

**SALE**

# 28 Acres on Route 50 in Queen Anne's County

**CHESTER RIVER BEACH ROAD**

Grasonville , MD 21638

**PRESENTED BY:**

**ROSS BENINCASA**

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MD #5006326

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,700,000
<b>LOT SIZE:</b>	28.44 Acres
<b>PRICE / ACRE:</b>	\$130,098
<b>ZONING:</b>	UC
<b>MARKET:</b>	Kent Island
<b>SUBMARKET:</b>	Grasonville
<b>TRAFFIC COUNT:</b>	75,000

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## PROPERTY OVERVIEW

Significant development opportunity on this expansive 28-acre tract, prominently situated along the corridors of US Routes 50/301 in the highly desirable Kent Island vicinity. This prime parcel of land stands as the largest available development tract in the area, offering many possibilities with great visibility to over 75,000 vehicles per day.

Near the metro hubs of Baltimore, Washington D.C., and Annapolis, this property is a great hub of accessibility, boasting proximity to 40% of the nation's population within a three-hour radius. The offering comprises two distinct tax parcels, allowing for multiple development scenarios.

Public water and sewer facilities available. This property offers the potential to craft a vibrant mixed-use, logistics, or industrial site along a highly-trafficked corridor.

## PROPERTY DETAILS & HIGHLIGHTS

<b>PROPERTY NAME</b>	28 Acres on Route 50 in Queen Anne's County
<b>PROPERTY TYPE</b>	Land
<b>PROPERTY SUBTYPE</b>	Mixed-Use, Retail, Industrial
<b>LOT SIZE</b>	28.44 Acres
<b>NUMBER OF LOTS</b>	2

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Public water and sewer facilities available. This property offers the potential to craft a vibrant mixed-use, logistics, or industrial site along a highly-trafficked corridor.



- Premier 28-acre development tract along US Routes 50/301
- Reach 40% of the nation's demographic within a three-hour drive
- Dual tax parcels with diverse development possibility
- Public water and sewer access
- Subdivision potential to transition from wholesale to retail, maximizing investment trajectory

