

LOT 4 | PIER ONE ROAD

Stevensville, MD

FOR SALE OR GROUND LEASE

Unique + Vibrant Waterfront Location



HIGHLY VISIBLE 4 ACRE LOT

Prime Location in Thriving Bayfront Marina-Resort Area with Robust Existing Customer Base

UNPARALLELED ACCESS + VISIBILITY FROM ROUTE 50



www.RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

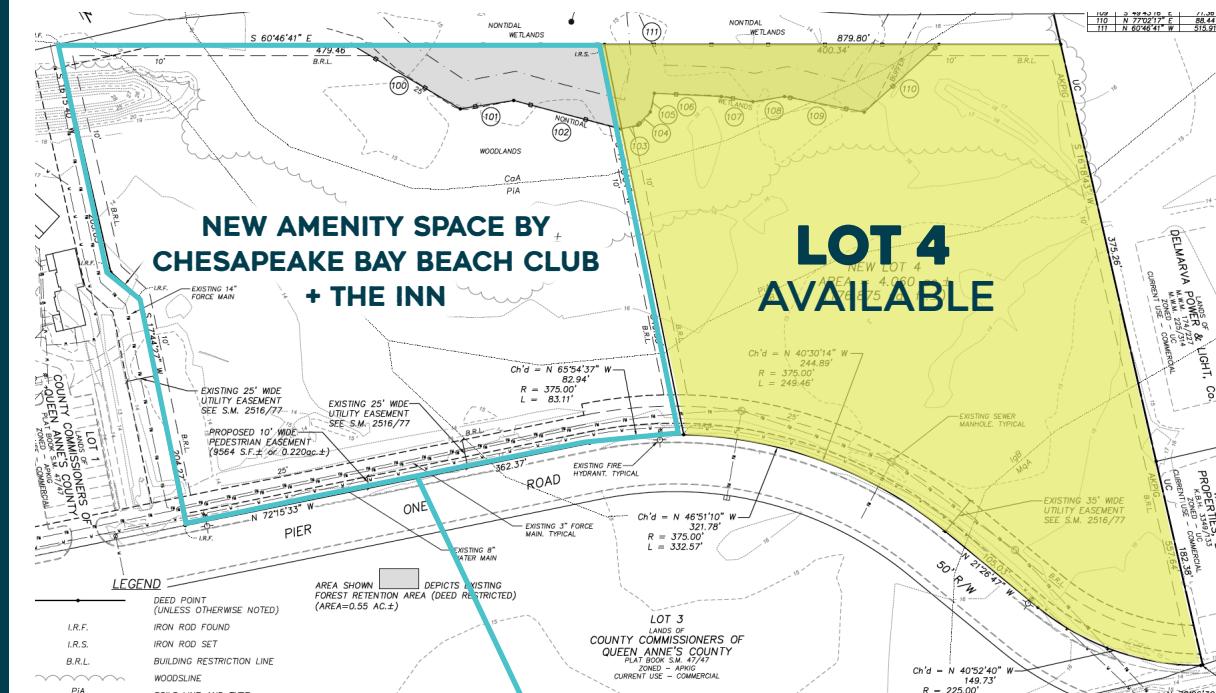
LOT 4 | PIER ONE ROAD

Stevensville, MD

Immediately adjacent to the property, The Inn at the Chesapeake Bay Beach Club (CBBC) welcomes guests to 77 boutique rooms and cottages, a full-service spa and multiple dining venues, creating a built-in year-round customer base steps from the site.

