



PRICE IMPROVEMENT DOWNTOWN RIDGELY RETAIL OPPORTUNITY

7 W BELLE ST. RIDGELY, MD 21660

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PROPERTY OVERVIEW

RETAIL INVESTMENT PROPERTY



±0.23 AC
LOT SIZE



±3,321 SF
RETAIL BUILDING



12
PARKING SPACES



2006
YEAR BUILT

PROPERTY FEATURES



RETAIL INVESTMENT



DOWNTOWN LOCATION



ON-SITE PARKING



TWO-STORY BUILDING



STREET FRONTAGE



C-2 ZONING
COMMERCIAL DISTRICT







EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a highly visible retail property in the heart of Ridgely, Maryland. The approximately 3,321-square-foot building is strategically positioned along a well-traveled corridor, providing excellent exposure to both local residents and visitors.

The property's flexible layout, strong street presence, and established location make it well-suited for a variety of retail, restaurant, service, or owner-user opportunities. Its prominent visibility and accessibility create a compelling investment for those seeking to capitalize on Ridgely's growing commercial market.

Whether expanding an existing business, establishing a new retail concept, or adding to an investment portfolio, this property offers the potential to serve as a long-term asset within a thriving community.



MARKET OVERVIEW



HISTORIC DOWNTOWN

Traditional business district with long-term community significance



LOCAL CUSTOMER BASE

Serves Ridgely residents and surrounding rural communities



YEAR-ROUND COMMERCE

Local businesses, services, and institutions drive consistent traffic



STRATEGIC LOCATION

Positioned between major Eastern Shore employment centers

KEY MARKET HIGHLIGHTS

METRIC

	Property Location	Downtown Ridgely CBD
	County	Caroline County, Maryland
	Distance to Denton	7 Miles
	Distance to Easton	19 Miles
	Distance to Centreville	18 Miles
	Distance to Dover, DE	32 Miles
	Distance to Annapolis	50 Miles
	Access to Route 404	Approx. 1.5 Miles
	Zoning	C-2 Central Business District
	Building Size	±3,321 SF

DOWNTOWN RIDGELY RETAIL CORRIDOR

Ridgely serves as one of Caroline County's historic commercial centers, providing essential retail, dining, and service offerings to local residents and surrounding rural communities. Located along Maryland's Eastern Shore, the town benefits from its proximity to major regional corridors, including US Route 404, which connects the area to Annapolis, Wilmington, and the Delaware Beaches.

The property's location within Ridgely's Central Business District places it among established local businesses, community institutions, and municipal services that generate consistent foot traffic and support year-round commerce.

CAROLINE COUNTY MARKET

Caroline County continues to attract residents and businesses seeking a more affordable alternative to larger Eastern Shore markets. Population growth throughout the region, combined with increasing commuter activity to Easton, Annapolis, and Delaware employment centers, has supported demand for neighborhood retail and service-oriented businesses.

Ridgely's strategic position between Easton and Dover provides access to a broad customer base while maintaining the advantages of a small-town business environment.

INVESTMENT DRIVERS

- Prime location within Ridgely's Central Business District
- Flexible C-2 zoning allowing a wide range of commercial uses
- Direct access to US Route 404, a major Eastern Shore corridor
- Limited supply of downtown retail properties available for purchase
- Strong visibility along one of Ridgely's primary commercial streets
- Proximity to Easton, Denton, Centreville, and Dover employment centers
- Growing Eastern Shore population and tourism activity
- Historic downtown setting with long-term community significance



HISTORIC DOWNTOWN LOCATION

Located in the heart of Ridgely's traditional business district.



REGIONAL CONNECTIVITY

Quick access to Route 404, Easton, Annapolis, and Delaware.



FLEXIBLE COMMERCIAL ZONING

Supports retail, restaurant, office, and service uses.



LIMITED DOWNTOWN INVENTORY

Rare opportunity to acquire a commercial building in Ridgely's CBD.

