



OFFICE SPACE FOR LEASE

MOOSE LODGE ROAD
CAMBRIDGE, MD 21613

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Senior Advisor
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Property Summary



OFFERING SUMMARY

Available SF: 3,886 SF

Lease Rate: \$3,400/month

Market: Eastern Shore of Maryland

Submarket: Cambridge

PROPERTY OVERVIEW

Beautiful, professional, Class A office space for lease in Cambridge, MD.
Private offices, break room, lobby and shared conference room

PROPERTY HIGHLIGHTS

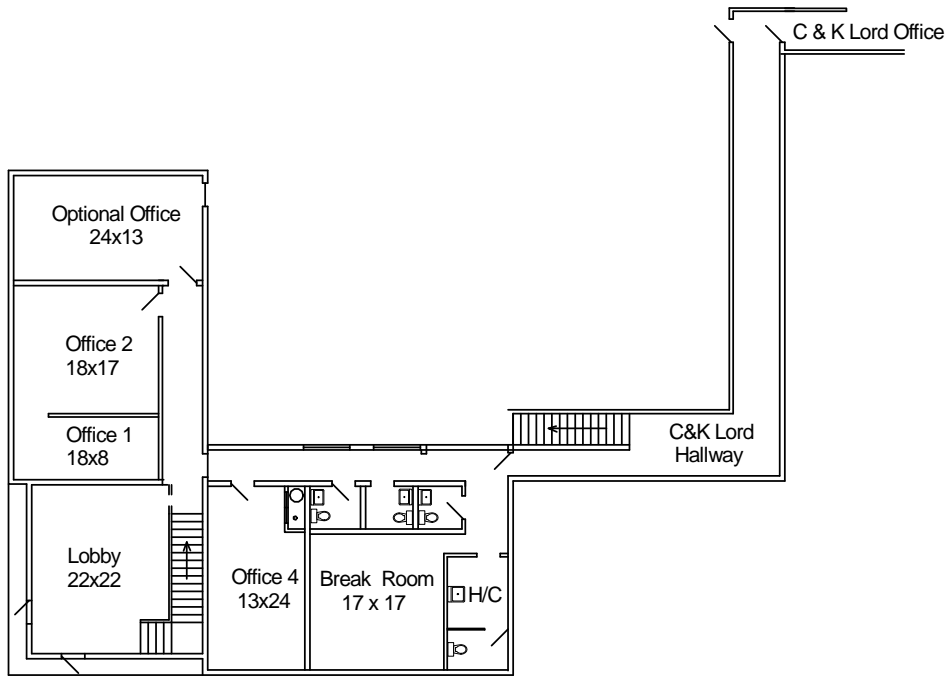
- Owner pays electric, water, sewer and landscaping
- Easy access to US Rt. 50
- Zoned Lt. Industrial but office use is allowed

Additional Photos (To Be Updated)

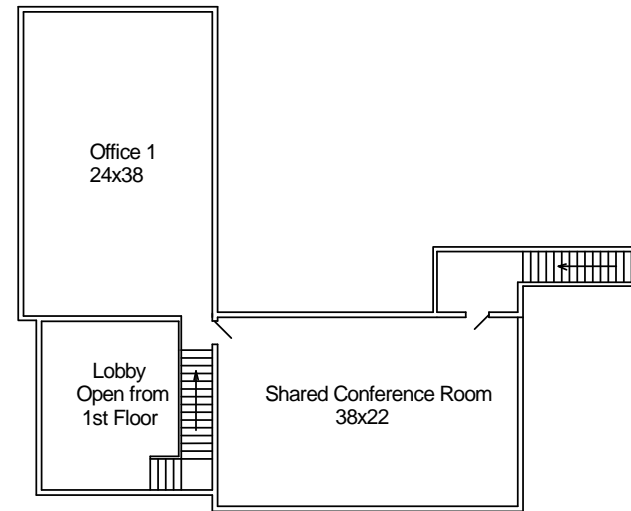


Additional Photos (To Be Updated)

