



WATERSIDE VILLAGE *at* EASTON

An aerial view of the Waterside Village shopping center, showing a large parking lot with many cars, several retail buildings, and surrounding greenery.

RETAIL AND OFFICE LEASING BY  MACKENZIE



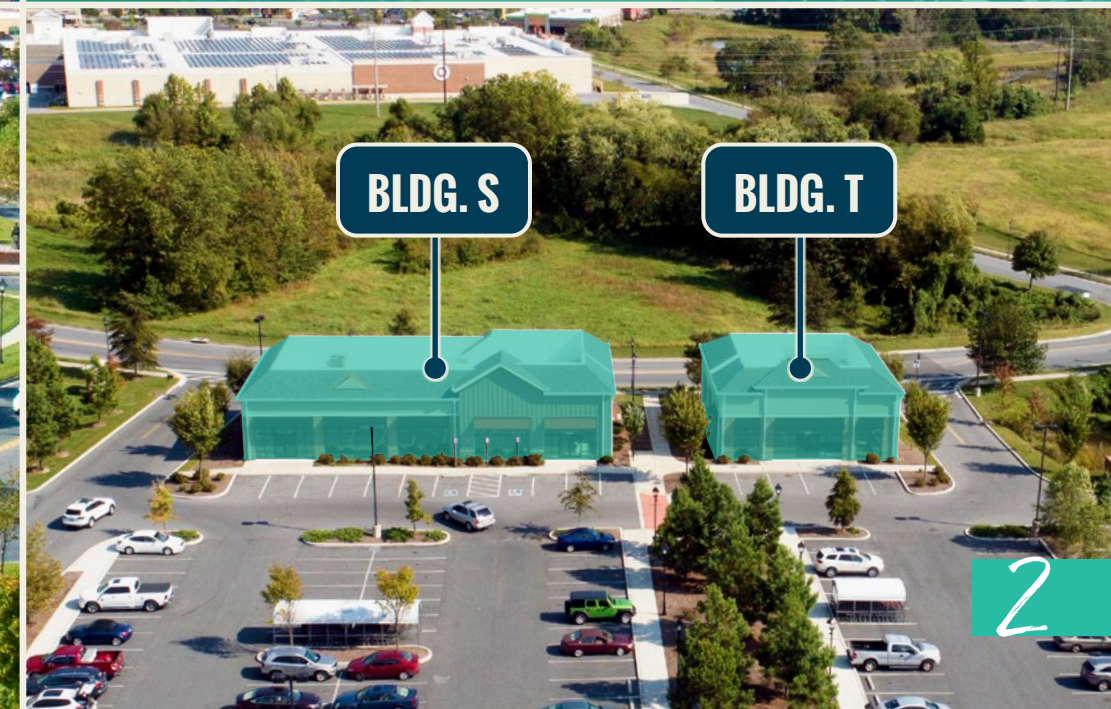
Welcome to WATERSIDE VILLAGE at EASTON



WATERSIDE VILLAGE is Easton's premier mixed-use destination, boasting 200,000 square feet of retail and office space. Anchor tenants include Target, Harris Teeter, Dick's Sporting Goods, Michaels, BJ's Wholesale Club and PetSmart. The center is situated in Easton, Maryland, the economic hub and seat of Talbot County, and 10 miles east of the historic town of St. Michael's. Waterside Village sits at the signalized intersection of Easton Parkway (Rt. 322) and St. Michaels Road (Rt. 33), with a main and secondary entrance on each, respectively. Easton is ranked among "The 100 Best Small Towns in America," known for its excellent restaurants, outstanding lodging, an assortment of upscale boutiques and a vibrant arts scene.

CURRENT AVAILABILITY:

BLDG. F: 1,335-7,821 SF 1ST FLOOR RETAIL	BLDG. S: 4,700 SF RETAIL/OFFICE/ MEDICAL	BLDG. T: 2,500 SF RETAIL/OFFICE/ MEDICAL
BLDG. K: 3,550 SF DRIVE-THRU (MARKETED BY OTHERS)		