PROPERTY FEATURES:

- » Approximately 4 Acre Lot
- » [Permitted Uses Table](#)
- » **A Proven Destination Node.** As the region's premiere waterfront wedding & events venue, CBBC and the Inn welcomes approximately 17,000 overnight guests annually and serves over 50,000 guests annually at their restaurants and events
- » **Convenient Amenities.** Nearby Libby's Coastal Kitchen, Knoxie's Table, CBBC, Bay Bridge Airport, Bay Manor Apartments, Target, and more
- » **Unmatched Access + Visibility.** Easy access to Chesapeake Bay Bridge / Rte. 50 as well as Easy Commute to Major City Centers:
 - **Annapolis:** 15 Miles
 - **Baltimore:** 44 Miles
 - **Washington, DC:** 40 Miles
 - **Easton:** 30 Miles
 - **St. Michaels:** 37 Miles
- » Contact broker for additional information



NEW AMENITY SPACE UNDER DEVELOPMENT ADJACENT TO PROPERTY



Area Overview



**Knoxie's
TABLE**



**CHESAPEAKE BAY
BEACH CLUB**
KENT ISLAND, MARYLAND

**HINCKLEY
BAY BRIDGE MARINA**

**WILSON'S
COVE**
Chesapeake Bay Beach Club

THE INN
Chesapeake Bay Beach Club

Sunset Wharf
Marina at Bay Bridge Marina

**BAY MANOR
APARTMENTS &
SHOPS**

Current / Planned Development



UNIQUE + VIBRANT WATERFRONT COMMUNITY



SUNSET WHARF
RESIDENTIAL COMMUNITY
28 LUXURY UNITS
NOW UNDER CONSTRUCTION

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD**.

Premier Destination for Regional Events



REGIONAL EVENT HUB

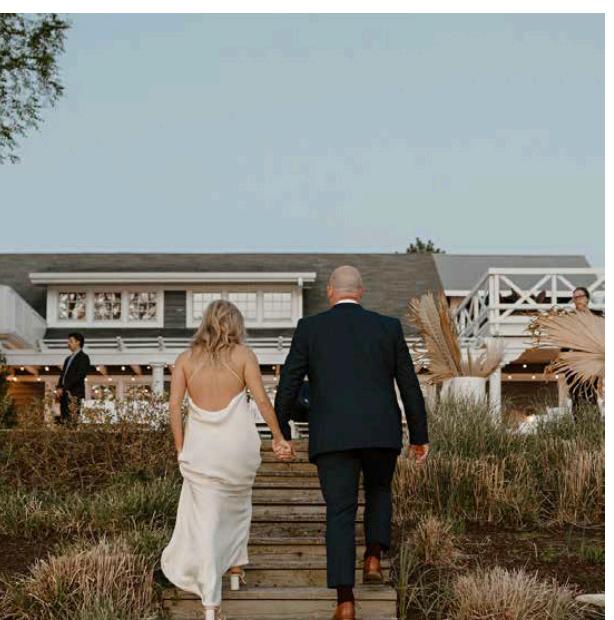
- » 30,000 SF of meeting and event space at CBBC
- » Two complementary properties (waterfront & Inn) with multiple venues and countless amenities
- » Wilson's Cove currently under construction to open in the Summer 2026 will feature an additional 32 rooms with a 4th floor sky bar



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

Significant Existing Customer Base for Future Development



The Chesapeake Bay Beach Club is widely recognized as the region's premier waterfront venue for weddings, special events and corporate functions.

- » Built-in hotel guests + event attendees
- » Boaters and day-trippers
- » Strong, high-income regional visitor profile