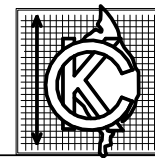




1st Floor



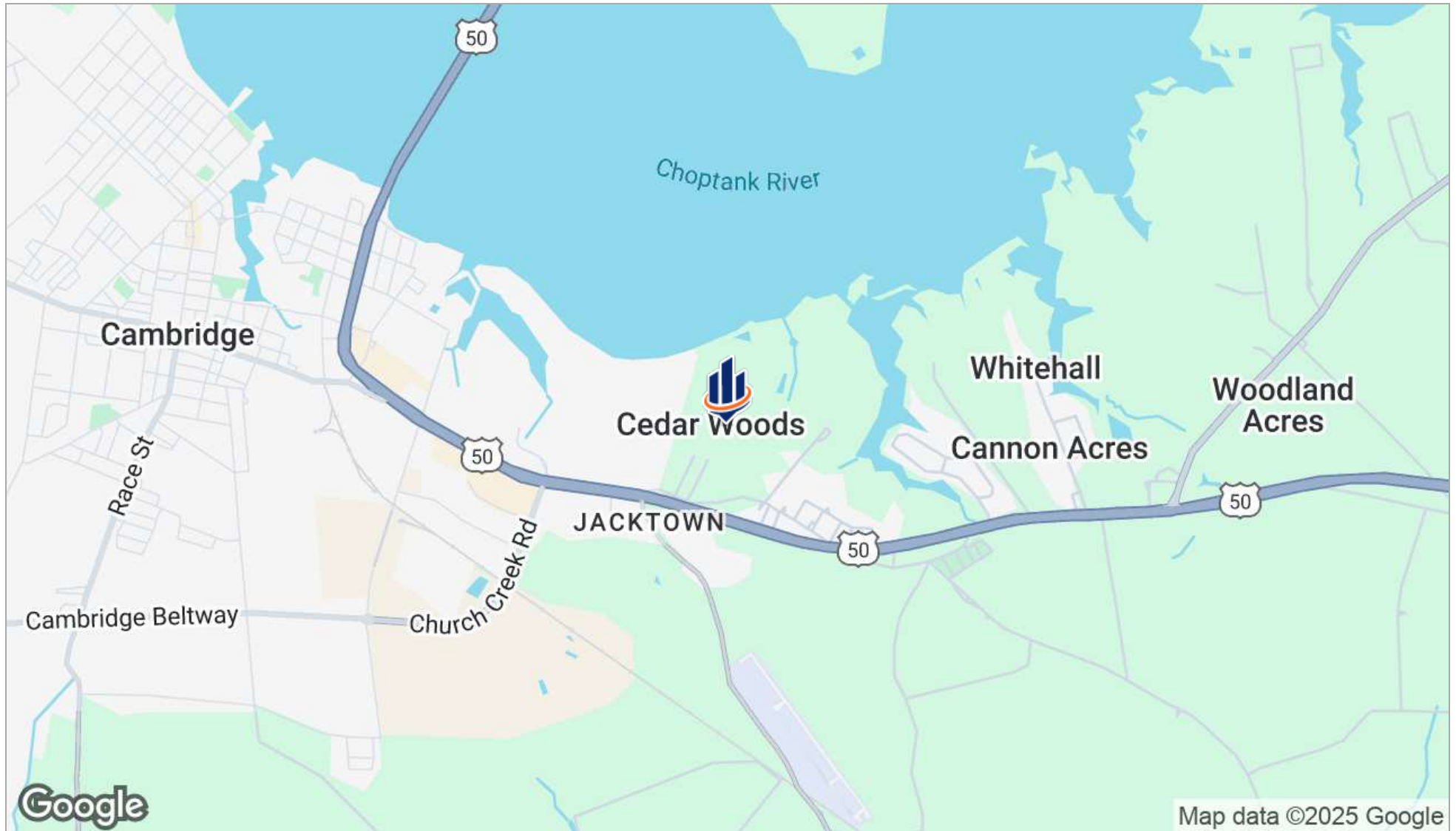
2nd Floor



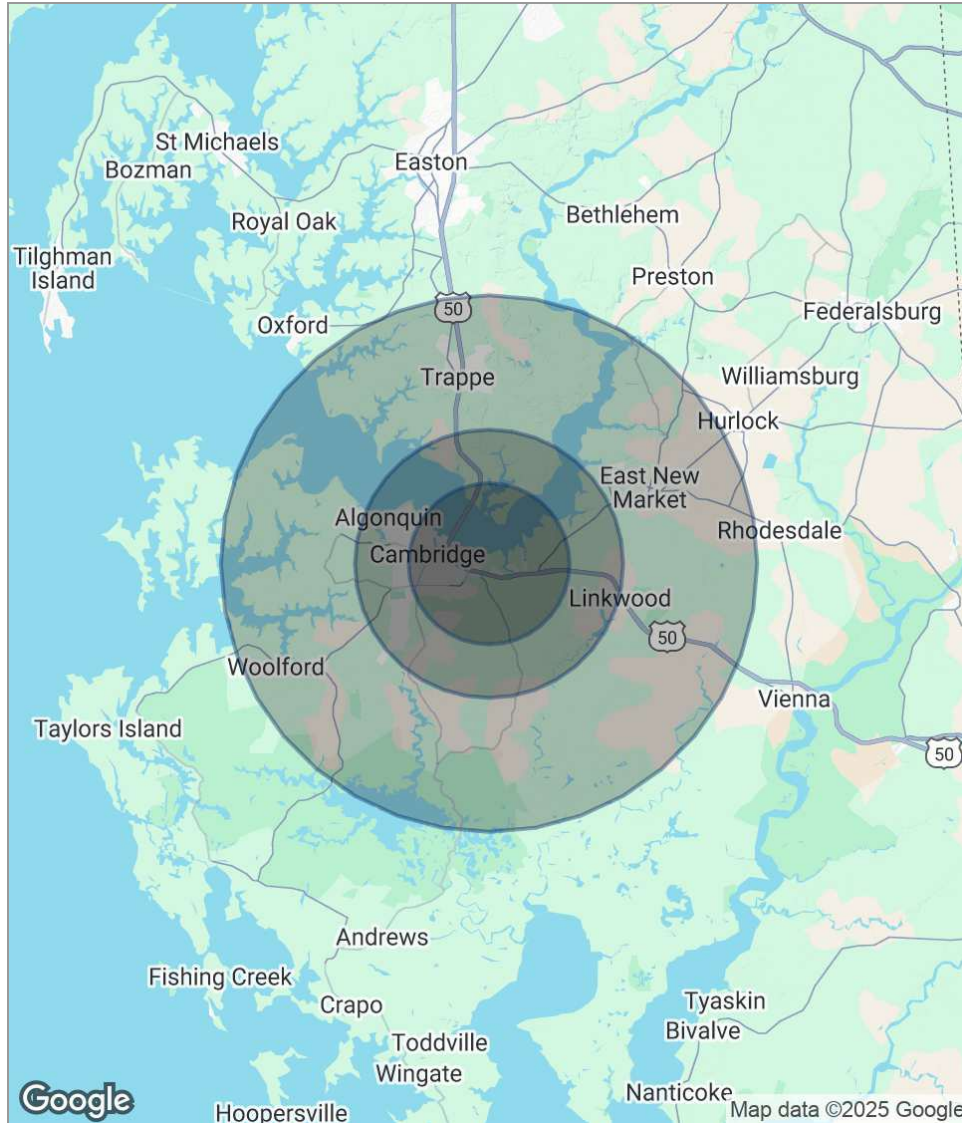
PROJECT	
Proposed 1st and 2nd Floor Layout	
FILE	Proposed Office, 1st Floor
DATE	5/21/14
SCALE	1/8" : 1 ft
DRAWN BY:	A Tolley
	Approx Dimensions
C. & K. Lord, Inc.	
5461 MOOSE LODGE ROAD SUITE 2 PH 410-228-2070	