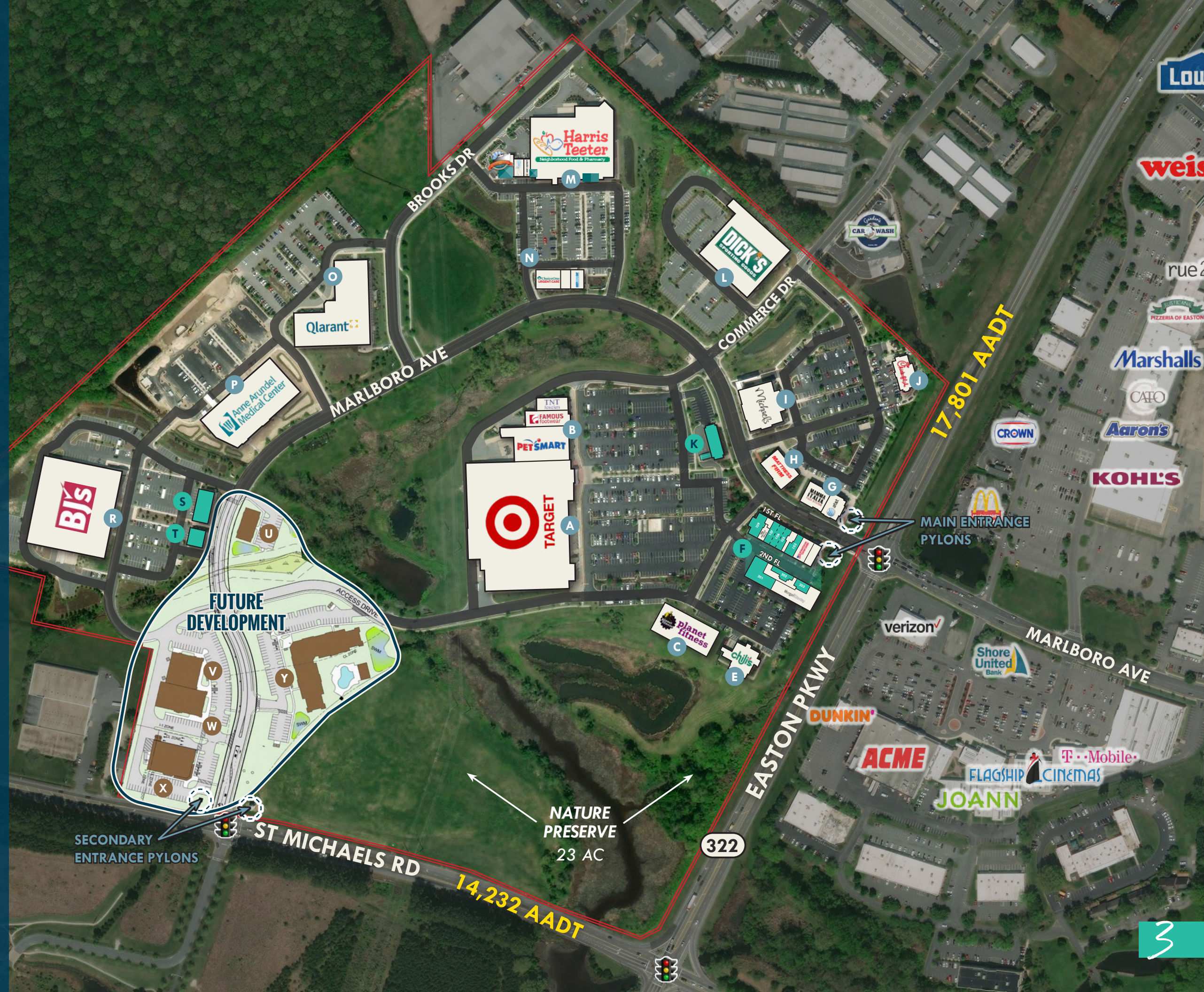


SITE PLAN

TENANT AVAILABLE SF

- A** TARGET
 - B** PETS MART
FAMOUS FOOTWEAR
TNT JEWELERS
 - C** PLANET FITNESS
 - E** CHILI'S
 - F** 103: RETAIL 1,800
102: U.S. ARMY CAREER CENTER
105: RETAIL 1,335
106: RETAIL 1,410
107: RETAIL 1,440
108: TEN PERFECT NAILS
109: RETAIL 2,706

