOR RETAIL/OFFICE 2,700
THE SPAGHETTI HOUSE
2ND FLOOR OFFICE 7,239
 - H** MATTRESS FIRM
 - I** MICHAELS
 - J** CHICK-FIL-A
 - K** STARBUCKS (COMING SOON!)
 - L** DICK'S SPORTING GOODS
- MARKETED BY OTHERS:
- M** HARRIS TEETER FOOD + PHARMACY
HEADWATERS SEAFOOD & GRILLE
ALLURE NAILS & SPA
HAIR CUTTERY
 - N** CHOICEONE URGENT CARE
MYEYEDR.
 - O** QLARANT
 - P** ANNE ARUNDEL MEDICAL CENTER
 - R** BJ'S WHOLESALE CLUB
 - S** ON THE FARM CHARM
 - T** **FREESTANDING RETAIL** 2,500



1ST FLOOR RETAIL

MARLBORO AVE

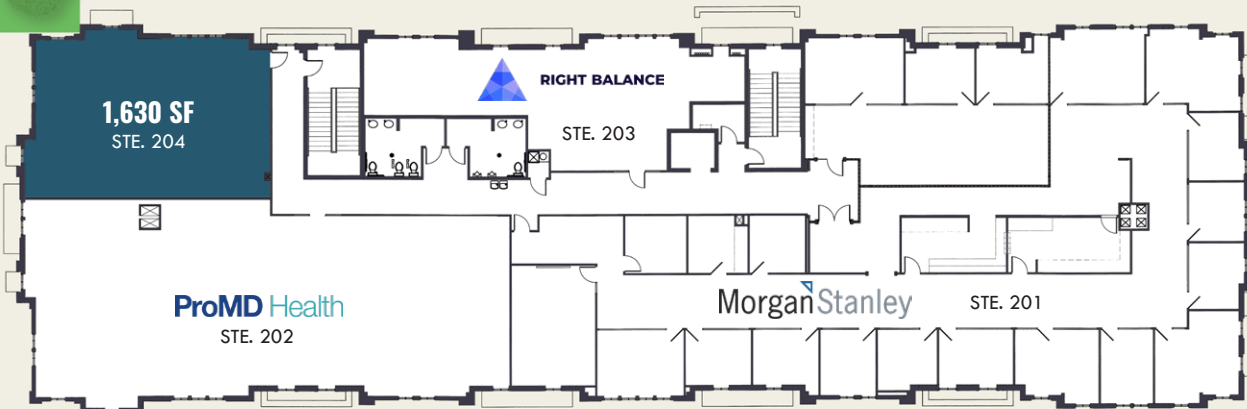


BUILDING F



2ND FLOOR OFFICE

MARLBORO AVE



BUILDING G



1ST FL.



2ND FL.

