

**GROUND LEASE
AVAILABLE**

140 Scheeler Rd
Chestertown, MD
21620

**LEASE PRICE
\$40,000 / YR
NNN**

0.76+/- ACRES

ZONED C-1



R & R COMMERCIAL REALTY

46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLIE RODRIGUEZ

(302) 674-3400 OFFICE

OVERVIEW	3
AERIAL MAP	4
STREET MAP	5
CHESTERTOWN PROFILE	6
GRAPHIC PROFILE	7-9
MAP	10



R & R COMMERCIAL REALTY

46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLIE RODRIGUEZ

(302) 674-3400 OFFICE

Lot available for ground lease. Total 0.76+/- acres. Located on Scheeler Rd. nestled between PNC Bank and Holiday Inn. Easy access to Washington Ave Md 213.

PROPERTY HIGHLIGHTS

- Lot on Scheeler Rd
- Close Proximity to Restaurants
- Across from Kent Plaza
- Vacant

PROPERTY SUMMARY

- Lease Price: \$40,000/yr NNN
- Lot Size: 0.76+/- Acres
- Zoned C-1

LOCATION HIGHLIGHTS

- Washington College
- Easy Access to MD 213



R & R COMMERCIAL REALTY

46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLIE RODRIGUEZ

(302) 674-3400 OFFICE



R & R COMMERCIAL REALTY

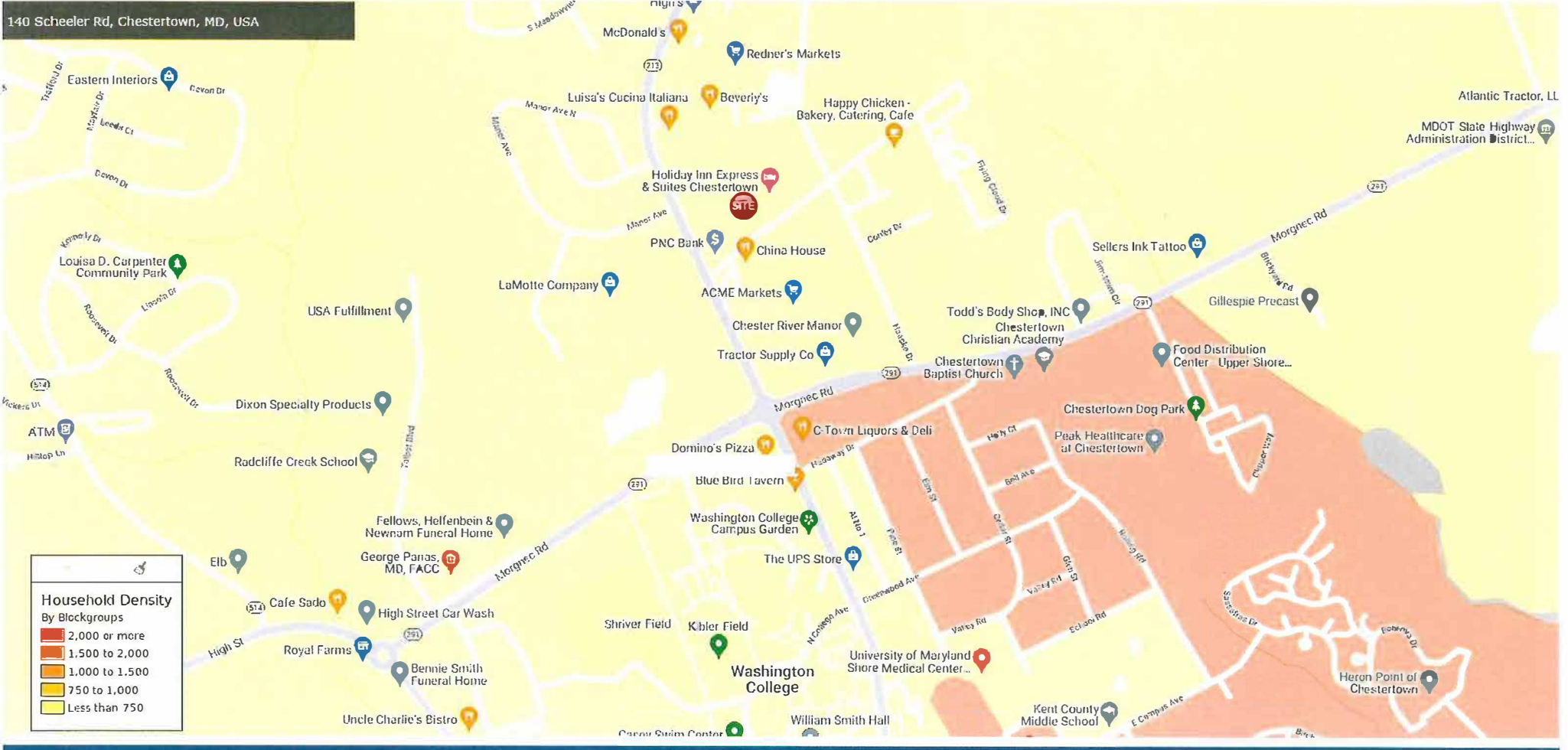
46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLIE RODRIGUEZ