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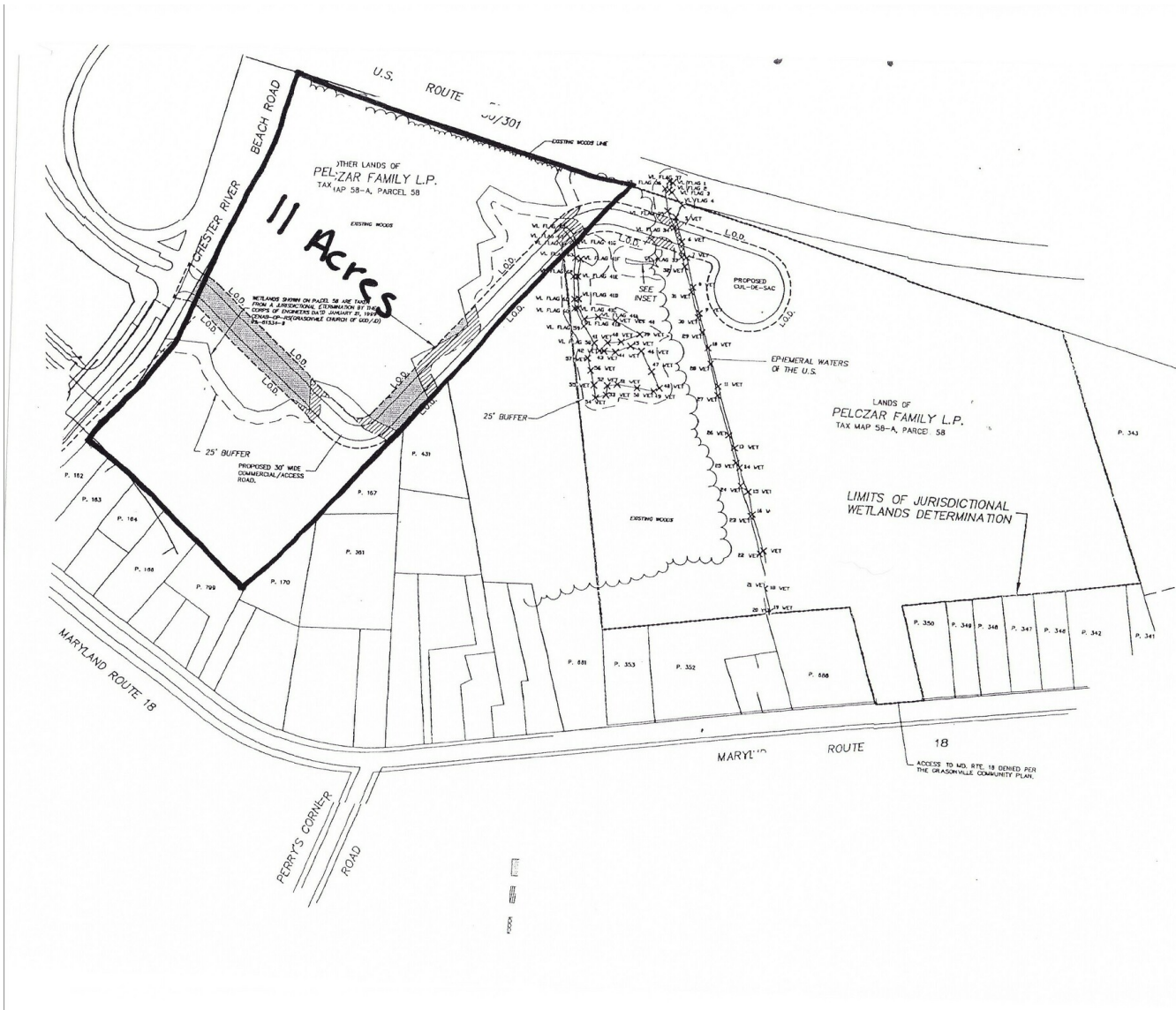
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**ADDITIONAL PHOTOS**



