

**LEASE**

# The Packing House

**411 A DORCHESTER AVENUE**

Cambridge, MD 21613

**PRESENTED BY:**

**ROSS BENINCASA**

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MD #5006326



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	60,596 SF
<b>AVAILABLE SF:</b>	3,515 - 15,000 SF
<b>LOT SIZE:</b>	1.94 Acres
<b>YEAR BUILT:</b>	1929
<b>RENOVATED:</b>	2018
<b>MARKET:</b>	Eastern Shore of Maryland

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## PROPERTY OVERVIEW

Welcome to The Packing House, the heart of Cambridge's innovation and commerce. This historic 60,000 square foot building, originally built in 1920, has been thoughtfully repurposed to blend the Eastern Shore's rich agricultural heritage with a modern entrepreneurial spirit. The Packing House has been masterfully transformed into a Class A mixed-use development that prioritizes professional wellness and collaborative spaces. This adaptive historic renovation echoes the industrious spirit of the Eastern Shore, offering a sophisticated destination for entrepreneurs and businesses.

SPACES	LEASE RATE	SPACE SIZE
<b>SUITE 101</b>	\$16.00 - 18.00 SF/yr	3,515 SF
<b>SUITE 100</b>	\$16.00 - 18.00 SF/yr	3,755 SF
<b>SUITE 200 - MERGE</b>	Negotiable	15,000 SF

## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	The Packing House
<b>PROPERTY TYPE</b>	Office, small and medium-scale food production, retail, office and event space
<b>APN</b>	1007-191286
<b>BUILDING SIZE</b>	60,596 SF
<b>LOT SIZE</b>	1.94 Acres
<b>YEAR BUILT</b>	1929
<b>YEAR LAST RENOVATED</b>	2018
<b>NUMBER OF FLOORS</b>	2
<b>AVERAGE FLOOR SIZE</b>	29,500 SF

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- **Wellness and Collaboration:** Designed to foster a community centered on professional wellness, with spaces crafted for collaboration and growth.
- **Mixed-Use Development:** Combines retail, office, and community spaces, creating a dynamic environment for business and leisure.
- **Adaptive Renovation:** Open floor plans, soaring ceilings, and historic architectural features create an authentic Eastern Shore manufacturing aesthetic
- **Entrepreneurial Hub:** Tailored for both established companies and startups, providing a platform for innovation on the Eastern Shore.

**ADDITIONAL PHOTOS**



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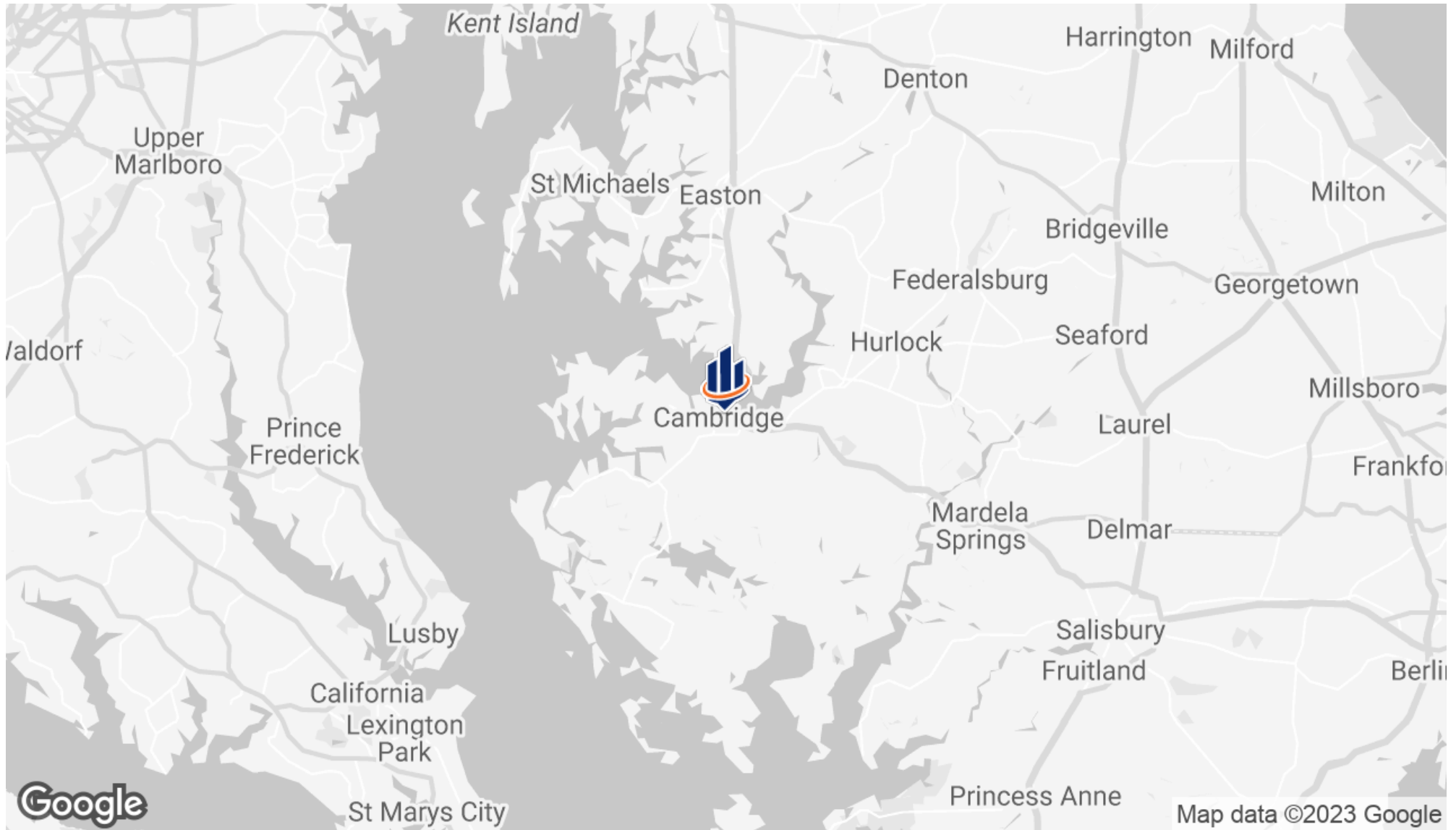
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# LOCATION MAP