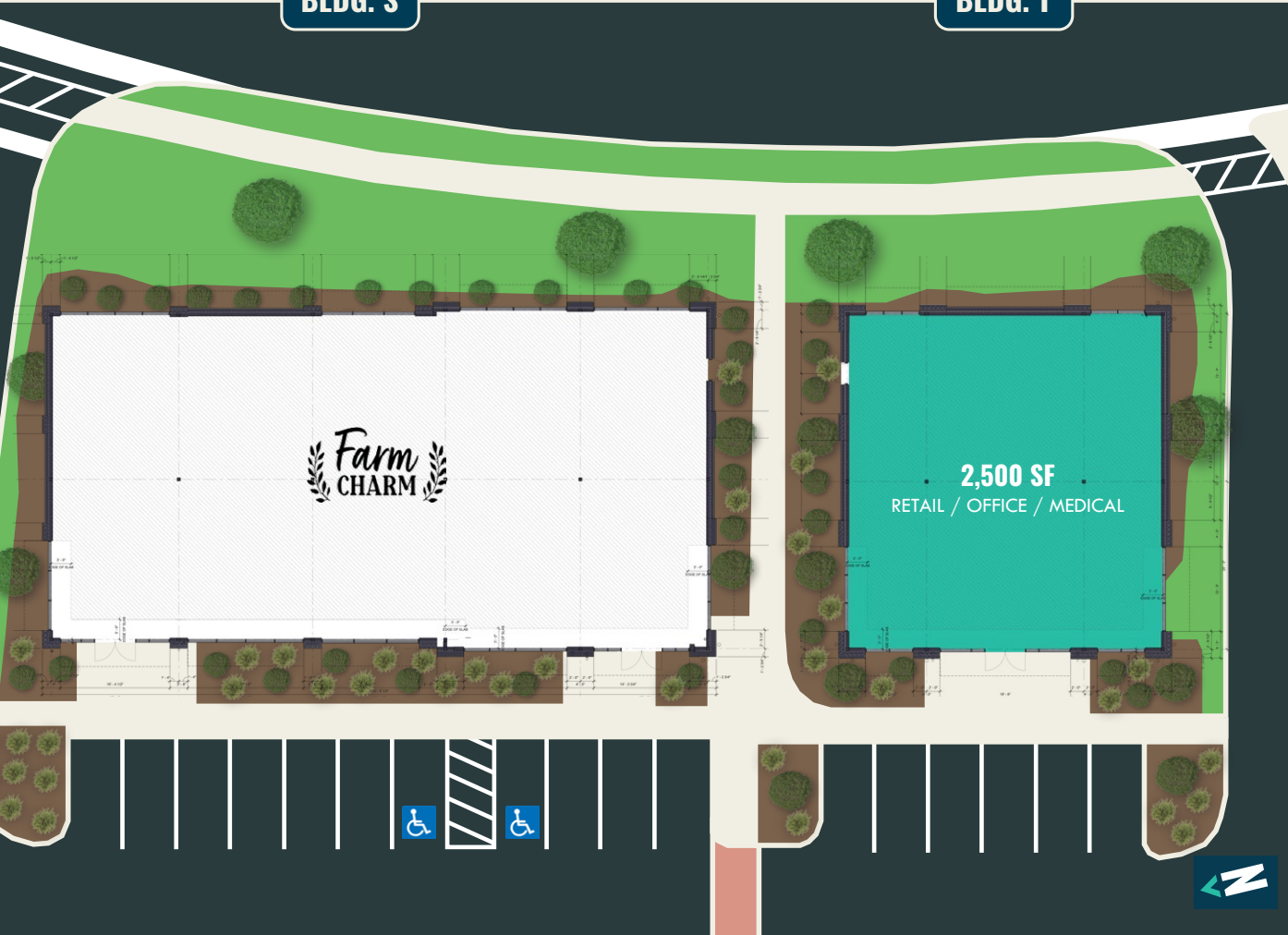




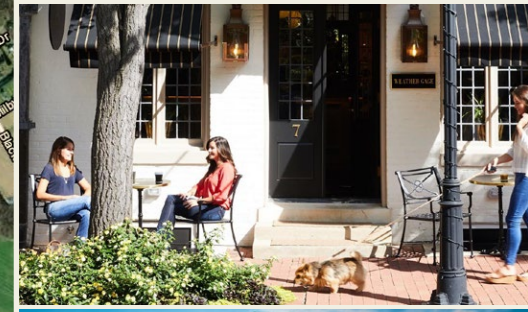