RETAILER MAP



LOCATION OVERVIEW



1,610

Ridgely
Population



33,000+

Caroline County
Population



1,200+

Caroline County
Businesses



Located in
Ridgely CBD
Central Business
District

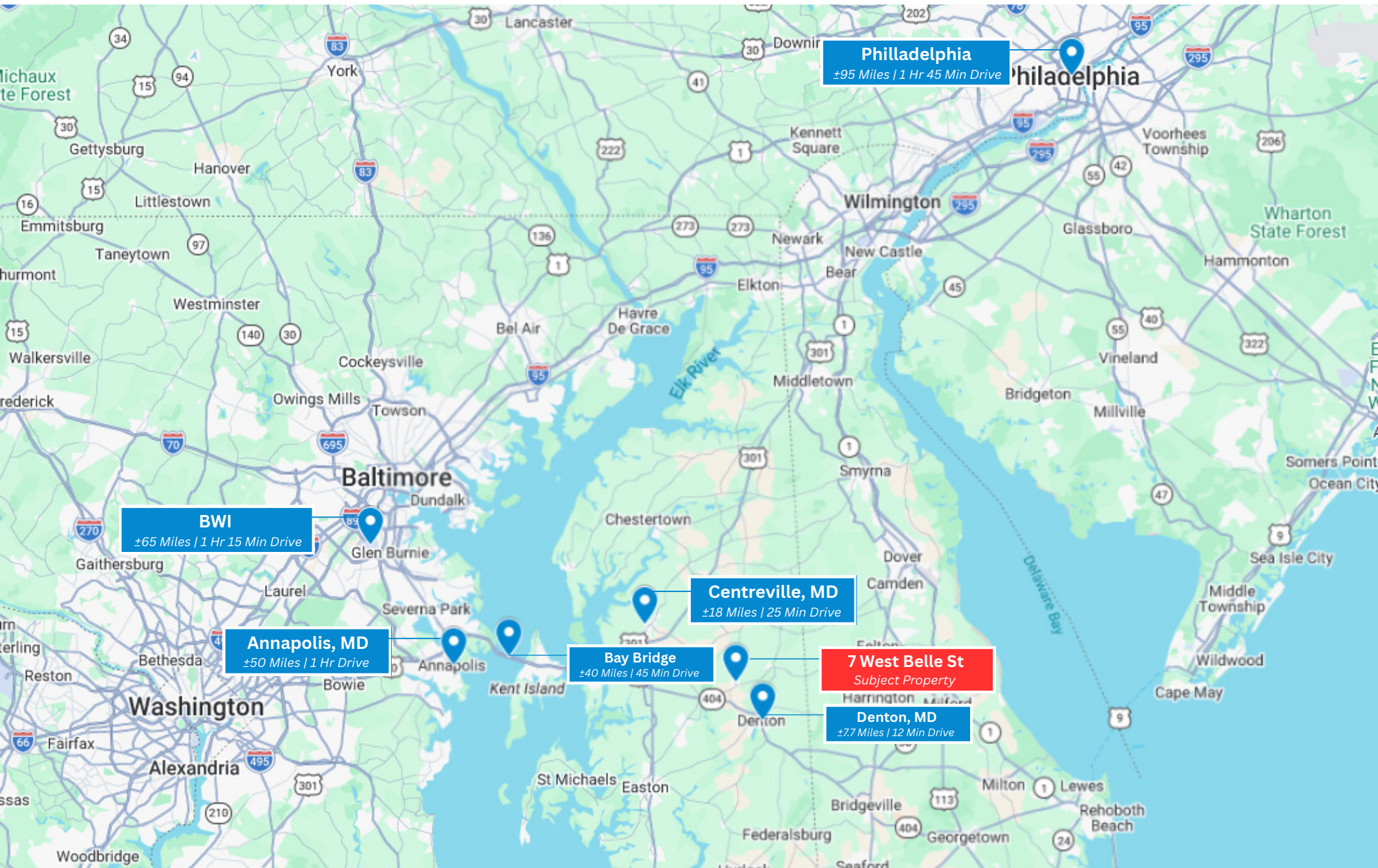
Located in the heart of Ridgely's Central Business District, 7 W. Belle Street offers a prime position within one of Caroline County's most established commercial corridors. The property benefits from prominent frontage along Belle Street, providing excellent visibility and convenient access for customers, tenants, and visitors.