LETTER	REVISION DESC	DATE	INTL

Location Maps



Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	5,867	15,625	27,379
Median age	44.6	41.6	42.5
Median age (Male)	41.3	38.1	40.3
Median age (Female)	45.1	42.1	43.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	2,720	6,744	11,601
# of persons per HH	2.2	2.3	2.4
Average HH income	\$57,872	\$52,694	\$61,746
Average house value	\$335,990	\$293,110	\$346,856

* Demographic data derived from 2020 ACS - US Census

ZONING
155 Attachment 1

Table of Permitted Uses by Zoning District
Dorchester County, Maryland

Page 1
[Amended 2-3-2009 by Bill No. 2009-1; 6-13-2000 by Ord. No. 273; 10-30-2001 by Ord. No. 299; 9-24-2002 by Ord. No. 310; 9-14-2004 by Bill No. 2004-21;
5-17-2005 by Bill No. 2005-6; 8-11-2009 by Bill No. 2009-8; 10-18-2011 by Bill No. 2011-7; 7-15-2014 by Bill No. 2014-8; 4-7-2015 by Bill No. 2015-3; 7-9-2016 by Bill No. 2016-4; 12-20-2016 by Bill No. 2016-7]

Use Category	Use	Includes/Excludes	Requirements	Zoning District												
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	L-1	L-2
Agriculture	Accessory agricultural uses and structures	Includes: 1. Farm buildings, barns, cribs, sheds, toolrooms, workshops, tanks and silos; 2. Open or enclosed storage of farm materials, products, equipment or vehicles; 3. Petroleum storage not for resale, subject to county, state and federal regulations; 4. Grain flow, field blending and packaging, including milling, drying and storing; 5. The use of trailers for storage	See supplementary use regulations for agricultural equipment storage	A	A	A	A	A	A	A	A	A	A	A	A	A
Agriculture	Accessory agricultural uses and structures, cont.															
Agriculture	Agricultural fertilizer, livestock feed and grain mixing, storage and sale		Buildings must be set back 200 feet from any property line or public way				S		S							
Agriculture	Agricultural processing	Includes raw product packaging, freezing and canning		P	S	S	S		P							
Agriculture	Agricultural production	Includes growing field crops, grazing, livestock feeding and supplemental feeding, not including feeding lots, hay production, orchards, vegetable growing, sod farming, vineyards and Christmas tree growing		P	P	P	P		P							
Agriculture	Farm winery	Includes: 1. Processing and storage of fruit juice, or fruit grown on the property. 2. Winery tours and picnic area. 3. Wholesale and retail sales. 4. Tasting room, limited food service and promotional events. 5. A restaurant may be permitted in the AC District by special exception approval.	See supplementary use regulations for farm winery	P				P,S	P							
Agriculture	Grain processing, drying and storage (wholesale commercial)	Grain dryers	Buildings must be set back 200 feet from any property line or public way.	P	S	S	S		P							
Agriculture	Greenhouse and plant nursery (as accessory to agricultural production on a farm)			A	A	A	A		A							A
Agriculture	Greenhouse and plant nursery, retail			S	S	S	S		S							P
Agriculture	Greenhouse and plant nursery, wholesale	Includes retail sales only of products grown on the premises.		P	P	S	S		P							P
Agriculture	Livestock auction house and sales yards			S					S							P
Agriculture	Poultry and hog houses, horse and dairy barns and manure storage and composting structures	Includes feeding lots, accessory agricultural lagoons and other uses involving the concentrated handling or containment of animals and their waste.	See supplementary use regulations under poultry and hog houses, etc.	P	S				P							
Agriculture	Produce market		See supplementary use regulations for produce market													
Agriculture	Produce stands	Includes offering fresh agricultural products, in season, for sale	Stands shall provide safe and adequate access and off-street parking. Stands shall be completely removed or closed as appropriate at the end of the season.	P	P	P	P		P							P

P = Permitted Principal Use, S = Special Exception, A = Accessory Use, Blank = Not permitted

DORCHESTER COUNTY CODE

Table of Permitted uses by Zoning District
Page 6
[Amended 6-13-2000 by Ord. No. 273]

Use Category	Use	Includes/Excludes	Requirements	Zoning District													
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2	
Industrial	Explosive materials storage		1. Not exceeding 500 pounds; 2. State and federal permits and licenses must be obtained; 3. All setbacks must be measured from property lines and not from dwellings.													S	S
Industrial	Flammable liquid storage and wholesale distribution		1. Storage areas and structures must be set back 200 feet from property lines and public ways. 2. Use must meet all fire prevention regulations. 3. See supplementary use regulations for industrial uses.													P	P
Industrial	Ice manufacturing/cold storage		See supplementary use regulations for industrial uses.													P	P
Industrial	Junk and salvage yards		See supplementary use regulations.														S
Industrial	Land clearing debris landfills and rubble landfills, commercial		1. This use may only be established in a Solid Waste Overlay District. 2. See supplementary use regulations for rubble landfills and land clearing debris landfills.					P								P	P
Industrial	Land clearing debris landfills and rubble landfills, private							S								S	S
Industrial	Manufacturing and repair of sheet metal products	Includes heating and ventilation equipment	See supplementary use regulations for industrial uses.													P	P
Industrial	Manufacturing, general	Includes the compounding, processing, packaging, storage and treatment of: 1. Cosmetics, pharmaceuticals and food products, but excludes rendering or refining; 2. Articles of merchandise from previously prepared materials; 3. Instruments, novelties, electrical appliances and devices. Also includes assembly of parts into a final product.	See supplementary use regulations for industrial uses.													P	P
Industrial	Manufacturing, general, cont.																