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# SITE PLANS



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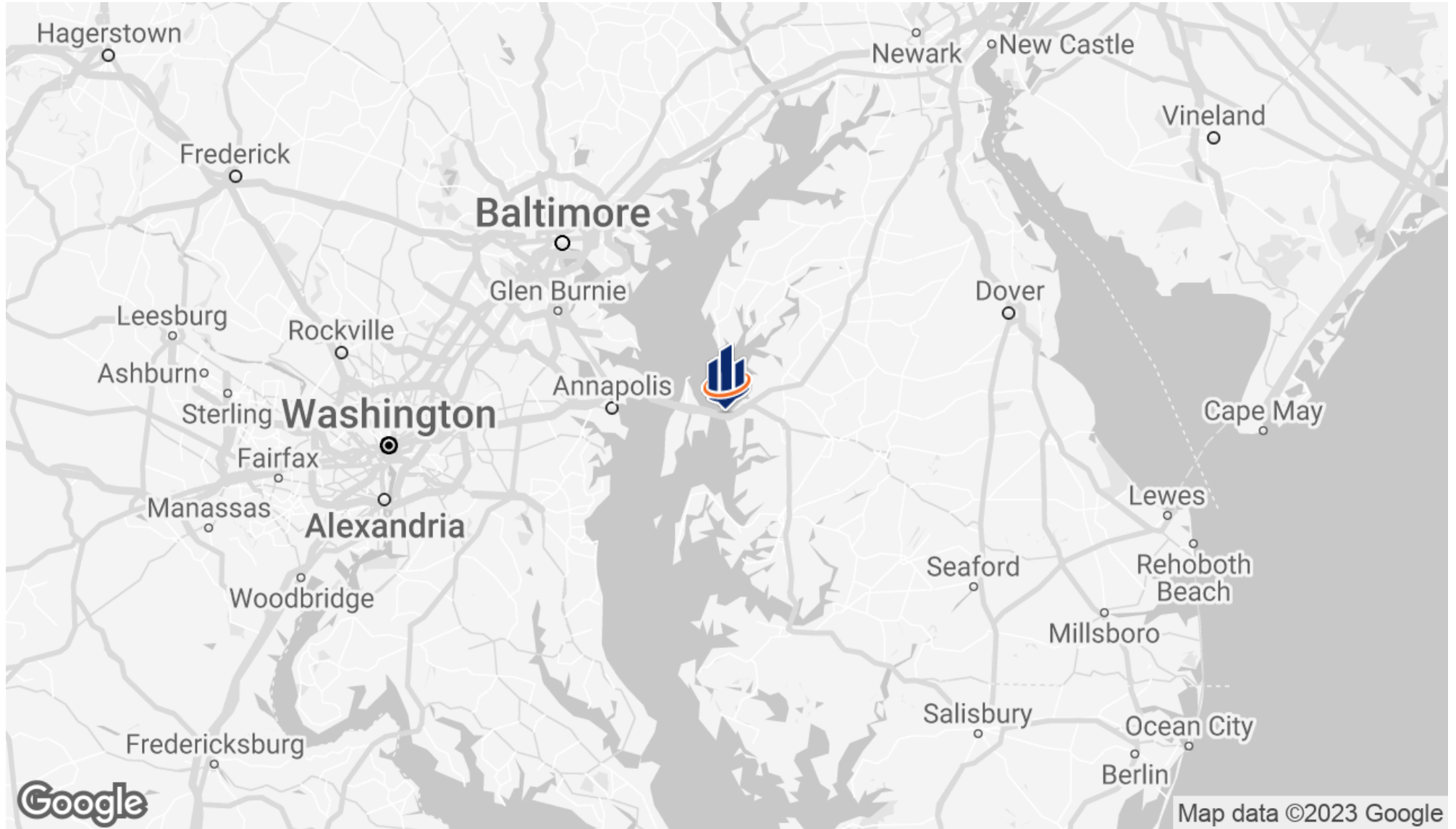
# RETAILER MAP



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Map  
data  
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

### 5 MILES 10 MILES 25 MILES

	5 MILES	10 MILES	25 MILES
<b>TOTAL POPULATION</b>	12,773	33,964	455,811
<b>AVERAGE AGE</b>	47.0	46.6	43.2
<b>AVERAGE AGE (MALE)</b>	46.3	45.6	42.4
<b>AVERAGE AGE (FEMALE)</b>	48.5	47.7	44.0