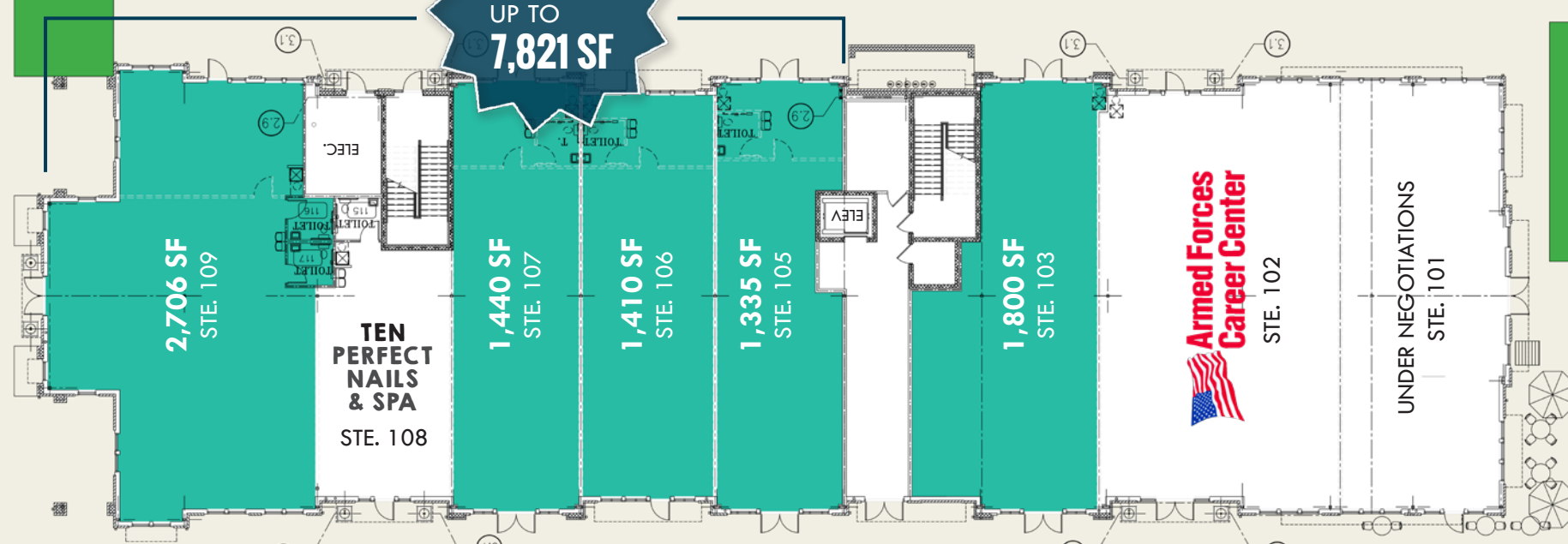
201: OFFICE 4,826
202: OFFICE 1,263
203: OFFICE 1,251
204: MORGAN STANLEY
 - G** AT&T
MAMMA ITALIA PIZZA KITCHEN
 - H** MATTRESS FIRM
 - I** MICHAELS
 - J** CHICK-FIL-A
 - K** AVAILABLE (MARKETED BY OTHERS) 3,550
 - L** DICK'S SPORTING GOODS
- MARKETED BY OTHERS:
- M** HARRIS TEETER FOOD + PHARMACY
HEADWATERS SEAFOOD & GRILLE
ALLURE NAILS & SPA
HAIR CUTTERY
 - N** CHOICEONE URGENT CARE
MYEYEDR.
 - O** QLARANT
 - P** ANNE ARUNDEL MEDICAL CENTER
 - R** BJ'S WHOLESALE CLUB
 - S** AVAILABLE 4,700
 - T** AVAILABLE 2,500