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DORCHESTER COUNTY CODE

Table of Permitted Uses by Zoning District
 Dorchester County, Maryland
 Page 10
 [Amended 6-13-2000 by Ord. No. 273]

Use Category	Use	Includes/Excludes	Requirements	Zoning District												
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2
Maritime	Shore erosion protection devices	Includes bulkheads, rip-rap, jetties, groins and marsh creation or other nonstructural shore protection devices.	See supplementary use regulations for accessory uses and for waterfront structures.	P	P	P	P	P	P	P	P	P	P	P	P	P
Maritime	Water-dependent fisheries facility, commercial	Includes but is not limited to structures for crab shedding, fish off-loading docks, shellfish culture operations and shore-based facilities necessary for aquaculture operations and fisheries activities.	These uses may be permitted in the tidewater buffer.	P		P				P						
Maritime	Yacht clubs		See supplementary use regulations for waterfront structures.											S	P	P
Recreational	Amusements, commercial indoor	Includes billiards, bowling, health clubs, banquet halls, skating rinks, tennis or racquetball clubs, indoor ball courts, batting cages, game arcades and theaters.												S	P	P
Recreational	Amusements, commercial outdoor	Includes golf driving ranges, miniature golf, batting cages and similar uses.	All activities shall be at least 200 feet from any property line or public way, unless the Board of Appeals finds that a lesser setback is appropriate.	S	S						S			S	S	S
Recreational	Boat rentals, commercial	Limited to small, car-top boats such as canoes and kayaks. Includes small accessory structures such as boat racks and storage buildings.	Accessory structures limited to 1,000 square feet.	S	S	S	S	S	S	S	S	S	S			
Recreational	Campground, primitive	Not to include facilities or permanent structures other than rudimentary facilities.	See supplementary use regulations.	S	S	S			S	S						
Recreational	Campground, commercial	Including recreational trailer and recreational vehicle parks, tents and cabins for seasonal recreation by transients.	See supplementary use regulations.	S	S	S			S	S						
Recreational	Conservation areas (public or private)	Includes arboretums, bird sanctuaries, demonstration forests, hunting preserves, reforestation areas, wildlife reservations and regulated hunting areas.		P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational	Golf courses and country clubs		1. Greens shall be at least 100 feet from any property line or public way. 2. Main buildings and/or structures, e.g., club house, proshop, etc., are not permitted in the RC or AC-RCA Districts.	S	S	S	S	S	S	S	S	S	S			
Recreational	Hunting and fishing clubs	Excludes shooting ranges. Accessory temporary overnight lodging for hunters and campers may be permitted by special exception in the specified districts.	See supplementary use regulations for hunting and fishing clubs. Must comply with critical area standards.	P, S	P, S	P	P	P, S	P, S	P, S						
Recreational	Hunting, fishing and trapping	Includes hunting blinds.		P	P	P	P	P	P	P	P	P	P	P	P	P

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ZONING

Table of Permitted Uses by Zoning District
 Dorchester County, Maryland
 Page 11
 [Amended 6-13-2000 by Ord. No. 273; 10-30-2001 by Ord. No. 299]

Use Category	Use	Includes/Excludes	Requirements	Zoning District																
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2				
Recreational	Large recreational facilities	Includes racetracks and courses for racing horses, dogs, motorcycles, etc.	1. This use may only be established in an EE District floating zone. 2. Racetracks must provide a minimum 1,000-foot use setback from any property line or public way.																	
Recreational	Public or nonprofit park and recreation areas	Includes public beaches or other public water-oriented recreation or education use or activity, tennis courts, swimming pools, athletic fields and similar uses. Park and recreation areas in RC, RR-RCA, AC-RCA and SR-RCA must be reviewed by the Critical Area Commission	Public water-oriented uses may be permitted in the tidewater buffer.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational	Riding stables, commercial	Includes boarding.	10-acre minimum site size or one animal per acre, whichever is greater; stables must be not less than 200 feet from any property line or public way.	S				S												
Recreational	Shooting ranges, commercial	Includes gun clubs, trap, skeet, rifle, archery, paint ball and sporting clays.	1. Main buildings and/or structures, e.g., club house, proshop, etc., are not permitted in the critical area. 2. See supplementary use regulations for shooting ranges.	S	S		S													
Recreational	Swimming pools, commercial		Minimum 200-foot use setback from any property line or public way.			S		S						S						S
Residential	Accessory apartments	(See definition under "dwelling, accessory apartment")	1. Minimum lot area must be at least 150% of the minimum lot area specified for the zoning district in which the lot is located. 2. Except for an exterior entrance and necessary parking area there shall be no external evidence of the apartment. 3. Must meet critical area density requirements. See supplementary use regulations for apartments.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Residential	Accessory apartments, cont'd																			
Residential	Apartments																			
Residential	Bed-and-breakfast homes		An approved site plan is required for a bed-and-breakfast home with six or more guest rooms.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential	Boarding and lodging house		See supplementary use regulations.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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ZONING

