



WWW.SOUTHFIELDSONELKTON.ORG

SOUTHFIELDS
OF ELKTON

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MD 213 (AUGUSTINE HERMAN HWY)
ELKTON, MARYLAND 21921

MACKENZIE
RETAIL



CECIL COUNTY'S NEWEST MIXED-USE PROJECT

Southfields of Elkton is a development project comprised of approximately 630 acres in the Town of Elkton. Upon completion, the mixed-use project will consist of residential units including single family homes, apartments for both seniors as well as families and condos. Retail, commercial, sports/recreational and light industrial uses are also included in the project to truly create a LIVE WORK PLAY community aspect. The project will include over 280 acres of open green space and recreational park areas.



APARTMENTS/TOWNHOMES
250 UNITS / 85 UNITS

WHITE HALL RD

ACRES

E
+/- 20.4 AC



SINGLE FAMILY HOMES
350 UNITS

+/- 39.3 ACRES



ELKTON COMMERCE CENTER
LEASING BY TRAMMELL CROW

+/- 47.2 ACRES

DELIVERED

UNDER CONSTRUCTION



**\$4M REGIONAL/
OUTDOOR SPORTS COMPLEX**

FRENCHTOWN RD

F
+/- 54.0 ACRES



RETAIL/COMMERCIAL SPACE
GAS/C-STORE | RETAIL | OFFICE | HOTEL
RESTAURANTS | QSR/FAST FOOD

213

H T O W N R O A D

40

PULASKI HWY

40

G
+/- 3.6 ACRES

OVERALL SITE PLAN

DELIVERING **FALL 2023**
CONCEPTUAL DRAWINGS ONLY



RETAIL/COMMERCIAL COMPONENT

FRENCHTOWN RD

14,182 AADT

AUGUSTINE HERMAN HWY

213

213

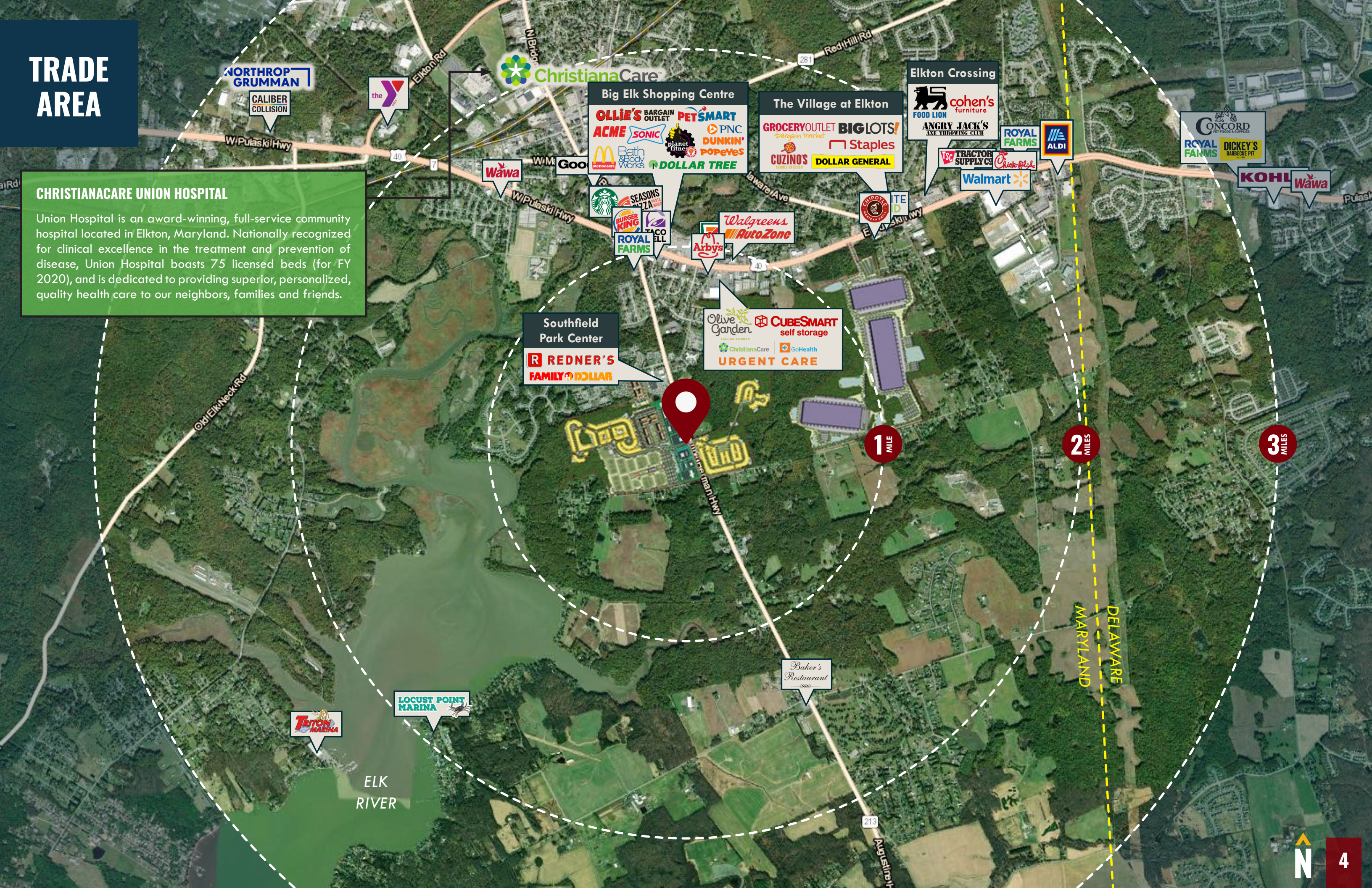
1	QSR/FAST FOOD	2,100 SF	8	QSR/FAST FOOD	2,700 SF
2	126-ROOM HOTEL	16,000 SF	9	QSR/FAST FOOD	2,700 SF