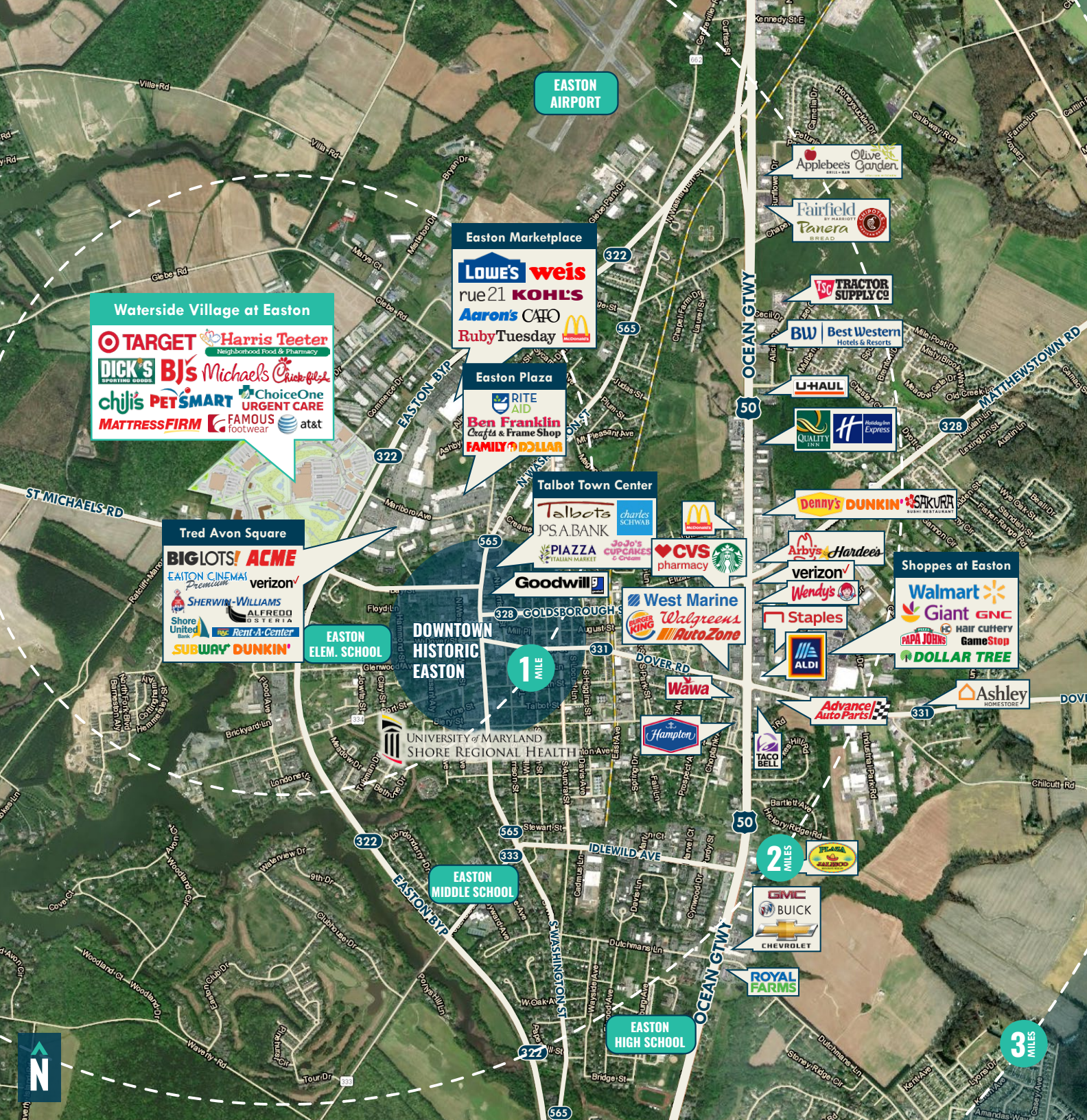
BLDG. S

BLDG. T

BUILDINGS S & T



TRADE AREA



DEMOGRAPHICS

2023

DRIVE TIME:

10 MIN.

15 MIN.

20 MIN.

RESIDENTIAL POPULATION



14,929

22,675

29,410

DAYTIME POPULATION



24,903

30,236

35,969

AVERAGE HOUSEHOLD INCOME



\$113,244

\$123,499

\$126,284

NUMBER OF HOUSEHOLDS



6,438

9,661

12,551

MEDIAN AGE

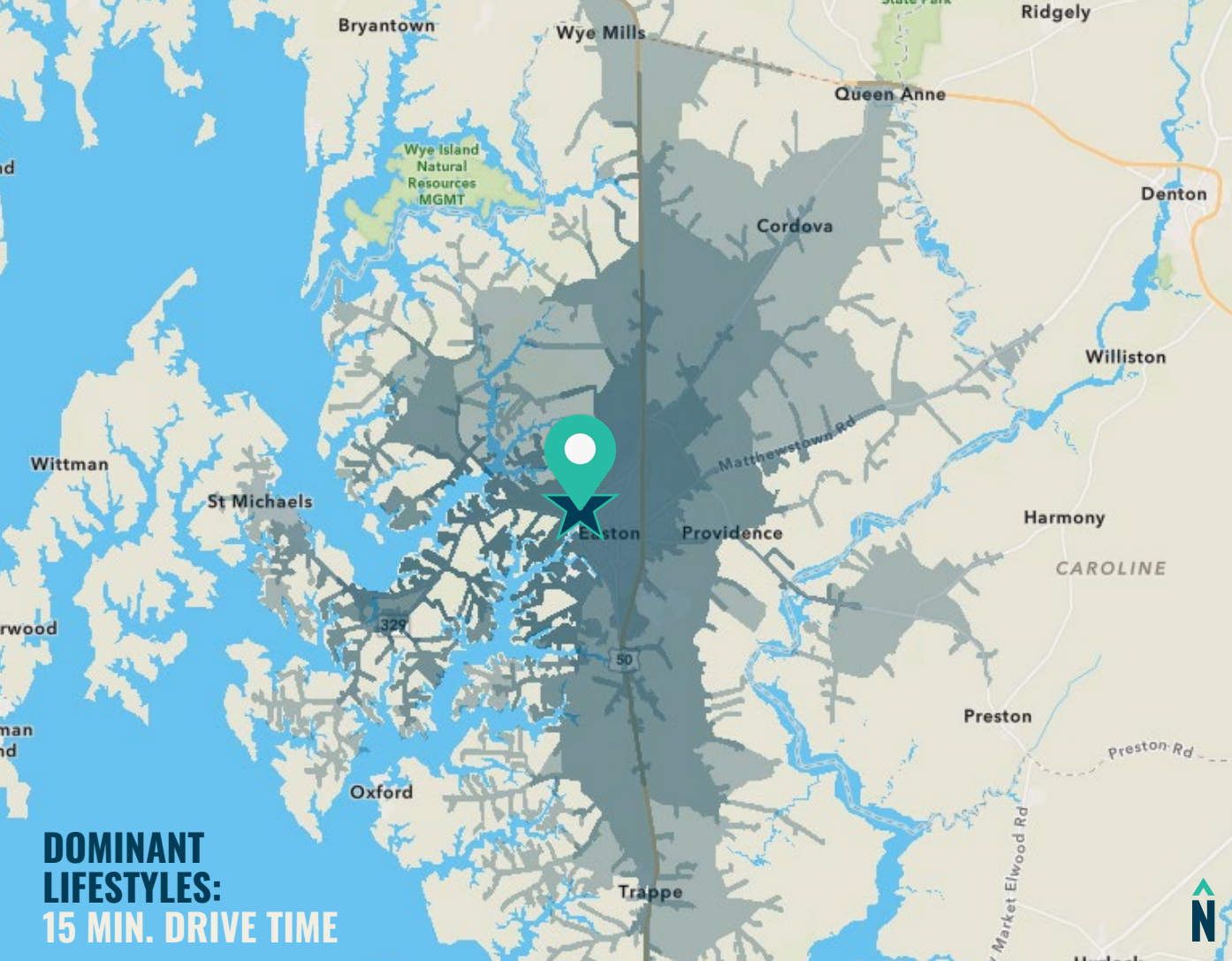


44.8

46.7

47.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 15 MIN. DRIVE TIME

22%

OLD AND
NEWCOMERS



This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

Median Age: 39.4
Median Household Income: \$44,900

17%

COMFORTABLE
EMPTY NESTERS



These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

Median Age: 48.0
Median Household Income: \$75,000

15%

RETIREMENT
COMMUNITIES



These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

Median Age: 53.9
Median Household Income: \$40,800

Opportunities await...

WATERSIDE VILLAGE *at* EASTON

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