(302) 674-3400 OFFICE

140 Scheeler Rd, Chestertown, MD, USA



R & R COMMERCIAL REALTY

46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLIE RODRIGUEZ

(302) 674-3400 OFFICE

WWW.RANDRCOMMERCIALREALTY.COM

Chestertown is a somewhat small coastal town (i.e. on the ocean, a bay, or inlet) located in the state of Maryland. With a population of 5,051 people and two constituent neighborhoods, Chestertown is the 125th largest community in Maryland.

Chestertown is a decidedly white-collar town, with fully 85.08% of the workforce employed in white-collar jobs, well above the national average. Overall, Chestertown is a town of service providers, sales and office workers, and professionals. There are especially a lot of people living in Chestertown who work in office and administrative support (12.63%), sales jobs (12.17%), and teaching (9.16%).

Of important note, Chestertown is also a town of artists. Chestertown has more artists, designers and people working in media than 90% of the communities in America. This concentration of artists helps shape Chestertown's character.

One interesting thing about the economy is that relatively large numbers of people worked from their home: 13.81% of the workforce. While this number may seem small overall, as a fraction of the total workforce this is high compared to the rest of the county. These workers are often telecommuters who work in knowledge-based, white-collar professions. For example, Silicon Valley has large numbers of people who telecommute. Other at-home workers may be self-employed people who operate small businesses out of their homes.

Chestertown is a small town with a large college student population. Because of this, there is a real youthful, hip vibe to the place, and much of the life in the town is centered on the college. This has helped Chestertown to buck the trend of other small towns that have suffered declining populations over the past 20 to 30 years. Spending by students, and faculty and staff jobs, are a big part of the local economy.

Chestertown is also nautical, which means that parts of it are somewhat historic and touch the ocean or tidal bodies of water, such as inlets and bays. Such areas are often places that visitors and local go for waterfront activities or taking in the scenery.

The citizens of Chestertown are among the most well-educated in the nation: 43.27% of adults in Chestertown have a bachelor's degree or even advanced degree, whereas the average US city has 21.84% holding at least a bachelor's degree.

The per capita income in Chestertown in 2018 was \$30,612, which is lower middle income relative to Maryland, and upper middle income relative to the rest of the US. This equates to an annual income of \$122,448 for a family of four. However, Chestertown contains both very wealthy and poor people as well.

Chestertown is a very ethnically-diverse town. The people who call Chestertown home describe themselves as belonging to a variety of racial and ethnic groups. The greatest number of Chestertown residents report their race to be White, followed by Black or African-American. Important ancestries of people in Chestertown include German, Irish, English, Italian, and Scottish. The most common language spoken in Chestertown is English. Other important languages spoken here include Polish and Chinese.