3	CAR WASH	3,500 SF	10	RETAIL	13,500 SF
4	RESTAURANT	5,000 SF	11	QSR/FAST FOOD	3,000 SF
5	GAS/CONVENIENCE	6,000 SF	12	QSR/FAST FOOD	2,200 SF
6	RESTAURANT (W/ PATIO)	8,000 SF	13	RETAIL/OFFICE	10,000 SF
7	RETAIL	10,150 SF	14	QSR/FAST FOOD	2,200 SF



TRADE AREA

CHRISTIANACARE UNION HOSPITAL

Union Hospital is an award-winning, full-service community hospital located in Elkton, Maryland. Nationally recognized for clinical excellence in the treatment and prevention of disease, Union Hospital boasts 75 licensed beds (for FY 2020), and is dedicated to providing superior, personalized, quality health care to our neighbors, families and friends.



NORTHROP GRUMMAN

CALIBER COLLISION

the Y

ChristianaCare

Big Elk Shopping Centre

OLLIE'S BARGAIN OUTLET
ACME **SONIC** **PET SMART**
McDonald's **Bath & Body Works** **planet fitness** **DOLLAR TREE**
PNC **DUNKIN'** **POPEYES**

The Village at Elkton

GROCERY OUTLET **BIG LOTS!**
CUZINO'S **DOLLAR GENERAL** **Staples**

Elkton Crossing

cohen's furniture
ANGRY JACK'S **AXE THROWING CLUB**

ROYAL FARMS

ALDI

CONCORD
ROYAL FARMS **DICKEY'S BARBECUE PIT**

KOHL **Wawa**

Wawa

Wawa

Starbucks

SEASONS

BURGER KING

ROYAL FARMS

Walgreens

AutoZone

Arby's

Southfield Park Center

REDNER'S
FAMILY DOLLAR

Olive Garden

CUBESMART self storage

ChristianaCare **GoHealth**
URGENT CARE

1 MILE

2 MILES

3 MILES

TRITON MARINA

LOCUST POINT MARINA

ELK RIVER

Baker's Restaurant

DELAWARE
MARYLAND





UNION HOSPITAL

 1.7 miles / 6 min.

