### **FOR LEASE**

### PAD SITE OPPORTUNITY

# PAD SITE OPPORTUNITY Marlboro Avenue | Easton, MD



**Lease Price:** Negotiable

**Acres:** 0.25

**Zoning:** Commercial

**PROPERTY OVERVIEW:** This Pad Site opportunity is located at the corner of the, heavily trafficked, Easton Parkway and Marlboro Avenue. This is one of the busiest intersections in the entire Easton marketplace. The site is located in the middle of Easton's retail corridor and is part of Tred Avon Square. Tred Avon Square is a true neighborhood center anchored by Acme, Flagship Cinemas and Big Lots. This pad is also surrounded by many of the markets most prominent shopping centers. Landlord is open to a variety of options, including ground lease and build to suit. Drive-thru capabilities are also possible.

Contact broker for more information.



# **RETAILER MAP**

#### **PAD SITE OPPORTUNITY**

#### PAD SITE OPPORTUNITY Marlboro Avenue | Easton, MD

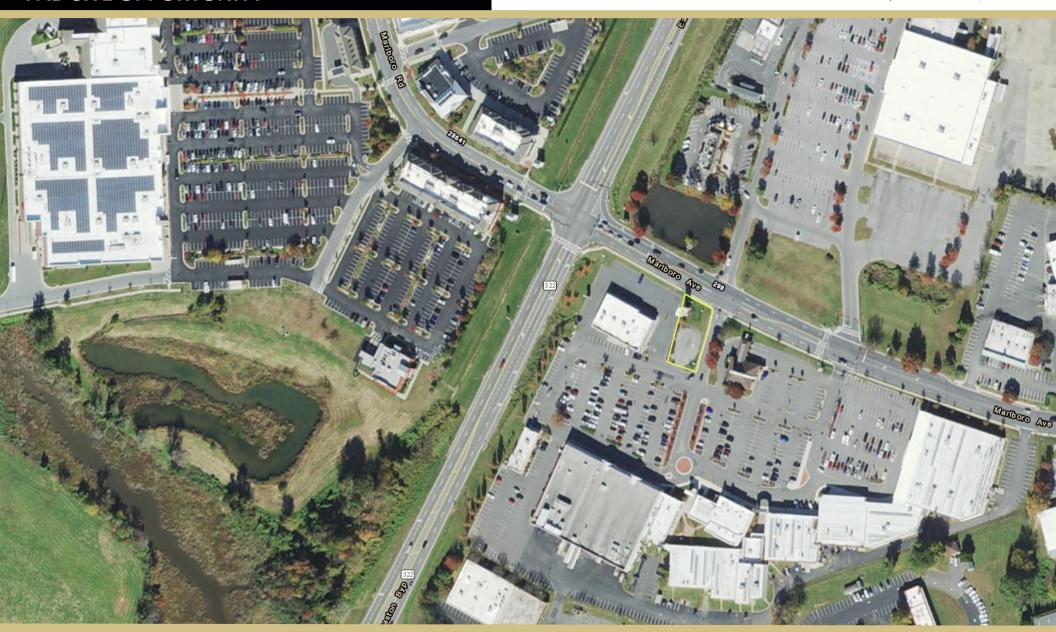


## **AERIAL**

#### **PAD SITE OPPORTUNITY**

### PAD SITE OPPORTUNITY

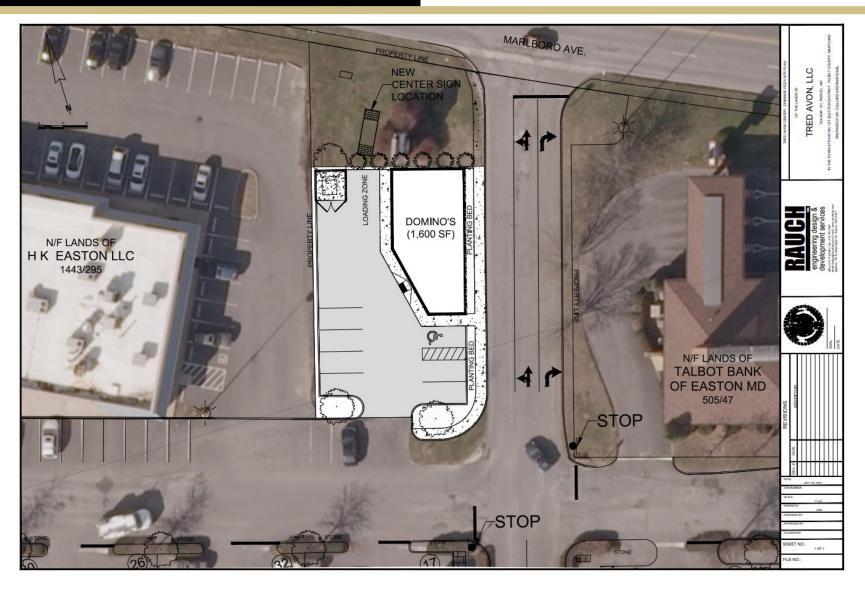
Marlboro Avenue | Easton, MD



# SITE PLAN

#### **PAD SITE OPPORTUNITY**

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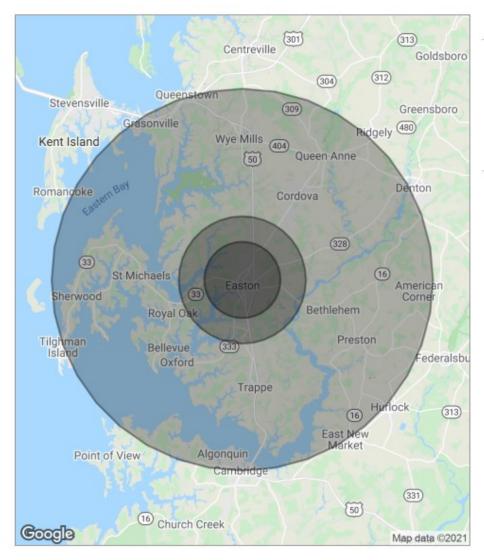
PROPOSED/APPROVED SITE PLAN



## **DEMOGRAPHICS**

#### **PAD SITE OPPORTUNITY**

# PAD SITE OPPORTUNITY Marlboro Avenue | Easton, MD



POPULATION	3 MILES	5 MILES	15 MILES
Total population	15,255	22,479	68,832
Median age	42.2	43.7	45.1
Median age (Male)	38.7	41.3	43.5
Median age (Female)	44.7	45.3	45.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total households	6,489	9,304	27,946
# of persons per HH	2.4	2.4	2.5
Average HH income	\$71,504	\$78,620	\$83,541
Average house value	\$361,402	\$362,384	\$429,839

<sup>\*</sup> Demographic data derived from 2010 US Census