R & R COMMERCIAL REALTY

46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLIE RODRIGUEZ

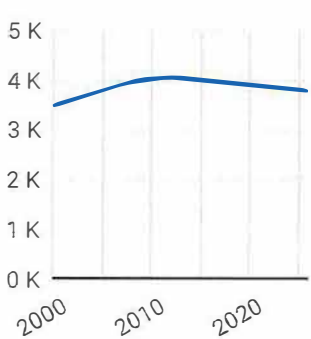
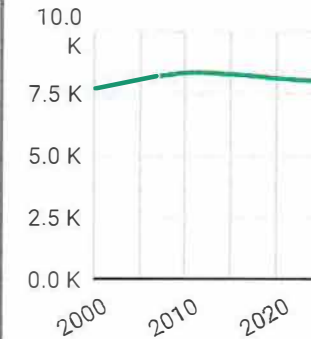
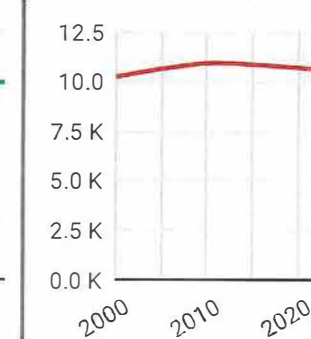
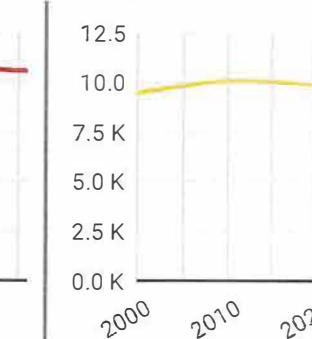
(302) 674-3400 OFFICE

Graphic Profile

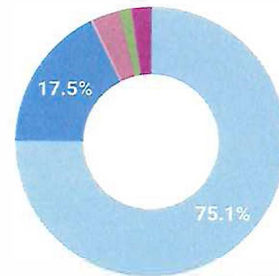
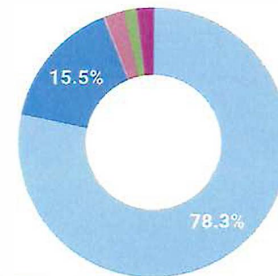
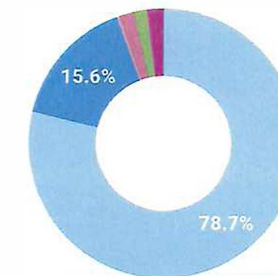
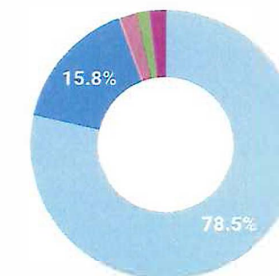
2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Lat/Lon: 39.2273/-76.0703

140 Scheeler Rd
Chestertown, MD 21620

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Population				
Estimated Population (2021)	3,872	8,067	10,670	9,852
Projected Population (2026)	3,792	7,953	10,582	9,766
Census Population (2010)	4,036	8,312	10,922	10,089
Census Population (2000)	3,476	7,661	10,233	9,463
Projected Annual Growth (2021-2026)	-80 -0.4%	-114 -0.3%	-88 -0.2%	-86 -0.2%
Historical Annual Growth (2010-2021)	-164 -0.4%	-245 -0.3%	-252 -0.2%	-237 -0.2%
Historical Annual Growth (2000-2010)	560 1.6%	651 0.8%	689 0.7%	626 0.7%
Estimated Population Density (2021)	1,233 psm	285 psm	136 psm	202 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	48.7 sq mi

Race and Ethnicity (2021)				
Not Hispanic or Latino Population				
White	3,699 95.5%	7,724 95.7%	10,221 95.8%	9,447 95.9%
Black or African American	669 18.1%	1,234 16.0%	1,640 16.0%	1,539 16.3%
American Indian or Alaska Native	3 -	7 -	10 0.1%	8 -
Asian	118 3.2%	179 2.3%	189 1.9%	186 2.0%
Hawaiian or Pacific Islander	- -	1 -	2 -	2 -
Other Race	6 0.2%	8 0.1%	11 0.1%	10 0.1%
Two or More Races	81 2.2%	147 1.9%	192 1.9%	176 1.9%
Hispanic or Latino Population				
White	173 4.5%	343 4.3%	449 4.2%	405 4.1%
Black or African American	85 49.0%	171 50.0%	223 49.7%	203 50.2%
Black or African American	9 5.4%	19 5.6%	23 5.1%	21 5.2%
American Indian or Alaska Native	7 4.2%	9 2.6%	10 2.2%	10 2.5%
Asian	11 6.3%	15 4.4%	15 3.4%	15 3.7%
Hispanic Hawaiian or Pacific Islander	- -	1 0.3%	1 0.2%	1 0.2%
Other Race	46 26.7%	104 30.3%	147 32.7%	127 31.4%
Two or More Races	14 8.0%	23 6.8%	30 6.6%	28 6.8%

