



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, Pet-Smart and Planet Fitness. 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.

AVAILABILITY:

ADD'L. EXPENSES:

CAM/INS.: \$4.00 PSF
R.E. TAXES: \$2.44 PSF

TOTAL \$6.44 PSF

BLDG. F:

1,893 SF
RETAIL

1,630 SF
OFFICE

BLDG. S:

4,700 SF
RETAIL/OFFICE/
MEDICAL

BLDG. G:

2,700 SF
RETAIL/OFFICE

9,330 SF
OFFICE

BLDG. T:

2,500 SF
RETAIL/OFFICE/
MEDICAL



BLDG.

TENANT

AVAILABLE SF

SITE PLAN

- A** TARGET
 - B** PETS MART
FAMOUS FOOTWEAR
TNT JEWELERS
 - C** PLANET FITNESS
 - E** CHILI'S
 - F** 101: PLAYA BOWLS
102: U.S. ARMY CAREER CENTER
103: RETAIL 1,893
105: GREAT CLIPS
106: ALL IN THE MIX BAKESHOP
107: BAY COUNTRY FINANCE
108: NEST HOME
109: ASIAN BISTRO

201: MORGAN STANLEY
202: PROMD HEALTH
203: RIGHT BALANCE
204: OFFICE 1,630
 - G** AT&T
1ST FLOOR RETAIL/OFFICE 2,700
THE SPAGHETTI HOUSE
2ND FLOOR OFFICE 9,330
 - H** MATTRESS FIRM
 - I** MICHAELS
 - J** CHICK-FIL-A
 - K** STARBUCKS (COMING SOON!)
 - 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** FREESTANDING RETAIL 4,700
 - T** FREESTANDING RETAIL 2,500