## HOUSEHOLDS & INCOME

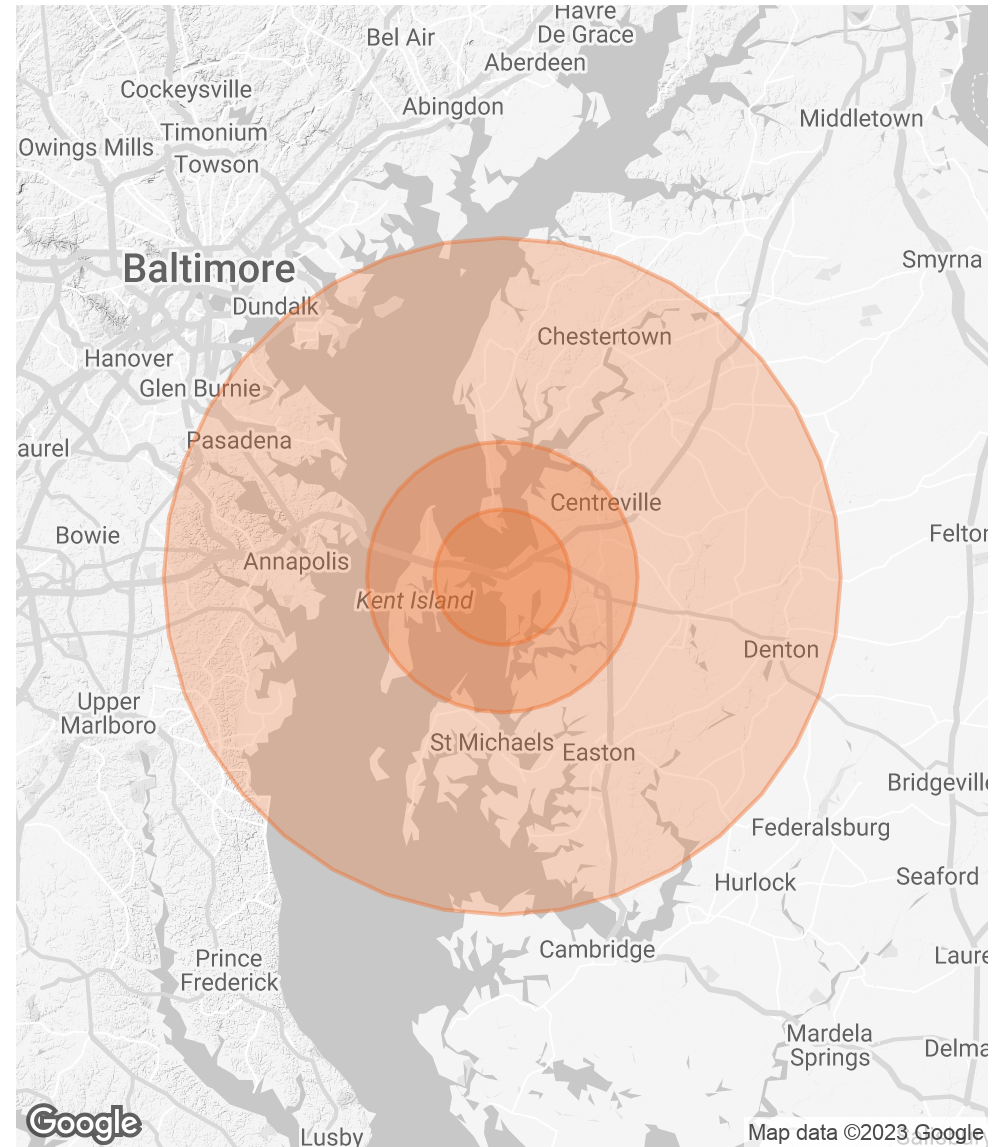
### 5 MILES 10 MILES 25 MILES

	5 MILES	10 MILES	25 MILES
<b>TOTAL HOUSEHOLDS</b>	6,060	15,252	191,154
<b># OF PERSONS PER HH</b>	2.1	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$105,427	\$109,477	\$119,555
<b>AVERAGE HOUSE VALUE</b>	\$415,219	\$424,945	\$425,496

## TRAFFIC COUNTS

<b>CHESTER RIVER BEACH ROAD AND MAIN STREET</b>	65,000/day
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\* Demographic data derived from 2020 ACS - US Census



## ROSS BENINCASA

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## ADVISOR BIO



### ROSS BENINCASA

Advisor

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### PROFESSIONAL BACKGROUND

Ross Benincasa serves as a Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. A strategic partner to his clients, he prides himself on building relationships and helping his clients maximize the value of their investment.

Benincasa specializes in data-driven brokerage, national marketing, and historic district development. He has extensive experience in community development, hospitality, and government relations, serving as the director of an economic development and communications firm before joining SVN.

In addition to his work at SVN, Benincasa consults local municipalities and community organizations on marketing and planning strategies. He has been a part of master planning processes and strategic marketing initiatives and uses this experience to price and position his clients' properties in a deliberate way. He has been a featured speaker at Main Street America and the National Main Street Center's national conferences.

In 2022, Benincasa's economic development firm was named "Best Consulting Firm" on the Eastern Shore by APG Media. He was also nominated as "Best Commercial Realtor in Talbot and Dorchester Counties" by Coastal Style Magazine.

Benincasa is heavily involved in the local community. He is an elected commissioner in the Town of Hillsboro and serves as a director on several boards in Talbot

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