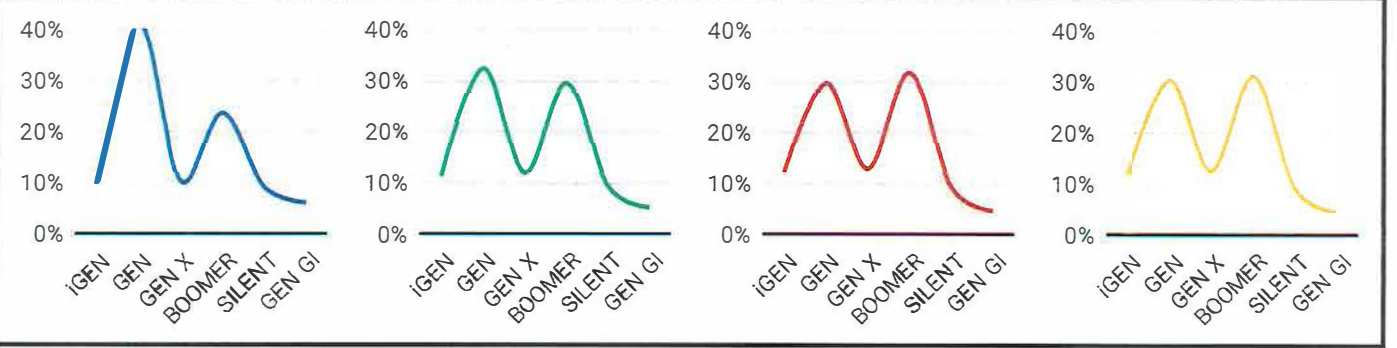
White
Black or African American
American Indian or Alaskan Native
Asian
Hawaiian or Pacific Islander
Other Race
2+ Races

Graphic Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Lat/Lon: 39.2273/-76.0703