1ST FLOOR RETAIL

MARLBORO AVE

CAN BE COMBINED UP TO 7,821 SF

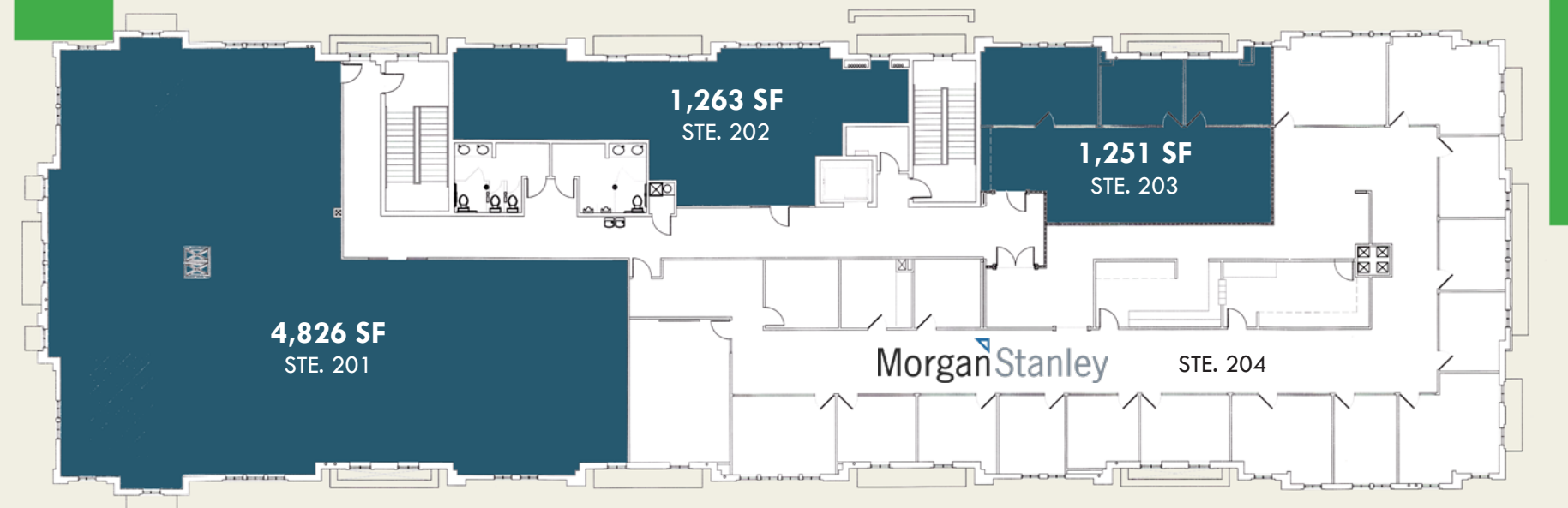


BUILDING F

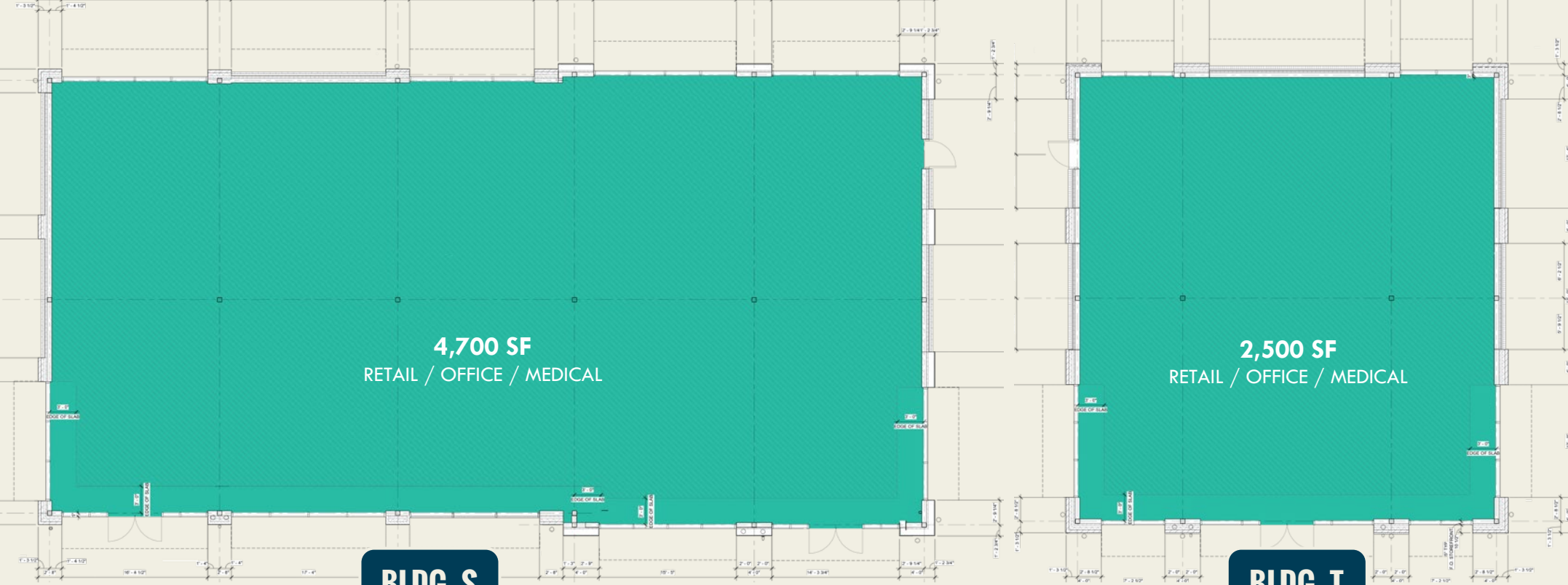


2ND FLOOR OFFICE

MARLBORO AVE



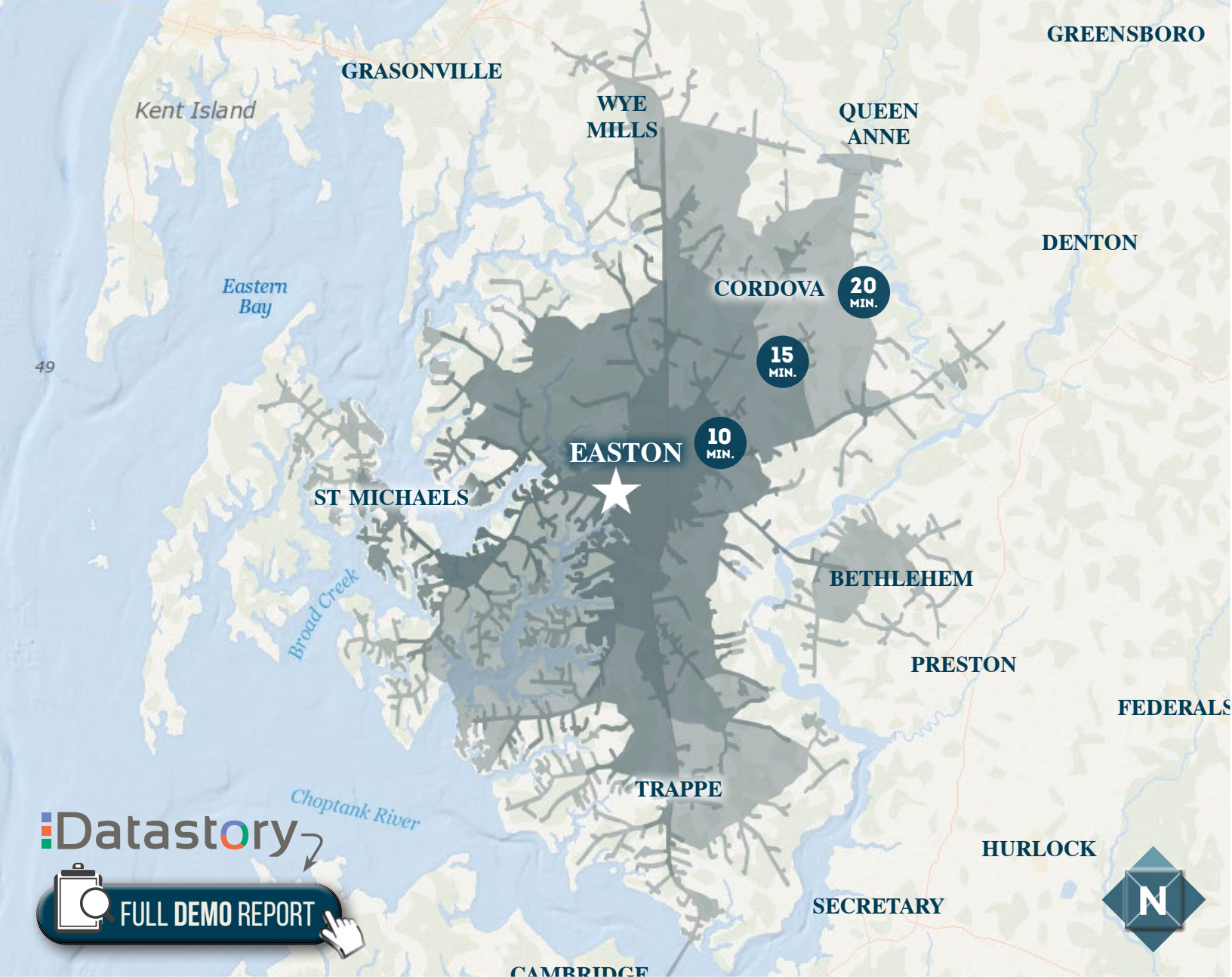
BUILDINGS S & T



TRADE AREA



2020 DEMOGRAPHICS / Top Lifestyles



Datastory
FULL DEMO REPORT

RESIDENTIAL POPULATION 17,069 10 MIN. 26,347 15 MIN. 34,156 20 MIN.	NUMBER OF HOUSEHOLDS 7,232 10 MIN. 11,064 15 MIN. 14,346 20 MIN.	AVERAGE HH SIZE 2.31 10 MIN. 2.35 15 MIN. 2.35 20 MIN.	MEDIAN AGE 45.2 10 MIN. 46.8 15 MIN. 48.2 20 MIN.
AVERAGE HH INCOME \$92,329 10 MIN. \$96,841 15 MIN. \$101,632 20 MIN.	EDUCATION (COLLEGE+) 63.0% 10 MIN. 64.4% 15 MIN. 65.0% 20 MIN.	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 91.3% 10 MIN. 91.3% 15 MIN. 91.4% 20 MIN.	DAYTIME POPULATION 22,650 10 MIN. 30,997 15 MIN. 38,068 20 MIN.

