

# 3737 E. Chesapeake Beach Road

Chesapeake Beach, MD

3,356 SF +/-  
COMMERCIAL BUILDING  
**FOR LEASE / FOR SALE**





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## PROPERTY HIGHLIGHTS

- » 3,356 SF +/- Commercial Building situated on 0.36 acres +/-
  - 1 in-place tenant (Papa John's)
  - 1 vacancy = ~800 +/- SF Available
  - Opportunity to convert 2nd floor into to residential unit
- » 100' on Chesapeake Beach Rd
- » Zoning: Town of Chesapeake Beach - TC  
[Table of Uses](#)
- » Close proximity to Chesapeake Beach Veterans Memorial Park, Chesapeake Beach Water Park, North Beach Boat Ramp, Chesapeake Beach Railway Museum, Rod n' Reel Resort and other local restaurants
- » Pricing: Contact broker for additional information





# LOCATION OVERVIEW



**3737 E. Chesapeake  
Beach Road**  
Chesapeake Beach, MD

CHESAPEAKE BEACH  
VETERANS MEMORIAL PARK

CHESAPEAKE BEACH  
TOWN HALL

CHESAPEAKE BEACH  
WATER PARK

TRADERS SEAFOOD  
STEAK & ALE

NORTHEAST  
COMMUNITY CENTER

ABNERS CRAB  
HOUSE

ROD 'N' REEL  
RESORT

CHESAPEAKE BEACH ROAD

BAYSIDE ROAD

FISHING CREEK



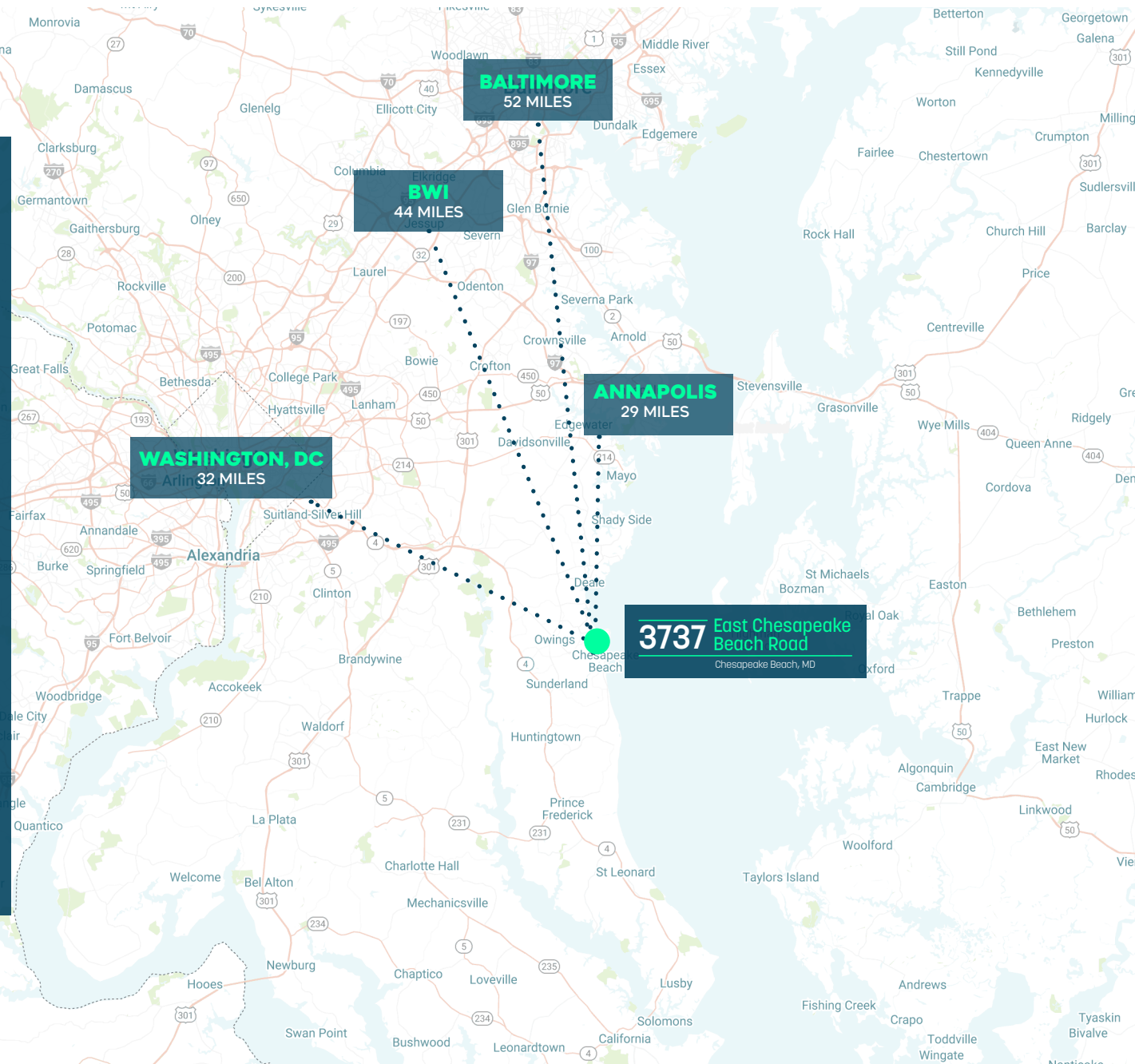
# AREA OVERVIEW

## » LOCATION DESCRIPTION

Chesapeake Beach Maryland is in Calvert County and is approximately 30 miles from downtown Washington DC. The town is located on the Chesapeake Bay and is surrounded by residential developments, hospitality, medical uses and other commercial properties.

While many call Chesapeake Beach "Home", the town also attracts visitors nationally and internationally. Chesapeake Beach is well known for its famous fishing culture, as well as the Rod 'N' Reel Resort, which underwent a major renovation and expansion in 2021 to include a new barbecue restaurant (CBQ), two floors of gaming areas, and a new bingo hall. An elevated walkway will be constructed from the parking garage that will give guests a direct walkway into the gaming room on the second floor. The marina office will be located under the elevated walkway for all boating needs. There will be a roof top pool for guests to enjoy. The Rod 'N' Reel Resort has 71 hotel rooms and 275 marina slips.

Other Chesapeake Beach town attractions are the Chesapeake Beach Waterpark, Veterans Park, Railway Museum, and Bayfront Park.



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