Use Category	Use	Includes/Excludes	Requirements	Zoning District														
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2		
			<p>4. As subordinate use to dwelling must use address designated for primary dwelling.</p> <p>5. Not allowed as rental unit.</p> <p>6. Structure cannot exceed 900 square feet in total enclosed area.</p> <p>7. Must be served by same sewage disposal system as primary dwelling unit.</p>															
Residential	Home occupations and home-based contractors	See list of inclusions and exclusions in supplementary use regulations.	See supplementary use regulations.	A, S	A, S	A, S	A, S	A, S	A, S	A, S	A, S	A, S	A, S	A, S	A, S	A, S	A, S	A, S
Residential	Home satellite dishes	See definition of "home satellite dish."		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Residential	Housing for elderly persons	See definition of "elderly persons."	Permitted as a special use category in planned unit developments (PUD's); see supplementary use regulations for PUD's.															
Residential	Manufactured homes	See definitions of "manufactured home" and "mobile home." A mobile home is a type of manufactured home.	See supplementary use regulations for manufactured homes specifying where and under what circumstances manufactured homes are permitted.	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S
Residential	Manufactured home parks		See supplementary use regulations for manufactured home parks.															
Residential	Mobile homes		See "manufactured homes."															
Residential	Planned unit developments	See supplementary use regulations for the list of permitted uses within planned unit developments.	See supplementary use regulations for planned unit developments.															

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ZONING

Table of Permitted Uses by Zoning District
Dorchester County, Maryland

Page 13

[Amended 6-13-2000 by Ord. No. 273; 9-24-2002 by Ord. No. 310]

Use Category	Use	Includes/Excludes	Requirements	Zoning District														
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2		
Residential	Recreational trailer or vehicle for temporary occupancy.	Limited to no more than one trailer or vehicle on a lot and limited to no more than 45 days in a year.	1. The vehicle or trailer shall be located in the rear yard only and at least six feet from all property lines and public ways. 2. No recreational vehicle or trailer shall be used for lodging on any public way.	A	A	A	A											
Residential	Resort development	Includes a compatible mix of uses such as a country club, hotel, entertainment and residential development.	This use may only be established in an EE District floating zone.															
Residential	Single-family dwellings, attached	See definition under "dwelling, single-family attached."	See supplementary regulations for apartments and single-family attached units.							S								
Residential	Single-family dwellings, detached	Includes modular homes and manufactured homes meeting standards set forth under the supplementary use regulations.		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential	Townhouses	See definition under "dwelling, townhouse."																
Residential	Two-family dwellings			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Unclassified	Accessory structures and uses	Includes permitted accessory uses by zoning district per this permitted use table and one recreational vehicle or recreation trailer may be located on the property but not used for storage or habitation. New accessory structures and uses shall not be placed in the tidewater buffer, except as consistent with BEA provisions.	See supplementary use regulations for apartments and single-family attached units. Must meet density requirements for two dwellings. See supplementary use regulations.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Unclassified	Noncommercial raising of animals	Excludes kennels	1. 3-acre minimum lot size required. 2. Minimum 200-foot setback from an existing dwelling on a different lot for: i. A building or impoundment area containing animals other than household pets. ii. Storage of manure 3. The building or impoundment area must be 50 feet from property line.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

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DORCHESTER COUNTY CODE

Table of Permitted Uses by Zoning District
 Dorchester County, Maryland
 Page 13 (continued)

Use Category	Use	Includes/Excludes	Requirements	Zoning District													
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2	
Unclassified	Outside storage of 2,500 cubic feet or more of tires		1. Tire storage must be incidental to a use being legally conducted on the property. 2. The operation must comply with the county's Property Maintenance Ordinance. See Article XII	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Unclassified	Signs			P	P	P	P	P	P	P	P	P	P	P	P	P	P

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ZONING

Table of Permitted Uses by Zoning District
Dorchester County, Maryland
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Use Category	Use	Includes/Excludes	Requirements	Zoning District													
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2	
Unclassified	Temporary on-site buildings and structures	Includes emergency housing and temporary office for on-site construction personnel.	See supplementary use regulations for temporary uses, buildings and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Unclassified	Temporary off-site construction structures and uses		See supplementary use regulations for temporary uses, buildings and structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Unclassified	Temporary uses		See supplementary use regulations for temporary uses, buildings and structures. Certain temporary uses require a special exception.	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S
Utilities	Communication antennas attached to existing buildings and structures.		See supplementary use regulations for communication antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities	Communication equipment buildings.		See supplementary use regulations for communication equipment buildings. Must comply with critical area requirements.	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities	Communication towers as follows: 1. Located on government property; 2. For FCC-licensed amateur radio operators; or 3. Home television towers serving single-family dwelling units.	Includes antennas and equipment buildings.	1. Towers are not permitted on school sites without the approval of the Board of Education. 2. See supplementary use regulations for communication towers and equipment buildings.	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities	Communication towers, other	Includes antennas and equipment buildings.	See supplementary use regulations for communication towers and equipment buildings.	S	S			S							P	P	P
Utilities	Electrical power plants	Includes nuclear and fossil fuel															
Utilities	Essential services		Must comply with critical area requirements.	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities	Gas generating for illuminating or heating																
Utilities	Solar energy systems utility scale	Includes: 1. Solar collection devices or combination of devices such as large-scale ground-mounted solar photovoltaic array installations. 2. Solar energy systems, utility scale, sites must be on a lot or parcel that is a minimum of 25 acres or more in size	See supplementary use regulations for solar energy systems utility scale	S				S							S	S	S
Utilities	Small wind energy systems	Includes: 1. Wind energy conversion systems of less than 100 kW. 2. Wind turbine, tower, base and associated control or conversion electronics. 3. Only 1 small wind energy system is permitted on a lot or parcel of 1 acre or smaller in size.	See supplementary use regulations for small wind energy systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A