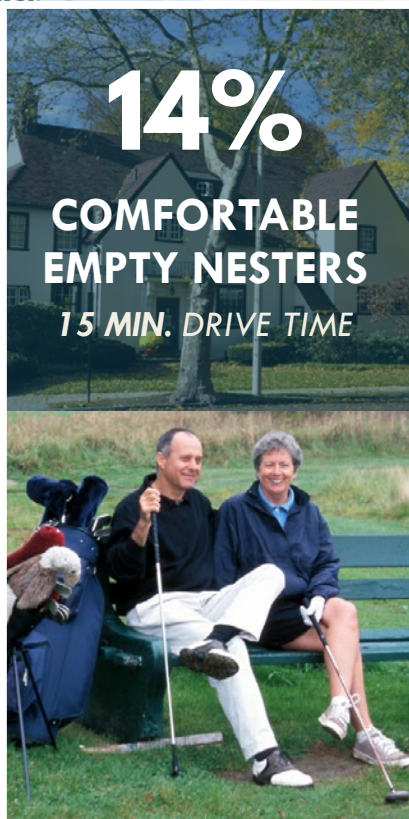


20% OLD AND NEWCOMERS
15 MIN. DRIVE TIME

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12 AVERAGE HH SIZE
39.4 MEDIAN AGE
\$44,900 MEDIAN HH INCOME

[TAPESTRY PDF](#)

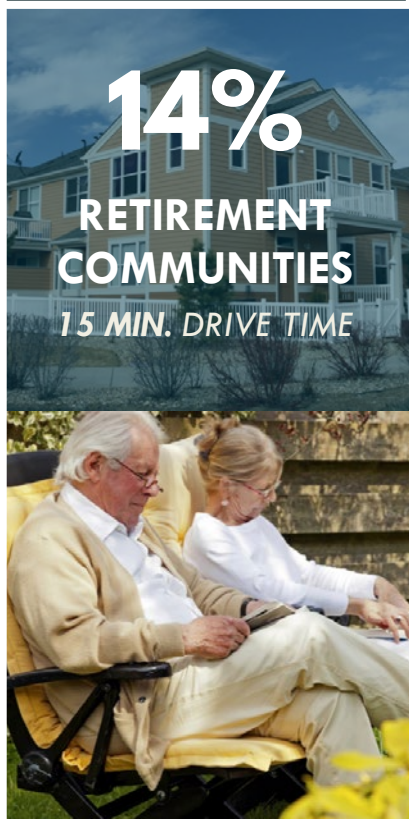


14% COMFORTABLE EMPTY NESTERS
15 MIN. DRIVE TIME

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52 AVERAGE HH SIZE
48.0 MEDIAN AGE
\$75,000 MEDIAN HH INCOME

[TAPESTRY PDF](#)



14% RETIREMENT COMMUNITIES
15 MIN. DRIVE TIME

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.99 AVERAGE HH SIZE
53.9 MEDIAN AGE
\$40,800 MEDIAN HH INCOME

[TAPESTRY PDF](#)



10% SILVER AND GOLD
15 MIN. DRIVE TIME

This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.

2.03 AVERAGE HH SIZE
63.2 MEDIAN AGE
\$72,100 MEDIAN HH INCOME

[TAPESTRY PDF](#)

Opportunities await...

WATERSIDE VILLAGE *at* EASTON

RETAIL LEASING:



John Schultz
SENIOR VICE PRESIDENT

410.494.4879

jschultz@mackenziecommercial.com



Mike Ruocco
VICE PRESIDENT

443.798.9338

mruocco@mackenziecommercial.com

OFFICE LEASING:



Scott Wimbrow
PRESIDENT & PRINCIPAL

410.953.0354

swimbrow@mackenziecommercial.com



Morgan Wimbrow
REAL ESTATE ADVISOR

410.494.4846

mwimbrow@mackenziecommercial.com