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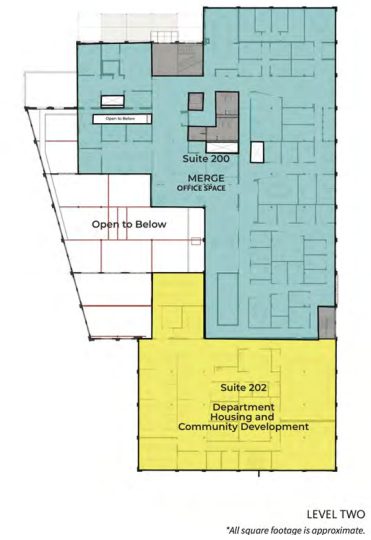
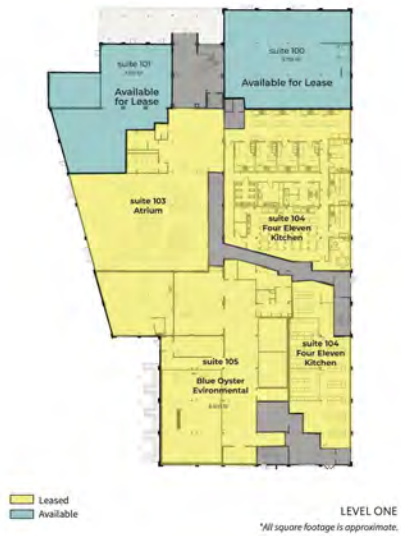
# RETAILER MAP



Map  
data  
©2023  
Google

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## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN; Full Service
<b>TOTAL SPACE:</b>	3,515 - 15,000 SF

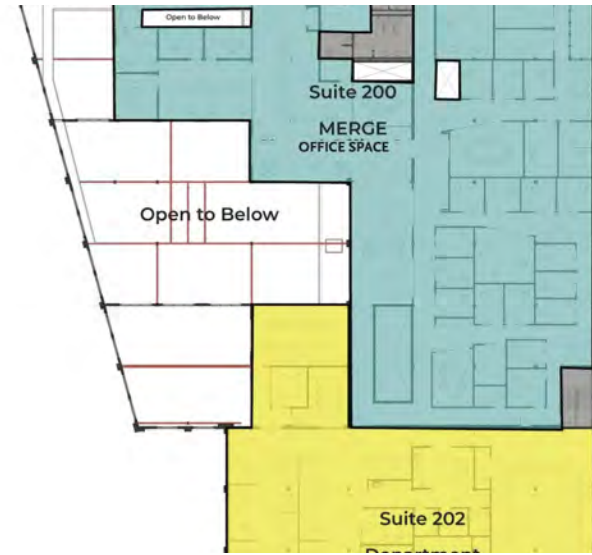
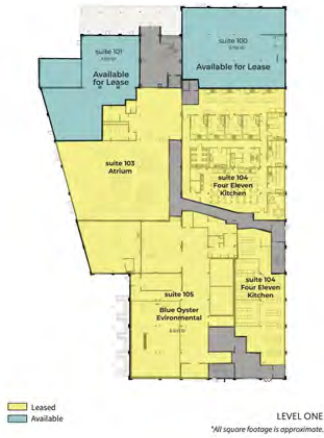
<b>LEASE TERM:</b>	Negotiable
<b>LEASE RATE:</b>	\$16.00 - \$18.00 SF/yr

## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	3,515 SF	NNN	\$16.00 - 18.00 SF/yr	Retail or restaurant opportunity with both parking-lot and rail-trail frontage. Easy access to atrium event space. Work with our team to build out your dream retail or restaurant space on the ground floor of The Packing House.
Suite 100	Available	3,755 SF	NNN	\$16.00 - 18.00 SF/yr	Fantastic retail or office opportunity with road frontage on Dorchester Avenue. Great opportunity for recreation outfitter, cafe, or artisan-focused retailer.