SECONDARY ENTRANCE PYLONS

ST MICHAELS RD

14,232 AADT

NATURE PRESERVE
23 AC

EASTON PKWY

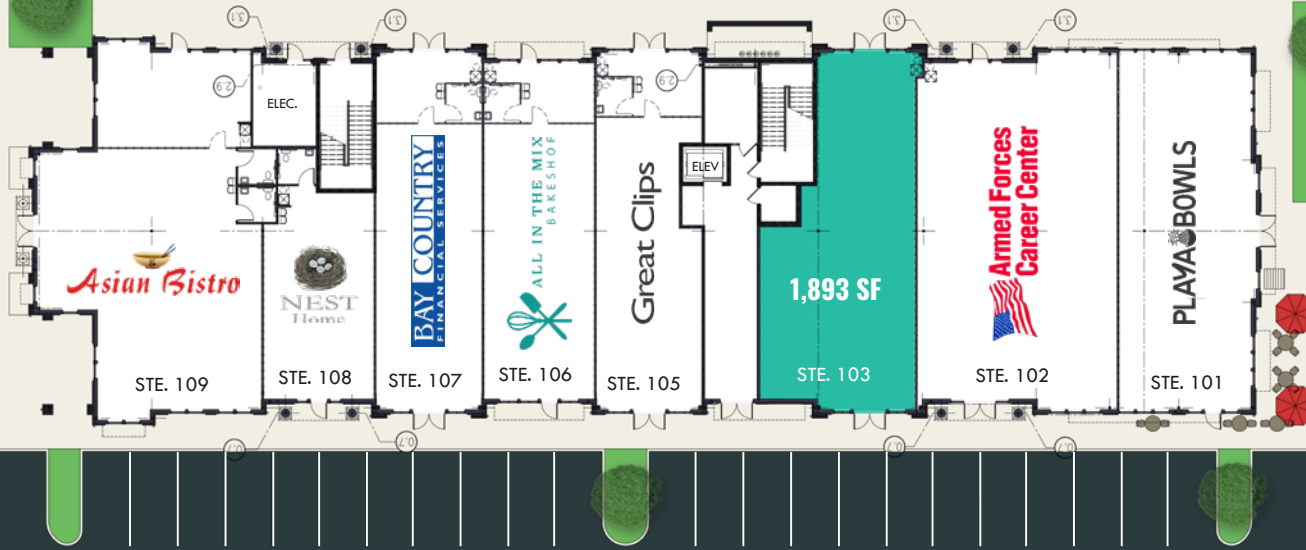
322

17,801 AADT

MAIN ENTRANCE PYLONS

1ST FLOOR RETAIL

MARLBORO AVE



BUILDING F



2ND FLOOR OFFICE

MARLBORO AVE



BUILDING G

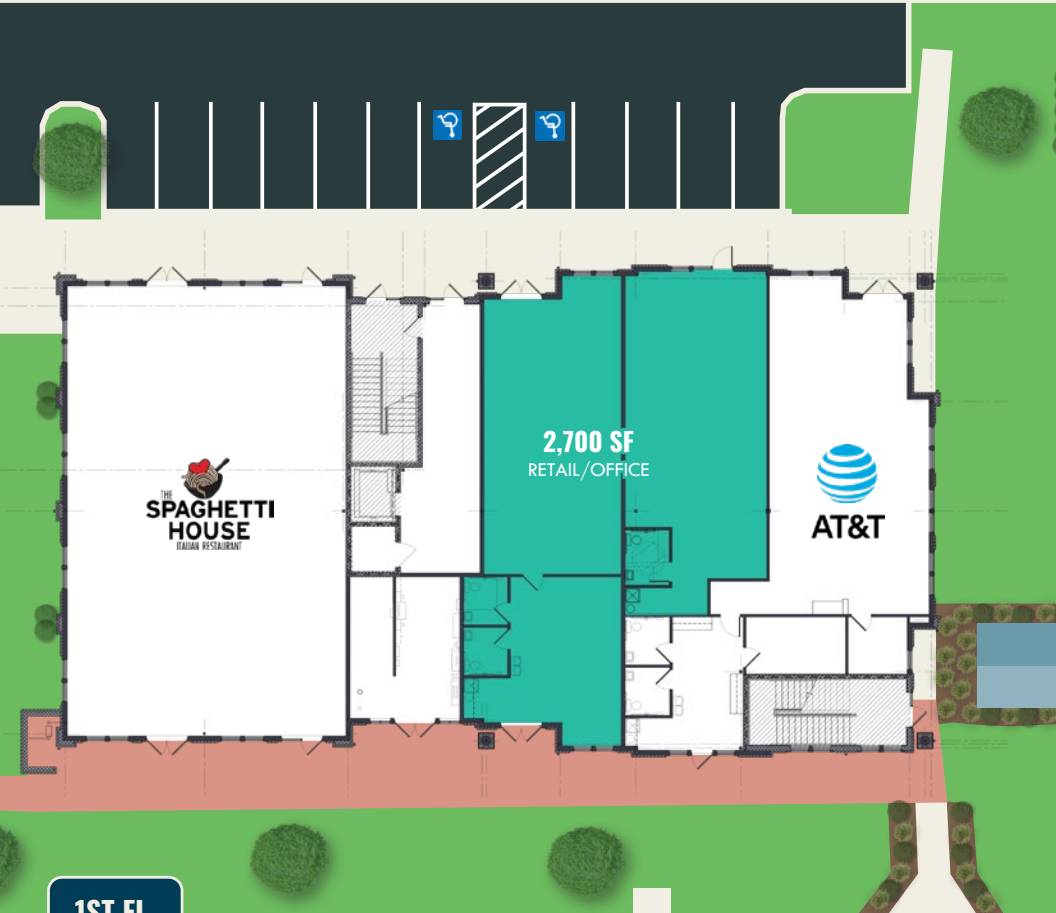


9,330 SF OFFICE

2,700 SF RETAIL/OFFICE

AT&T

THE SPAGHETTI HOUSE



2,700 SF
RETAIL/OFFICE



1ST FL.



4,277 SF
OFFICE

5,053 SF
OFFICE

9,330 SF
OFFICE TOTAL

2ND FL.

