



Offering Memorandum



Western Auto Site

1406 MAIN STREET, STEVENSVILLE, MD 21666

PRESENTED BY:

ROSS BENINCASA

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MD #5006326

PROPERTY SUMMARY

WESTERN AUTO SITE

1406 MAIN STREET
STEVENSVILLE, MD 21666

OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	Negotiable
BUILDING SIZE:	12,034 SF
LOT SIZE:	1.78 Acres
DAILY TRAFFIC VOL.	78,698 AADT



PROPERTY SUMMARY

Positioned at the gateway to Kent Island, 1406 Main Street commands 1.78 acres with dual frontage on U.S. Route 50/301 and Main Street — among the most visible corners on Maryland's busiest Eastern Shore corridor. The site holds a three-building commercial complex of approximately 12,034 square feet: a large retail store fronting Route 50, a separate retail building addressing Main Street, and service space totaling nine drive-in bays. A freestanding billboard along Route 50 adds a standalone income stream and highway-grade exposure.

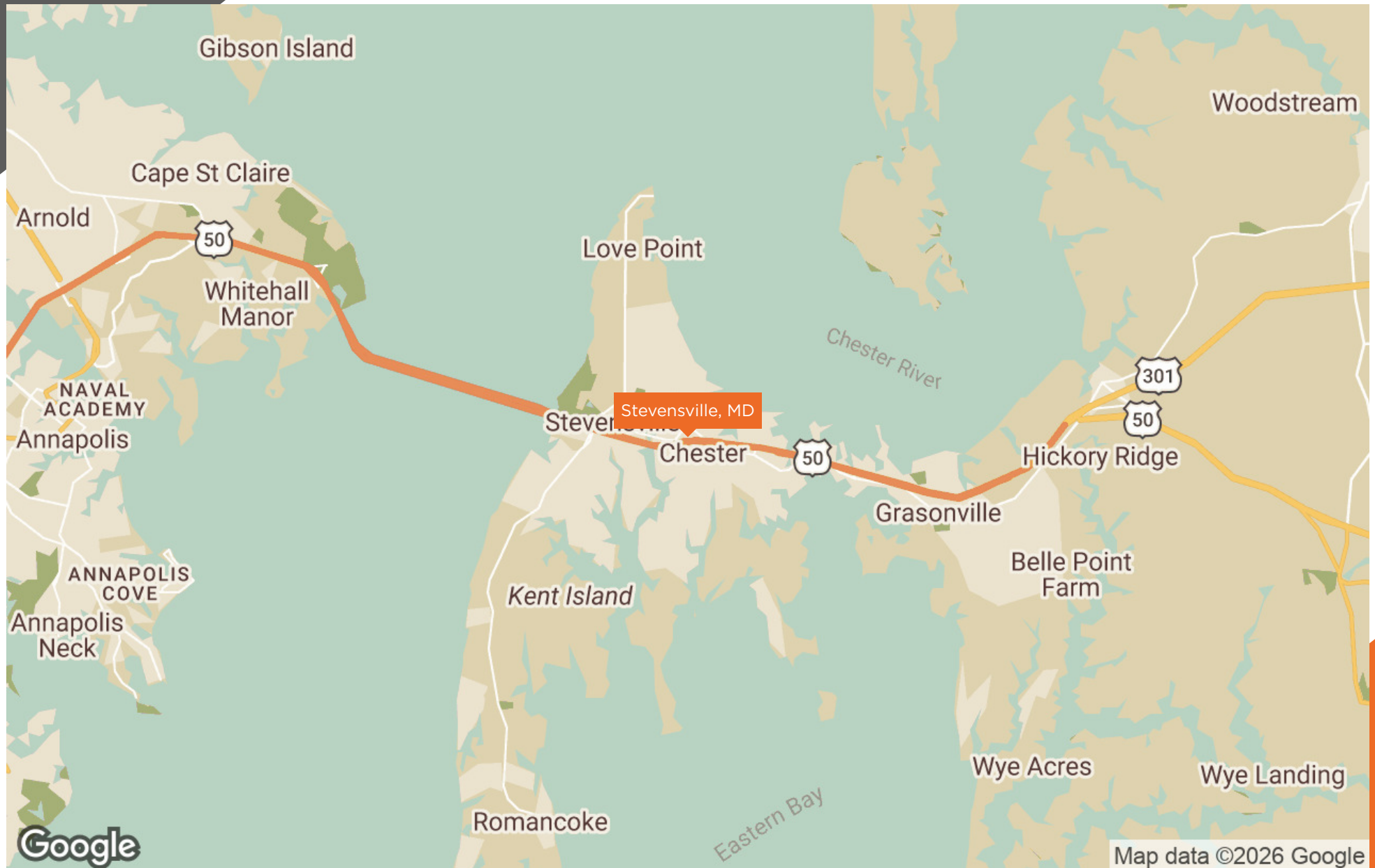
PROPERTY PHOTOS



ADDITIONAL PHOTOS



REGIONAL MAP



RETAILER MAP

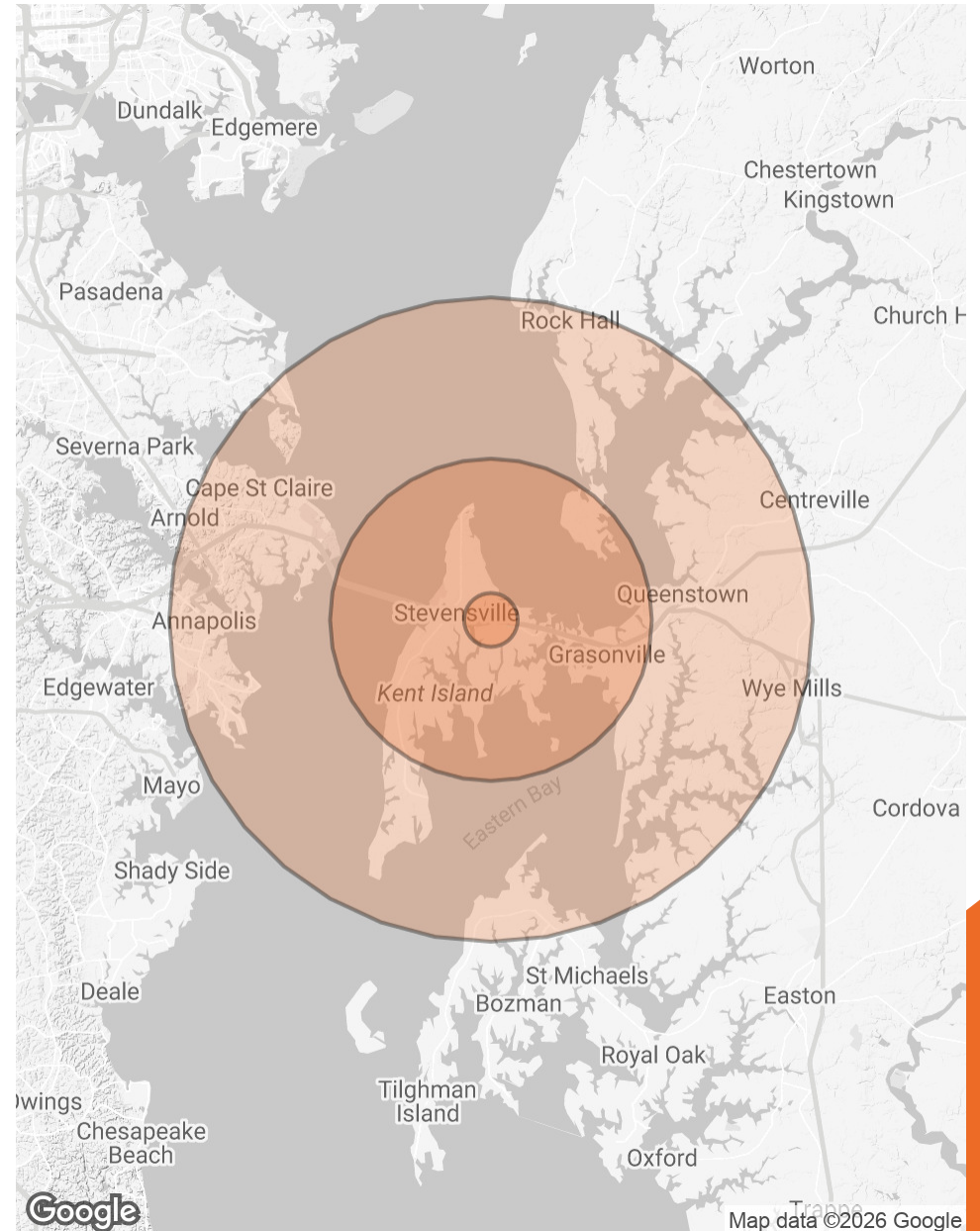


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	6 MILES	12 MILES
TOTAL POPULATION	2,164	20,614	108,423
AVERAGE AGE	48.8	46.0	44.9
AVERAGE AGE (MALE)	45.8	44.5	43.4
AVERAGE AGE (FEMALE)	50.3	47.7	45.7

HOUSEHOLDS & INCOME	1 MILE	6 MILES	12 MILES
TOTAL HOUSEHOLDS	993	8,103	43,554
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$142,322	\$155,032	\$166,617
AVERAGE HOUSE VALUE	\$525,616	\$569,453	\$639,907

2023 American Community Survey (ACS)



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 County. He is also a member of the Leadership Maryland Class of 2026.

MEMBERSHIPS

SVN | Miller Commercial Real Estate

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