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ABERDEEN PROVING GROUND (APG)

 24.5 miles / 40 min.

The Aberdeen Proving Ground, also known as APG, employs more than 7,500 civilians and 5,000 military personnel. It is Harford County's largest employer and also one of the state's largest employers. APG is also home to the U.S. Army Ordnance Museum, with an outdoor exhibit featuring equipment and vehicles from different 20th century military conflicts.

UNIVERSITY OF DELAWARE

 8.7 miles / 19 min.

The University of Delaware is a public research university located in Newark, DE, and is the largest university in the state. UD offers three associate's programs, 148 bachelor's programs, 121 master's programs (with 13 joint degrees) and 55 doctoral programs across its eight colleges. The main campus is in Newark, with satellite campuses in Dover, Wilmington, Lewes and Georgetown.



ECONOMIC IMPACT

The Southfields Economic Impact Study estimated \$60 million dollars of direct and in direct spending attributed to the sports park alone.

- Our design provides over 100 possible sports teams each weekend
- 240,000 Estimated Market Visits
Transient market visits do not use the same services as residents
- 45,000 Hotel Room Night Visits



WILMINGTON, DE

 21.7 miles / 35 min.

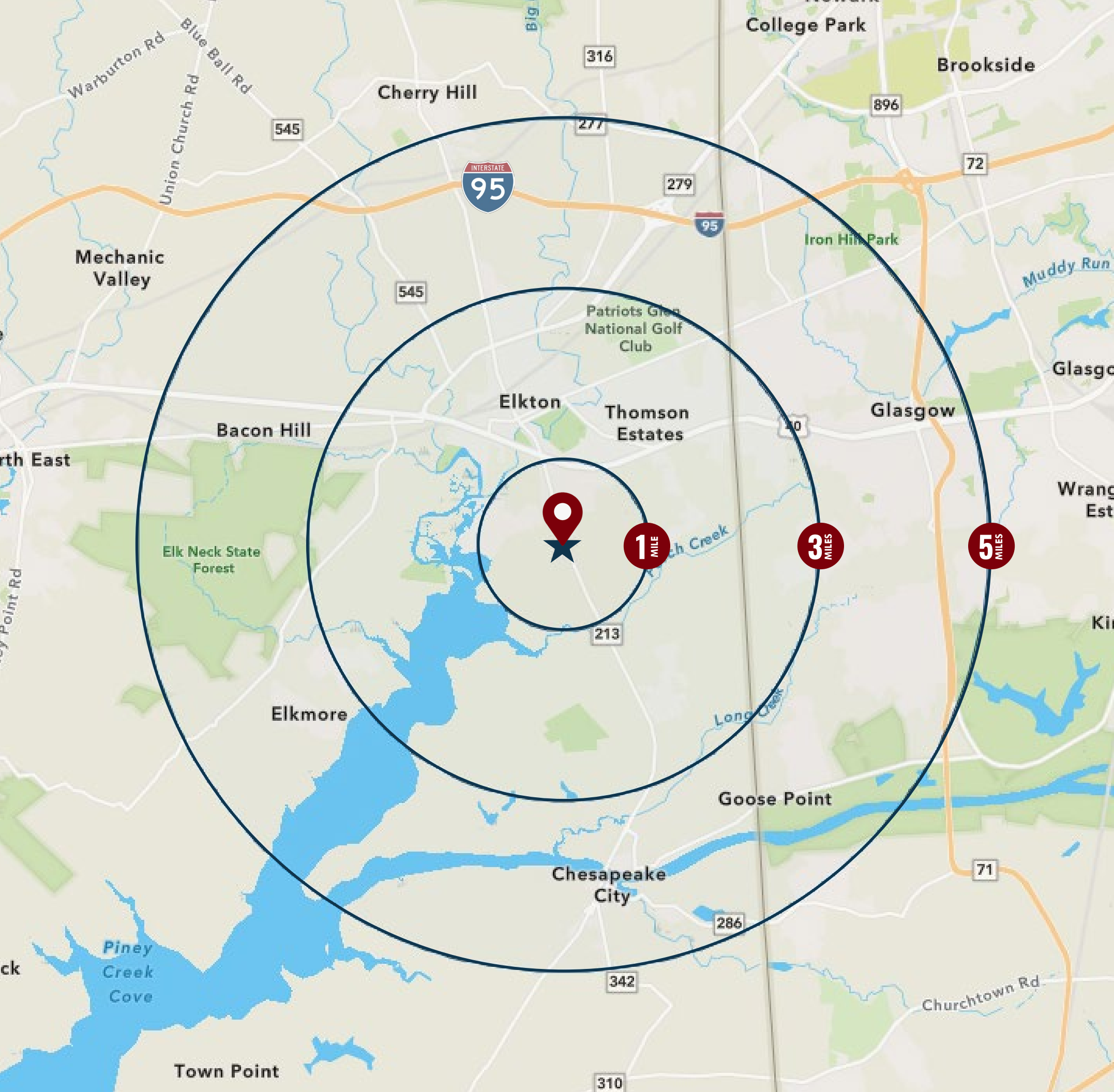
Wilmington is the largest and most populous city in the state of Delaware. It sits at the confluence of the Christina River and Brandywine River, near where the Christina flows into the Delaware River. It is the county seat of New Castle County and one of the major cities in the Delaware Valley metropolitan area. As of the 2018 U.S. census estimate, the city's population is 70,635.