DORCHESTER COUNTY CODE

Use Category	Use	Includes/Excludes	Requirements	Zoning District													
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2	
Utilities	Utility structures and services, excluding essential services			S	S	S	S	S	S	S	S	S	S	S	S	S	S
Utilities	Wastewater treatment plants	Includes spray irrigation by a municipal corporation. Sewage sludge storage facilities are permitted as accessory to the wastewater treatment plant principal use.	See supplementary use regulations.	S	S	S		S			S			S	S	S	P

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NOTES:

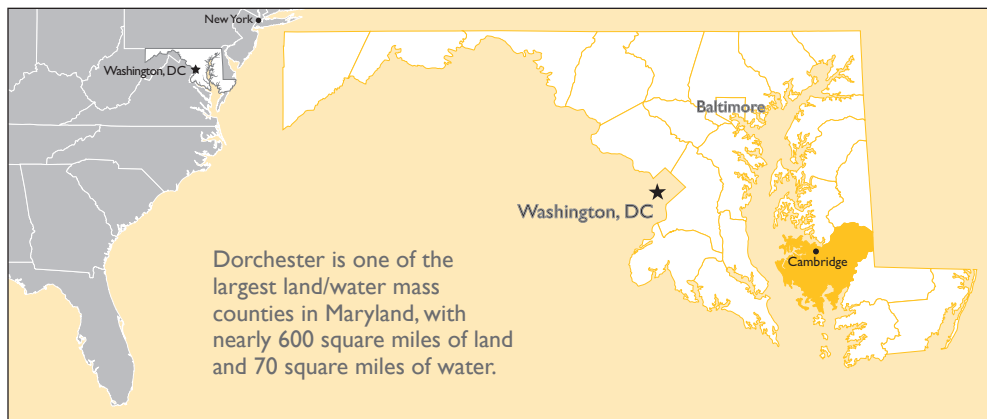
1. See § 155-34 for the Table of Permitted Uses in Open Space Areas of Cluster Developments.

Brief Economic Facts

DORCHESTER COUNTY, MARYLAND

Dorchester County boasts more than 1,500 miles of beautiful shoreline and is one of Maryland's largest counties with nearly 600 square miles of land and 70 of water. Its close proximity to Baltimore and Washington attracts large and small businesses and entrepreneurs due to cost advantages, business assets, and unique quality of life. With 705 businesses employing approximately 8,800 workers, the county continues to diversify its industry mix. Dorchester County is ideally situated on the central Atlantic seaboard, allowing overnight truck access to one-third of the U.S. population. New York, Philadelphia and Richmond are within an approximate 200 mile radius.

The recently completed Dorchester Regional Technology Park, serving the county and the region, will be the home of the new Eastern Shore Innovation Center incubator, due to be completed in early 2016. The park is complete with water, sewer and fiber connected to the Maryland Broadband



LOCATION

Driving distance from Cambridge:	Miles	Kilometers
Atlanta, Georgia	703	1,131
Baltimore, Maryland	75	121
Boston, Massachusetts	424	683
Chicago, Illinois	760	1,222
New York, New York	213	343
Philadelphia, Pennsylvania	125	201
Pittsburgh, Pennsylvania	296	477
Richmond, Virginia	184	296
Washington, DC	87	139

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	44.1
Yearly Snowfall (inches)	5.5
Summer Temperature (°F)	77.2
Winter Temperature (°F)	39.1
Days Below Freezing	70.7
Land Area (square miles)	593.2
Water Area (square miles)	67.8
Shoreline (miles)	1,539
Elevation (feet)	sea level to 57

POPULATION^{2,3}

	Dorchester County		Upper Eastern Shore*	Maryland
	Households	Population		
2000	12,706	30,674	199,406	5,296,486
2010	13,522	32,618	224,771	5,773,552
2020**	14,725	34,800	241,700	6,224,550

*Caroline, Cecil, Dorchester, Kent and Talbot counties

**Projections

Selected places population (2010): Cambridge 12,326; Hurlock 2,092; Algonquin 1,241

POPULATION DISTRIBUTION^{2,3} (2014)

Age	Number	Percent
Under 5	2,022	6.2
5 - 19	5,521	16.9
20 - 44	9,097	27.9
45 - 64	9,513	29.2
65 and over	6,425	19.7
Total	32,578	100.0
Median age		44.1 years

Brief Economic Facts // DORCHESTER COUNTY, MARYLAND

LABOR AVAILABILITY^{3,4,5} (BY PLACE OF RESIDENCE)

Civilian Labor Force (2015 avg. - prelim.)	County	Labor Mkt. Area*
Total civilian labor force	15,768	199,755
Employment	14,575	188,448
Unemployment	1,193	11,308
Unemployment rate	7.6%	5.7%

Residents commuting outside the county to work (2010-2014)	Number	Percent
	5,567	37.2%

Employment in selected occupations (2010-2014)

Occupation	Number	Percent
Management, business, science and arts	4,486	29.4%
Service	3,243	21.2%
Sales and office	3,222	21.1%
Production, transp. and material moving	2,418	15.8%

* Dorchester, Caroline, Talbot and Wicomico counties, MD and Sussex County, DE

MAJOR EMPLOYERS^{6,7} (2015)

Employer	Product/Service	Employment
Amick Farms	Poultry processing	1,049
Cambridge International	Metal mesh belt, wire cloth	479
Hyatt Regency Chesapeake Bay Golf Resort	Resort, golf and conference center	316
Walmart	Consumer goods	286
Univ. of Maryland Shore Medical Ctr. at Dorchester	Medical services	273
Delmarva Comm. Services	Vocational services	203
Protenergy Natural Foods	Food processing	184
Signature HealthCARE at Mallard Bay	Nursing care	171
Bloch & Guggenheimer	Food processing	156
Horn Point Laboratory	Fisheries research	156
Genesis HealthCare / Chesapeake Woods Center	Nursing care	144
Adventist Behavioral Health Syst. Eastern Shore	Medical services	130
Dorchester Family YMCA	Recreation and sports ctr.	119
Interstate Container	Corrugated boxes	115
McDonald's	Restaurant	112
Warwick Manor Behav. Hlth.	Medical services	104
LWRC International	Military firearms	103
Win Transport	Temp.-controlled transport	83
Valley Proteins	Poultry processing	74
Egide USA	Electronic packaging prods.	73
The Mushroom Company	Mushroom processing	73
John W. Tieder	Electrical contractor	68