Bayfront Lifestyle + Marina Traffic



RESORT-STYLE MARINA AMENITIES

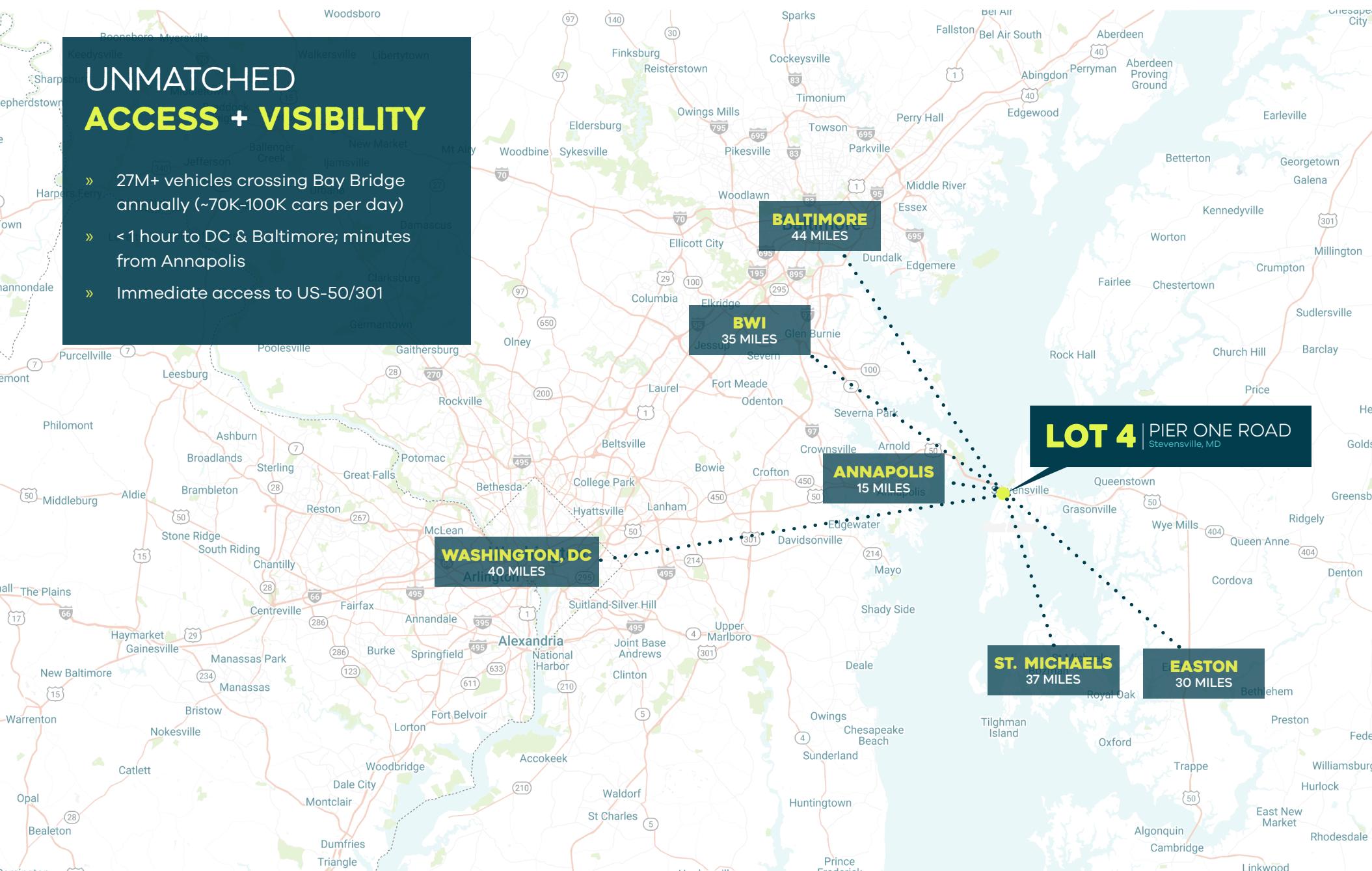
- » Kent Island recognized as a popular weekend escape and boating hub with marinas, restaurants, and waterfront attractions
- » Premier Chesapeake Bay marina with slips for 30'-70'+ yachts
- » Dock-and-dine program feeding restaurant & F&B spend



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

Area Overview



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

LOT 4

PIER ONE ROAD
Stevensville, MD

Ryan J. Brant

rbrant@rossocre.com
C | 301.768.2710

John A. Rosso SIOR

john@rossocre.com
C | 410.802.1909



One Annapolis Street | Suite 101 | Annapolis, MD 21401 | www.RossoCRE.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.