DELAWARE BEACHES

 85 miles / 1 hr. 40 min.

Each of the Delaware beaches has its own personality, from fun-and-friendly Rehoboth to young-and-lively Dewey. Up and down the coast, two distinct lifestyles beckon at the Delaware beaches – the breezy oceanside action and the quieter bayside charm. The Delaware beaches also include Bethany, South Bethany, Lewes, Fenwick Island and Cape Henlopen State Park.



DEMOGRAPHICS*

1 MILE 3 MILES 5 MILES

RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS

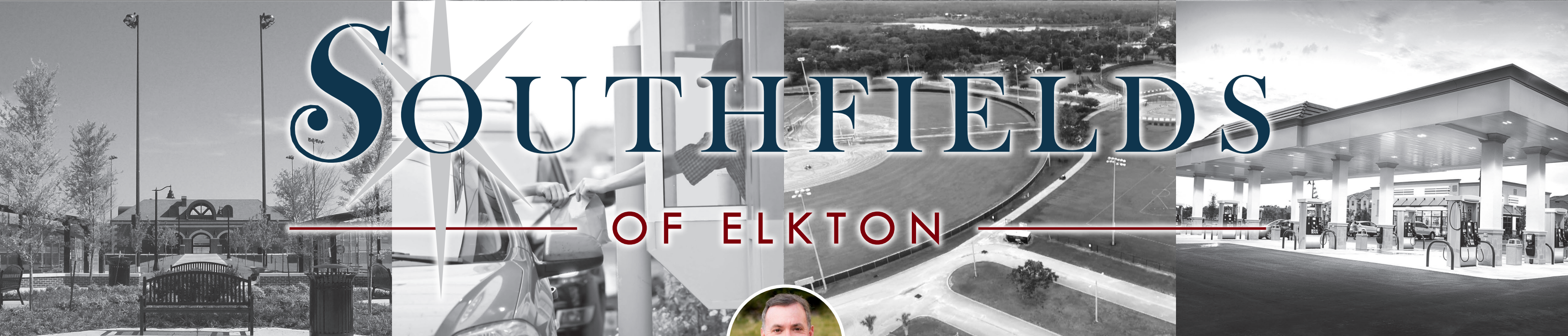


MEDIAN AGE





SOUTHFIELDS OF ELKTON



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