

GROUND LEASE OPPORTUNITY

325 FLEETWOOD ROAD

**PRIME DEVELOPMENT
OPPORTUNITY AT
RT 404 & FLEETWOOD ROAD**

Denton, MD 21629

PRESENTED BY:

MEREDITH M. MEARS

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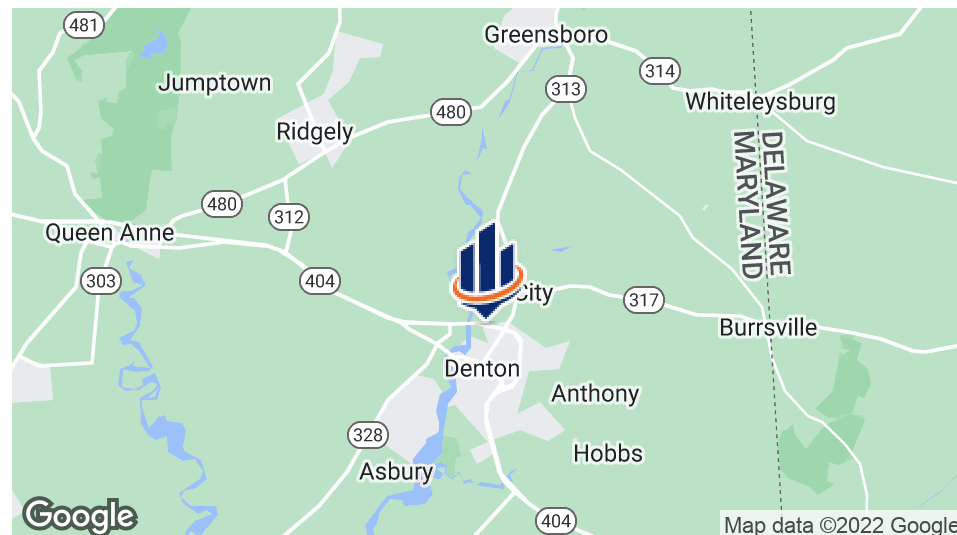
JOHN FOSTER

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325 FLEETWOOD ROAD, DENTON, MD



OFFERING SUMMARY

GROUND LEASE RATE:	Negotiable
LOT SIZE:	16.22 Acres
ZONING:	Regional Highway Commercial [RHC]

PROPERTY OVERVIEW

Prime Development Opportunity along Rt 404 in Denton, Maryland. Join Best Western, McDonalds and 7-Eleven on this main corridor to the Delaware beaches boasting annual average daily traffic counts of +20,000. A total of 16.22 acres are available for ground lease with flexible lot sizes ready to be parceled out for occupancy.

PROPERTY HIGHLIGHTS

- Prime Development Opportunity
- 16.22 Acres Available; Flexible Lot Sizes
- Join national tenants in Place
- AADT: 20,000 + vehicles

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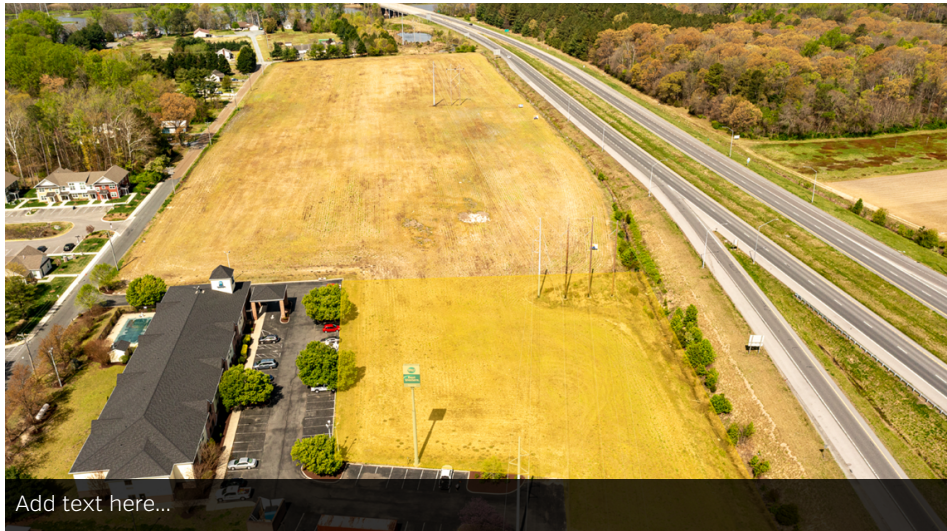
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16.22 Combined Acres