Ridgely serves as a key Eastern Shore community with direct connectivity to major regional routes, including MD Route 404, allowing efficient access to Easton, Denton, the Delaware beaches, and surrounding population centers. The property's Central Business District location places it within walking distance of local businesses, municipal services, and community amenities, helping drive consistent traffic throughout the area.

Zoned C-2 (Central Business District), the property supports a wide range of retail, restaurant, office, and service-oriented uses, offering long-term flexibility for investors and future occupants. With its strategic location, strong street presence, and position within Ridgely's historic downtown core, 7 W. Belle Street presents an attractive opportunity to invest in a well-located commercial asset on Maryland's Eastern Shore.



LOCATION MAP



DEMOGRAPHIC SUMMARY

7 West Belle Street, Ridgely, MD 21660



9,646

Population
2025 Estimate
(5-Mile Radius)



3,618

Total Households
(5-Mile Radius)



\$96,727

Average Household
Income



\$317,410

Median
Home Value

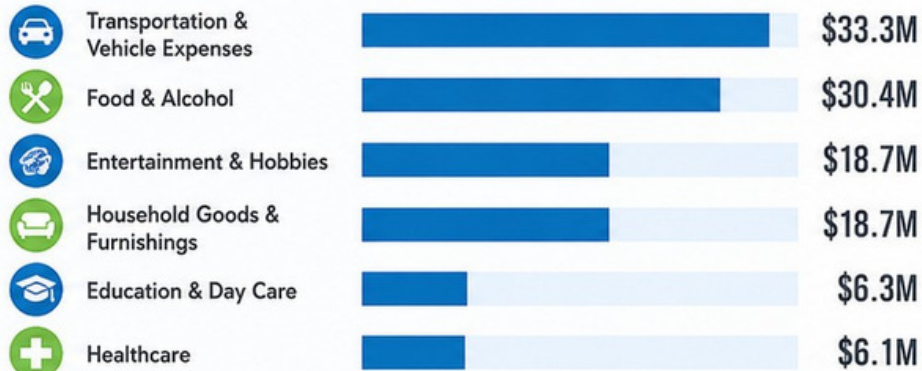


41.4

Median Age
(5-Mile Radius)

[VIEW FULL REPORT](#)

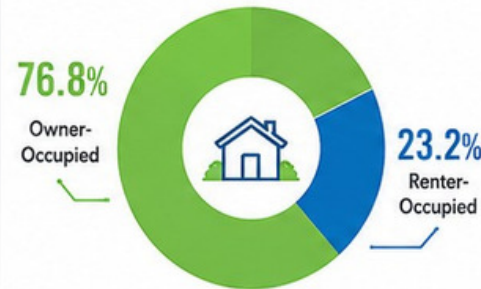
CONSUMER SPENDING PROFILE (5-MILE RADIUS)



Source: CoStar 2025 Annual Spending

HOUSING & INCOME HIGHLIGHTS

HOUSING OCCUPANCY (5-Mile Radius)



- ✓ Median Household Income: \$70,331
- ✓ Average Household Income: \$96,727
- ✓ Median Home Value: \$317,410
- ✓ 3,618 Households within 5 Miles
- ✓ Population Growth Projected Through 2030 (2.62% growth 2025–2030)



ESTABLISHED RETAIL TRADE AREA

Downtown Ridgely serves as a commercial hub for Caroline County.



REGIONAL ACCESSIBILITY

Convenient access via MD Route 404 connecting Easton, Denton & Delaware.



STRONG CONSUMER SPENDING

\$119.3M in total annual consumer spending within 5 miles.



STABLE HOUSING MARKET

High owner-occupancy supports long-term community investment.



PROJECTED GROWTH

Population and household growth expected through 2030.



EASTERN SHORE COMMUNITY

Established neighborhoods and local businesses support year-round activity.

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