39.2273
 -76.0703

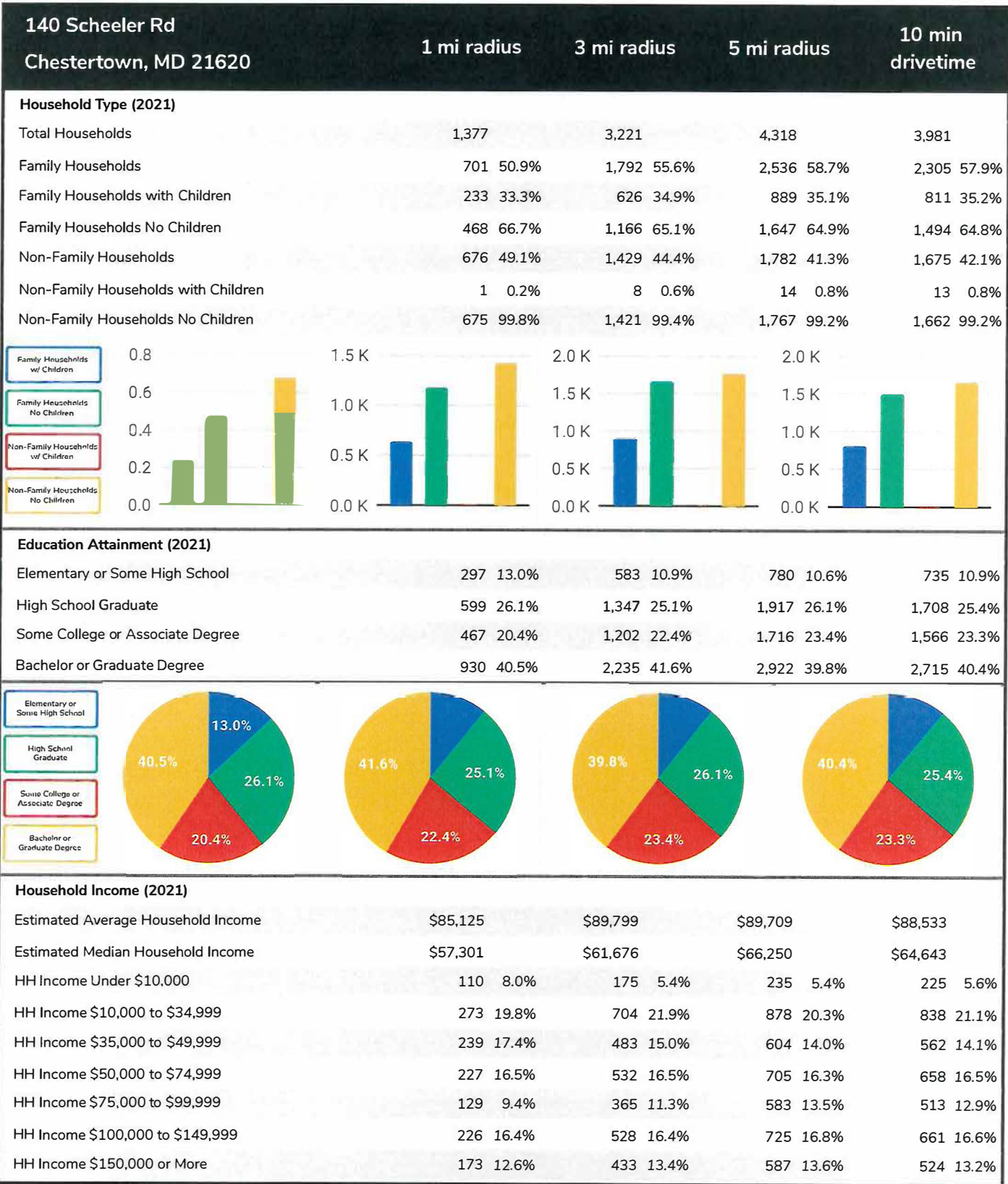
140 Scheeler Rd Chestertown, MD 21620	1 mi radius		3 mi radius		5 mi radius		10 min drivetime	
Age Distribution (2021)								
Age Under 5 Years	138	3.6%	301	3.7%	414	3.9%	377	3.8%
Age 5 to 9 Years	128	3.3%	310	3.8%	433	4.1%	393	4.0%
Age 10 to 14 Years	107	2.8%	303	3.8%	446	4.2%	402	4.1%
Age 15 to 19 Years	553	14.3%	825	10.2%	968	9.1%	923	9.4%
Age 20 to 24 Years	652	16.8%	961	11.9%	1,074	10.1%	1,031	10.5%
Age 25 to 29 Years	205	5.3%	440	5.5%	576	5.4%	539	5.5%
Age 30 to 34 Years	179	4.6%	384	4.8%	522	4.9%	481	4.9%
Age 35 to 39 Years	153	4.0%	360	4.5%	500	4.7%	459	4.7%
Age 40 to 44 Years	128	3.3%	301	3.7%	428	4.0%	390	4.0%
Age 45 to 49 Years	120	3.1%	309	3.8%	443	4.1%	404	4.1%
Age 50 to 54 Years	140	3.6%	387	4.8%	557	5.2%	503	5.1%
Age 55 to 59 Years	164	4.2%	495	6.1%	719	6.7%	649	6.6%
Age 60 to 64 Years	200	5.2%	519	6.4%	737	6.9%	665	6.7%
Age 65 to 69 Years	196	5.1%	485	6.0%	680	6.4%	616	6.3%
Age 70 to 74 Years	213	5.5%	494	6.1%	677	6.3%	613	6.2%
Age 75 to 79 Years	201	5.2%	446	5.5%	594	5.6%	547	5.6%
Age 80 to 84 Years	157	4.0%	322	4.0%	408	3.8%	382	3.9%
Age 85 Years or Over	238	6.1%	425	5.3%	496	4.6%	477	4.8%
Median Age	38.9		43.6		44.8		44.4	
Generation (2021)								
iGeneration (Age Under 15 Years)	373	9.6%	914	11.3%	1,292	12.1%	1,173	11.9%
Generation 9/11 Millennials (Age 15 to 34 Years)	1,590	41.1%	2,610	32.4%	3,140	29.4%	2,974	30.2%
Gen Xers (Age 35 to 49 Years)	400	10.3%	971	12.0%	1,371	12.8%	1,253	12.7%
Baby Boomers (Age 50 to 74 Years)	913	23.6%	2,379	29.5%	3,369	31.6%	3,046	30.9%
Silent Generation (Age 75 to 84 Years)	358	9.2%	768	9.5%	1,002	9.4%	929	9.4%
G.I. Generation (Age 85 Years or Over)	238	6.1%	425	5.3%	496	4.6%	477	4.8%



Graphic Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Lat/Lon: 39.2273/-76.0703

39.2273, -76.0703
 39.2273, -76.0703



©2021, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography - RGRAP3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