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

5 MILES 10 MILES 15 MILES

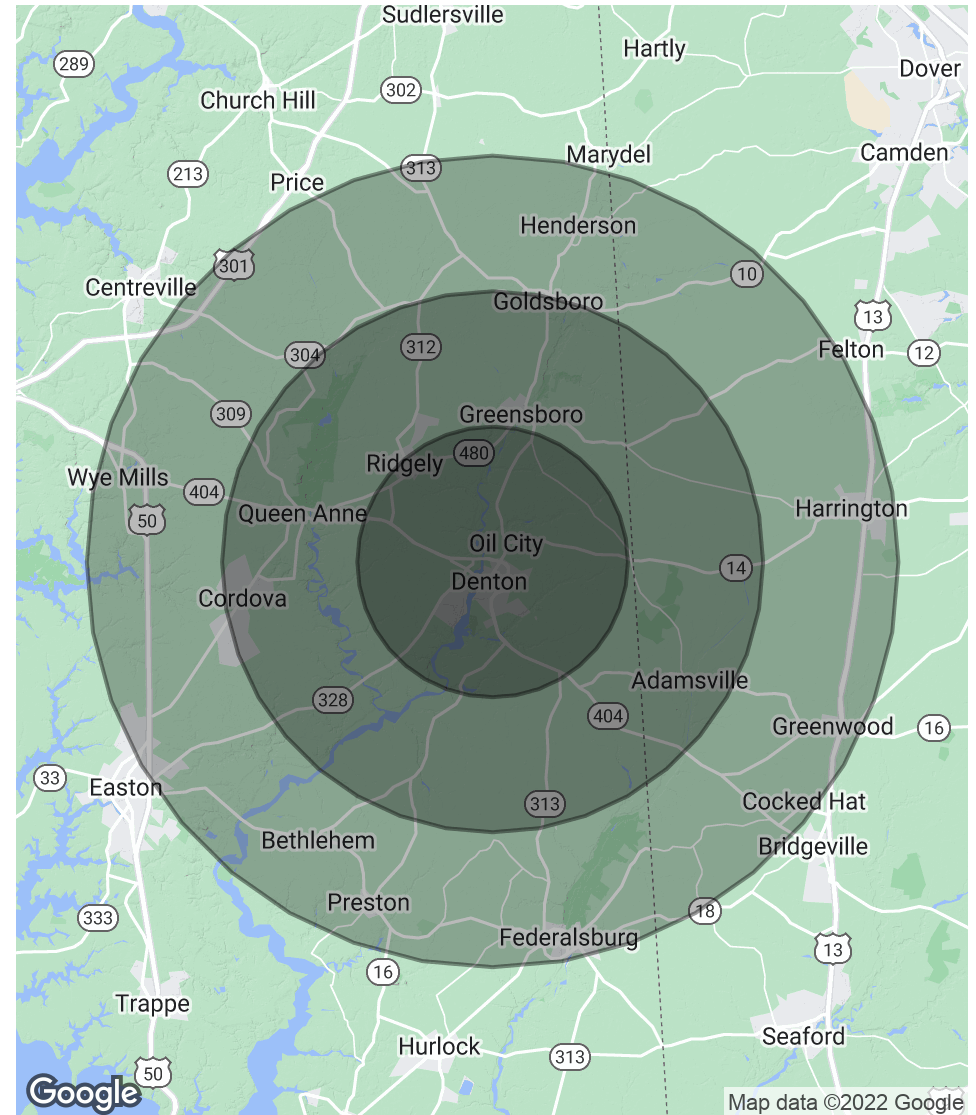
TOTAL POPULATION	10,955	29,005	60,617
AVERAGE AGE	38.6	39.0	39.4
AVERAGE AGE (MALE)	35.5	37.3	38.4
AVERAGE AGE (FEMALE)	42.2	40.7	40.4

HOUSEHOLDS & INCOME

5 MILES 10 MILES 15 MILES

TOTAL HOUSEHOLDS	3,915	10,434	22,225
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$69,624	\$70,571	\$66,998
AVERAGE HOUSE VALUE	\$306,569	\$298,247	\$278,270

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



MEREDITH M. MEARS

Advisor

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Direct: 410.543.2440 | **Cell:** 443.944.4464

PROFESSIONAL BACKGROUND

Meredith Mears is widely known as a commercial real estate advisor specializing in industrial, medical and retail properties, as well as land development. For over 20 years, Mears has worked with a client base that includes local and statewide governments, commercial property owners and investors, and privately operating companies across the globe.

Solidifying her position as a heavily experienced, trusted and reputable resource, Mears remains very active in her community. She has served in a multitude of community leadership roles such as Regent for the University System of Maryland, Board Member of Leadership Maryland, Board Member of the Maryland Economic Development Association and Board Member of Maryland Capital Enterprises, among others. In 2020, she was named a Top 100 Woman in the state of Maryland by The Daily Record for her vast contributions in business, community and mentoring.

Mears is a graduate of Salisbury University and lives in Salisbury, Maryland with her family.

EDUCATION

Salisbury University
B.S. in Business Administration
Concentration: Marketing
2001

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ADVISOR BIO



JOHN FOSTER

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PROFESSIONAL BACKGROUND

As an Advisor in the Easton, MD based Chesapeake Office of SVN Miller Commercial Real Estate, John specializes in the region's two primary asset classes - industrial / flex and natural resource investment properties, including large agricultural and timber tracts. His focus is the Upper Eastern Shore, but his experience runs the length of the Delmarva Peninsula.

With this product and geographic expertise, John's sale and leasing clients benefit from his strong transactional base, his use of the latest technologies, and his representation skills. He is particularly trusted and relied upon in the strategic planning and site selection processes. He serves the interests of a wide client base in manufacturing and production, distribution and warehousing, natural resources and farming.

John is an Eastern Shore Native, a graduate of Washington College in Chestertown, MD, and a long-time resident of the Queenstown community. He serves on the Boards of Chesapeake College Foundation and White Stone Oyster Company. With hobbies including waterfowl hunting, squash, sailing, and farming, John is an active member of Ducks Unlimited, Corsica River Yacht Club, the Maryland Club in Baltimore, and is the Managing Director of Brown's Branch Farms, LLC.

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