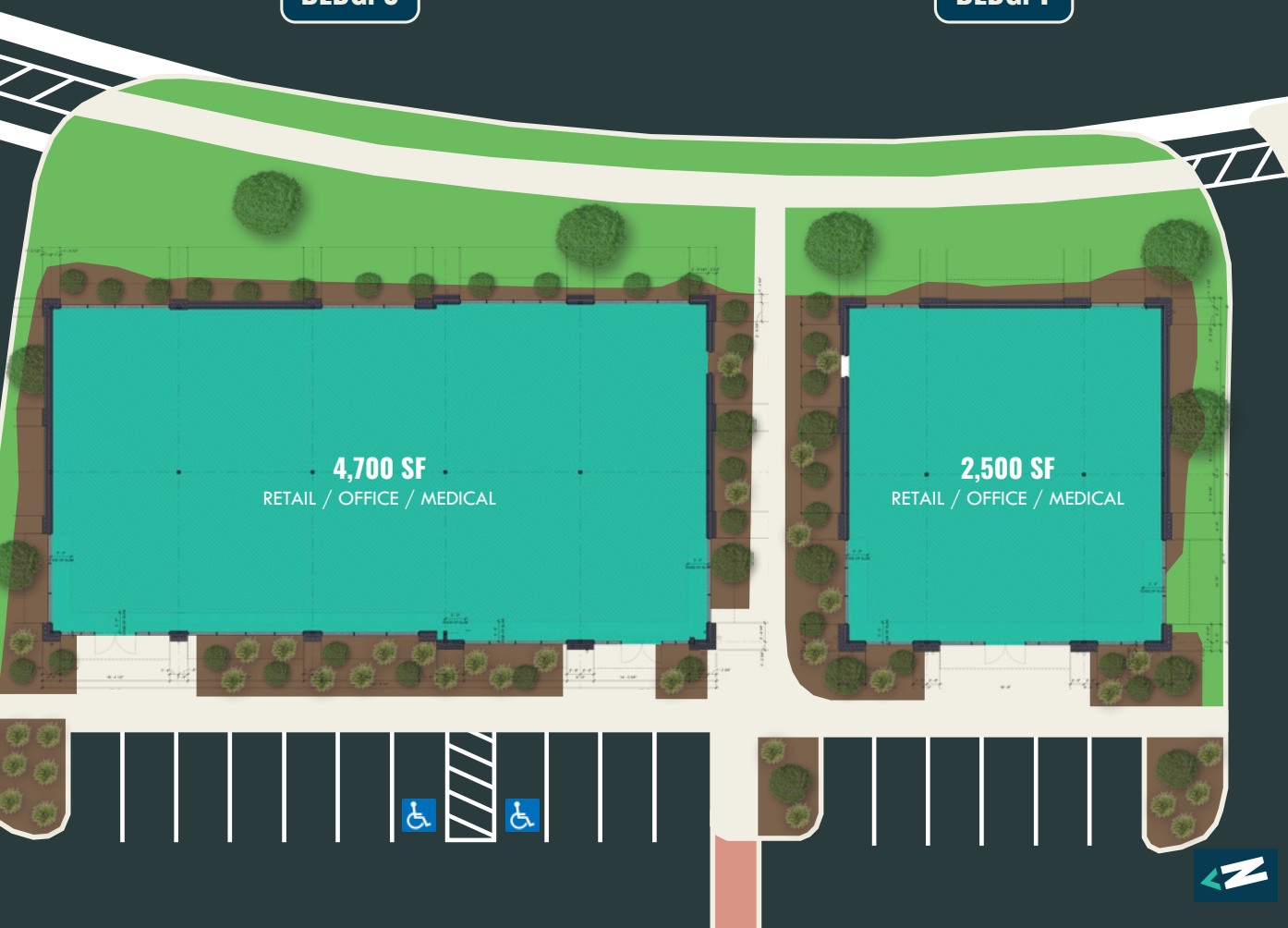


BUILDINGS S & T



BLDG. S

BLDG. T



4,700 SF

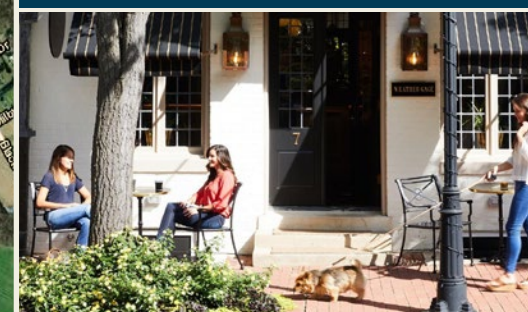
RETAIL / OFFICE / MEDICAL

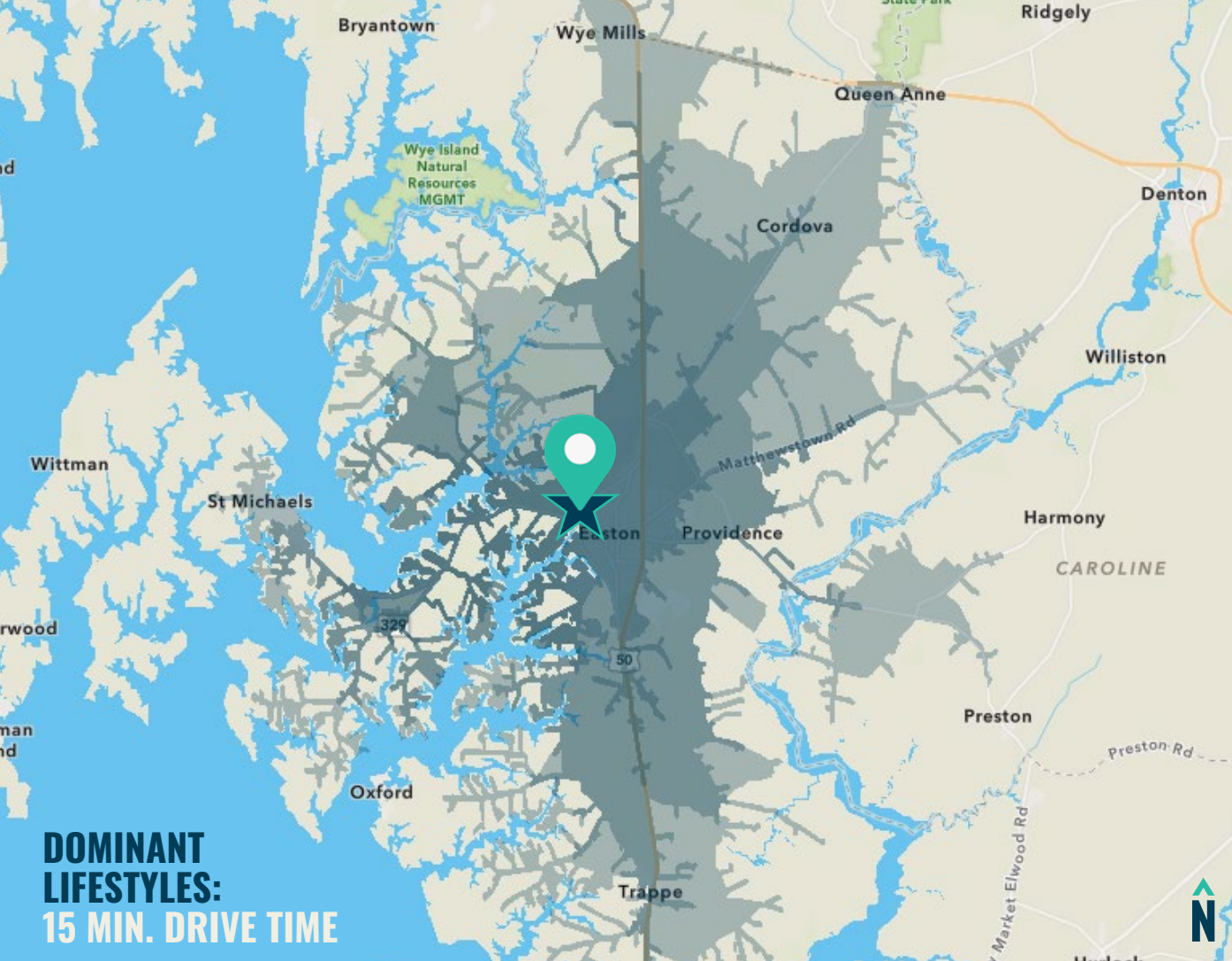
2,500 SF

RETAIL / OFFICE / MEDICAL



TRADE AREA





DOMINANT LIFESTYLES:
15 MIN. DRIVE TIME

DEMOGRAPHICS

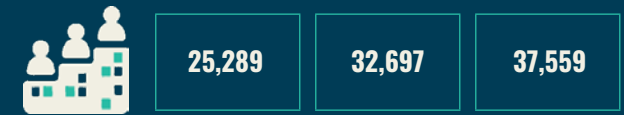
2024

DRIVE TIME: 10 MIN. 15 MIN. 20 MIN.

RESIDENTIAL POPULATION



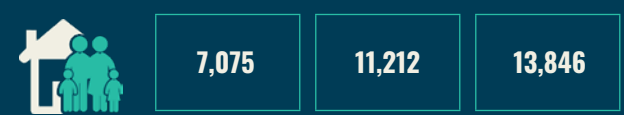
DAYTIME POPULATION



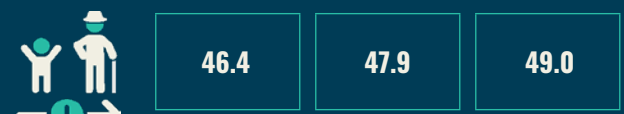
AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

20%
OLD AND NEWCOMERS

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.

Median Age: 39.4
Median Household Income: \$44,900

15%
RETIREMENT COMMUNITIES

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.

Median Age: 53.9
Median Household Income: \$40,800

14%
COMFORTABLE EMPTY NESTERS

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.

Median Age: 48.0
Median Household Income: \$75,000

Opportunities await...

WATERSIDE VILLAGE *at* EASTON

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