Excludes post offices, state and local governments

EMPLOYMENT⁴ (2014, BY PLACE OF WORK)

Industry	Estab-lishments	Annual Avg. Empl.	Emp. %	Avg. Wkly. Wage
Federal government	20	182	1.6	\$1,174
State government	9	806	7.3	935
Local government	25	1,291	11.6	823
Private sector	705	8,813	79.5	672
Natural resources and mining	25	378	3.4	975
Construction	75	412	3.7	761
Manufacturing	39	2,225	20.1	811
Trade, transportation and utilities	194	1,903	17.2	576
Information	5	33	0.3	756
Financial activities	59	307	2.8	796
Professional and business services	88	514	4.6	857
Education and health services	72	1,440	13.0	729
Leisure and hospitality	76	1,323	11.9	354
Other services	71	278	2.5	403
Total	759	11,092	100.0	717

Includes civilian employment only

HOURLY WAGE RATES⁴ (2015)

Selected Occupations	Median	Entry	Experienced
Accountants	\$29.50	\$19.75	\$38.50
Bookkeeping/accounting clerks	18.25	13.75	22.00
Computer systems analysts	41.50	26.25	52.75
Computer user support specialists	19.75	13.50	23.75
Customer service representatives	13.75	9.75	17.25
Electrical engineers	45.25	30.75	57.75
Freight, stock and material movers, hand	12.00	9.25	14.00
Industrial truck operators	17.00	12.50	20.00
Inspectors, testers, sorters	14.75	11.00	19.25
Machinists	20.25	15.00	29.75
Maintenance workers, machinery	17.25	13.75	19.25
Network administrators	35.25	25.50	49.75
Packaging and filling machine operators	11.00	10.00	12.00
Packers and packagers, hand	10.00	8.25	11.25
Secretaries	16.00	11.00	18.75
Shipping/receiving clerks	15.50	11.50	17.75
Team assemblers	12.50	9.50	15.50

Wages are an estimate of what workers might expect to receive on the Upper Eastern Shore (Caroline, Dorchester, Kent, Queen Anne's and Talbot counties) and may vary by industry, employer and locality

Brief Economic Facts // DORCHESTER COUNTY, MARYLAND

SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2010-2014)

High school graduate or higher	82.4%
Bachelor's degree or higher	19.3%

Public Schools

Number: 6 elementary; 3 middle/combined; 3 high
Enrollment: 4,739 (Sept. 2015)
Cost per pupil: \$13,105 (2012-2013)
Students per teacher: 12.7 (Oct. 2014)
High school career / tech enrollment: 375 (2015)
High school graduates: 291 (July 2014)

Nonpublic Schools

Number: 8 (Sept. 2015)

Higher Education	Enrollment ('15)	Degrees ('14)
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2-year institution

Chesapeake College*	2,267	282
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Several major universities are located in the region, including Salisbury University, University of Maryland Eastern Shore and Washington College.

* Located in nearby Queen Anne's County; coursework is offered in Dorchester County at the Chesapeake College Cambridge Center as well as other locations in the region

TAX RATES⁹

	Dorchester Co.	Maryland
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Corporate Income Tax (2016)	none	8.25%
Base – federal taxable income		

Personal Income Tax (2016)	2.62%	2.0%-5.75%*
Base – federal adjusted gross income		
*Graduated rate peaking at 5.75% on taxable income over \$300,000		

Sales & Use Tax (2016)	none	6.0%
Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale		

Real Property Tax (FY 16)	\$0.976	\$0.112
Effective rate per \$100 of assessed value		
In an incorporated area, the county rate may vary and a municipal rate will also apply		

Business Personal Property Tax (FY 16)	none	none
No county personal property tax on ordinary business property \$2.44/\$100 applicable to utility operating property only		
In an incorporated area, a municipal rate will also apply; municipal exemptions may be available		

Major Tax Credits Available

One Maryland, Enterprise Zone, Job Creation, R&D, Biotechnology and Cybersecurity Investment, Arts & Entertainment District

INCOME³ (2010-2014)

Distribution	Percent Households		
	Dorchester Co.	Maryland	U.S.
Under \$25,000	26.7	15.4	23.2
\$25,000 - \$49,999	27.4	17.9	23.7
\$50,000 - \$74,999	16.6	17.2	17.8
\$75,000 - \$99,999	11.5	13.4	12.2
\$100,000 - \$149,999	11.9	18.1	13.0
\$150,000 - \$199,999	3.5	8.9	5.1
\$200,000 and over	2.4	9.1	5.0
Median household	\$45,628	\$74,149	\$53,482
Average household	\$63,245	\$97,135	\$74,596
Per capita	\$26,755	\$36,670	\$28,555
Total income (millions)	\$848.7	\$209,422	\$8,668,940

HOUSING^{2,3,10}

Occupied Units (2010-2014)	13,419 (65.8% owner occupied)
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Housing Transactions (2014)	Units	Median Selling Price
All arms-length transactions	137	\$172,000
All multiple-listed properties*	327	\$125,000

*Excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

Dorchester County offers a variety of industrial and office properties for businesses. Two industrial parks with easy access to U.S. Routes 50 and 13 are within State Enterprise Zones and located in Cambridge and Hurlock. Water and sewer services are available to sites in both parks.