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**SUITE                      TENANT      SIZE (SF)      LEASE TYPE      LEASE RATE      DESCRIPTION**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200 - MERGE	Available	15,000 SF	Full Service	Negotiable	MERGE is a dynamic and inspiring hub that brings together a diverse community to foster creativity, growth, and entrepreneurship. MERGE memberships provides flexible workspaces, conference rooms and unique common areas to stimulate collaborative conversations with like-minded entrepreneurs. Located in the newly restored Phillips Packing House, MERGE provides its members the opportunity to transform their ideas into successful companies.

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# DEMOGRAPHICS MAP & REPORT

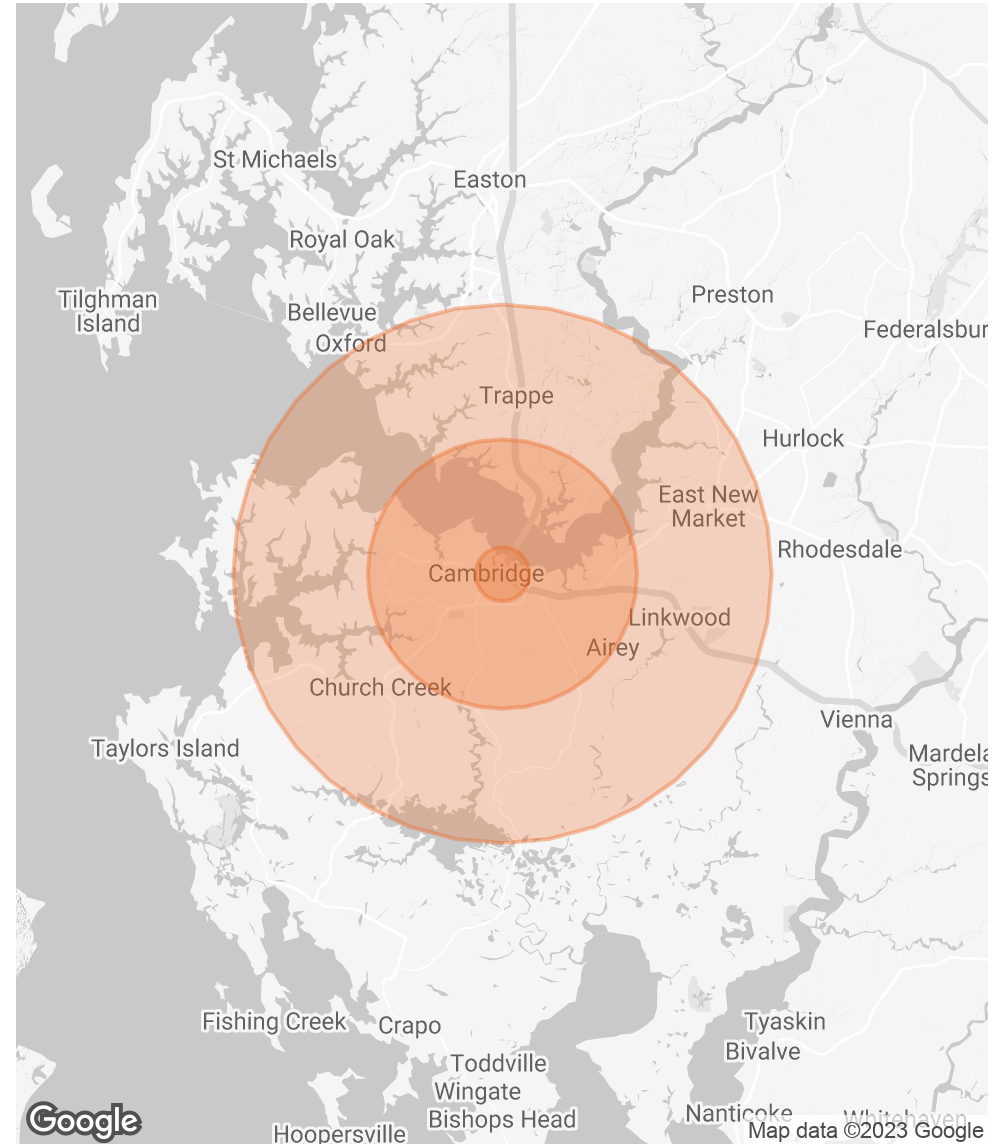
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	2,311	17,289	27,413
<b>AVERAGE AGE</b>	42.7	41.0	42.6
<b>AVERAGE AGE (MALE)</b>	38.6	37.9	40.4
<b>AVERAGE AGE (FEMALE)</b>	43.0	41.3	43.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,057	7,440	11,632
<b># OF PERSONS PER HH</b>	2.2	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$50,455	\$52,021	\$61,642
<b>AVERAGE HOUSE VALUE</b>	\$291,928	\$280,701	\$354,061

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO



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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

**SVN | Miller Commercial Real Estate**  
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