The Maryland & Delaware Railroad line serves the Chesapeake Industrial Park in Cambridge.

The new 113-acre Dorchester Regional Technology Park is completed and building lots are available for sale. The park is served with water, sewer and fiber infrastructure, and offers excellent startup, relocation and expansion opportunities to technology, R&D, and innovative manufacturing companies.

Business Incubator

Eastern Shore Innovation Center, Cambridge
Tech entrepreneurs have found a new home at the Eastern Shore's first purpose-built incubator, and the first building in the Dorchester Regional Technology Park.

Market Profile Data (2015)	Low	High	Average
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Land – cost per acre

Industrial	\$16,500	\$70,000	\$35,000
Office	\$20,000	\$150,000	\$40,000

Rental Rates – per square foot

Warehouse / Industrial	\$1.50	\$6.00	\$3.75
Flex / R&D / Technology	\$4.50	\$7.50	\$6.00
Class A Office	\$10.00	\$28.50	\$14.00

Brief Economic Facts // DORCHESTER COUNTY, MARYLAND

TRANSPORTATION

Highways: U.S. 50

Mass Transit: Delmarva Community Transit (DCT), a fixed route service, is a collaborative effort between several regional transit organizations; special services are available for persons unable to use the regional fixed routes

Rail: Maryland & Delaware Railroad Company with access to Norfolk Southern

Truck: 113 local and long-distance trucking establishments are located on the Upper Eastern Shore

Water: Port of Baltimore, 50' channel, 74 miles northwest of Cambridge; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility

Air: The Cambridge-Dorchester Regional Airport runway is currently 4476' with plans to expand to 5400'; airport is outside of the restricted zones, resulting in shorter waits for landings and take-offs; charter service is offered at Easton Airport, 15 miles north of Cambridge; commuter service is available at Salisbury-Ocean City Wicomico Regional Airport, 35 miles east of Cambridge

RECREATION AND CULTURE

Parks and Recreation: Wildlife refuge areas include Taylor's Island, LeCompte, and Blackwater National Wildlife Refuges; 16 community parks provide recreational opportunities; facilities include Hurlock Athletic Complex, Glasgow Street Athletic Complex/Tennis Courts, and the Dorchester County Pool, largest outdoor public pool on Maryland's Eastern Shore; fishing, boating, sailing, swimming, picnicking, hunting, cycling, canoeing and golfing are recreational pursuits in the county

Attractions: Blackwater National Wildlife Refuge; Harriet Tubman Underground Railroad Byway; Harriet Tubman Organization; Heritage Museums & Gardens of Dorchester; Dorchester Center for the Arts; Richardson Maritime Museum and the Ruark Boatworks in Cambridge; Historic High Street in Cambridge; Old Trinity Church; Spocott Windmill; East New Market National Register Historic District; Handsell (historic home) and Native American Longhouse; Historic Vienna (on the banks of the Nanticoke River)

Arts & Entertainment District: Cambridge

Events: National Outdoor Show, Everything Oyster, Cambridge Beer Festival, Choptank River Swim Fest, St. Paul's Flower Show & Fair, Grape Blossom Festival, Antique Aircraft Fly-in, Hoopers Island Fishing Tournament, Cambridge Classic Powerboat Regattas, Cambridge Summer Send-Off Weekend, Cambridge Power Boat Challenge, Seafood Feast-I-Val, Dorchester Showcase, Grand National Waterfowl Hunt, Annual Native American Festival, Taste of Cambridge, Great Tomato Festival, Hurlock Fall Festival, Hot Sauce and Oyster Festival, Belgian Beer Festival, Cambridge Schooner Tall Ship Rendezvous, Concours d'Elegance, Nanticoke River Jamboree, IRONMAN Maryland

UTILITIES

Electricity: Delmarva Power and Choptank Electric Cooperative; customers of investor-owned utilities and major cooperatives may choose their electric supplier

Gas: Natural gas is supplied to Cambridge by Chesapeake Utilities Corporation (Cambridge Gas Co. Division); customers may choose their gas supplier

Water and Sewer: Municipal systems in Cambridge, East New Market, Hurlock, Secretary, and Vienna

Telecommunications: Local carriers – Verizon Maryland and other local providers that offer service on proprietary or leased infrastructure; Fiber optic broadband capabilities – Bay Country Communications (cable television, internet), Comcast (phone, internet, cable television), Verizon (phone, internet, television); Long distance carriers – AT&T, Sprint, Verizon and others

GOVERNMENT¹¹

County Seat: Cambridge

Government: Five council members elected for four-year terms; charter form of government allows for the separation of the executive from the legislative branch; lawmaking powers are vested in an elected legislative body
Richard C. (Ricky) Travers, President, County Council
410.228.1700

County Manager 410.228.1700

Website: www.choosedorchester.org

County Bond Rating: A+ (S&P); A2 (Moody's)

Dorchester County Economic Development Office

Keasha Haythe, CEcD, Director

104 Tech Park Drive

Cambridge, Maryland 21613

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Email: khaythe@choosedorchester.org

www.choosedorchester.org

Sources:

- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 Maryland Department of Planning
- 3 U.S. Bureau of the Census
- 4 Maryland Department of Labor, Licensing and Regulation, Office of Workforce Information and Performance
- 5 U.S. Bureau of Labor Statistics
- 6 Dorchester County Economic Development Office
- 7 Maryland Department of Commerce
- 8 Maryland State Department of Education; Maryland Higher Education Commission
- 9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury
- 10 Maryland Association of Realtors
- 11 Maryland State Archives; Maryland Association of Counties

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