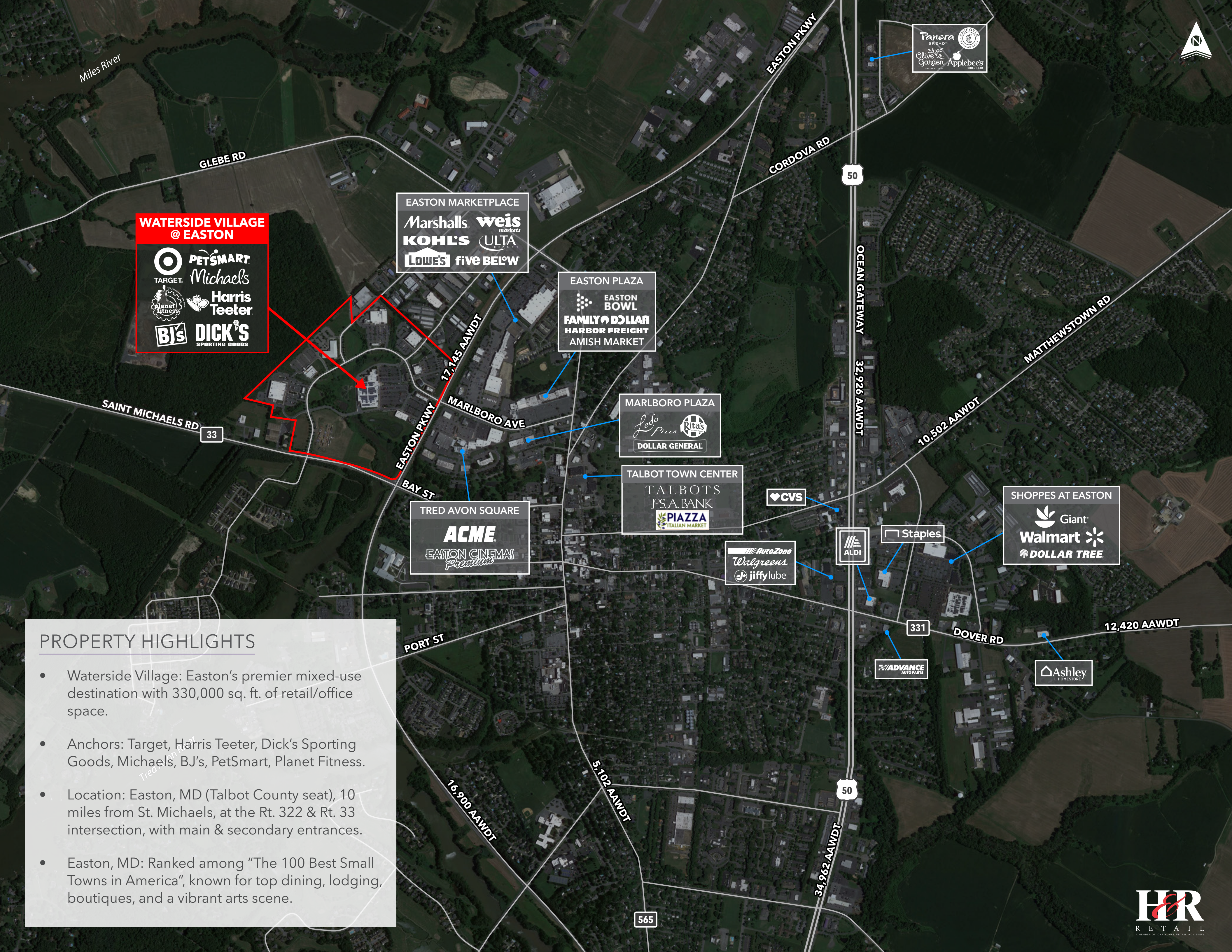
H&R RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

WATERSIDE VILLAGE AT EASTON

28539 MARLBORO AVE, EASTON, MARYLAND 21601

Up to 9,330 SF Available



PROPERTY HIGHLIGHTS

- Waterside Village: Easton's premier mixed-use destination with 330,000 sq. ft. of retail/office space.
- Anchors: Target, Harris Teeter, Dick's Sporting Goods, Michaels, BJ's, PetSmart, Planet Fitness.
- Location: Easton, MD (Talbot County seat), 10 miles from St. Michaels, at the Rt. 322 & Rt. 33 intersection, with main & secondary entrances.
- Easton, MD: Ranked among "The 100 Best Small Towns in America", known for top dining, lodging, boutiques, and a vibrant arts scene.


N
Harris Teeter
BROOKS DR
DICK'S
Qlarant
COMMERCE DR
Anne Arundel Medical Center
MARLBORO AVE
FAMOUS footwear
PETSMART
Michaels
Chick-fil-A
MATTRESS FIRM
S
T
BJ's
TARGET
G
F
17,145 AAWDT
322
LOWE'S
weis markets
Aaron's
five BELOW
Marshalls
ULTA
RACK ROOM SHOES
KOHL'S
EASTON MARKETPLACE
EASTON BOWL
EASTON PLAZA
MARLBORO AVE
planet fitness
TRED AVON SQUARE
DUNKIN'
ACME
SUBWAY
EASTON CINEMAS Premium
CareFirst
EASTON PKWY
14,502 AAWDT ST MICHAELS RD
322
33

BUILDINGS S & T

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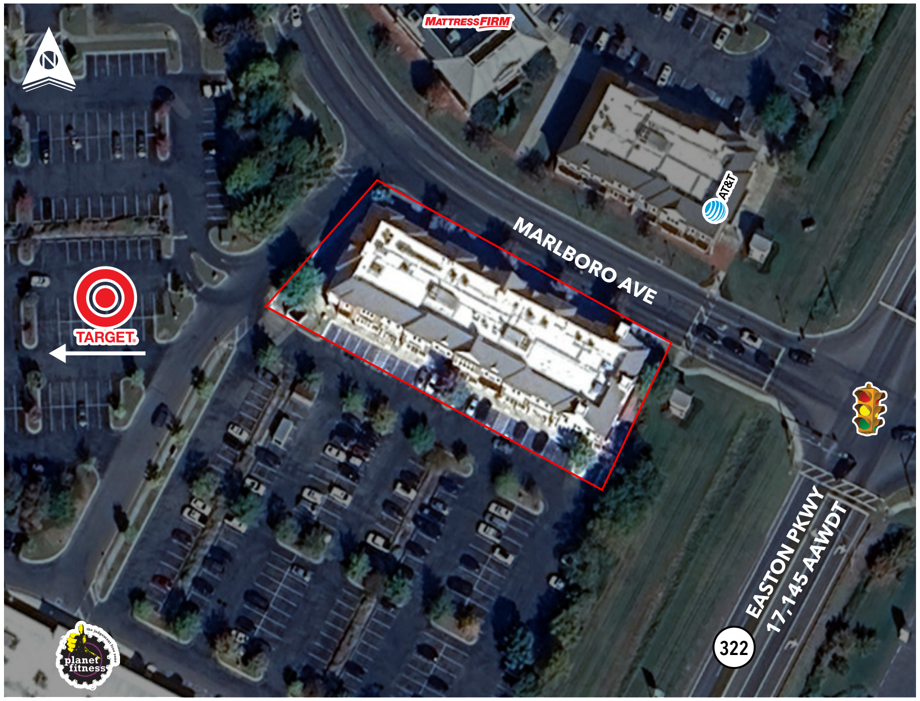
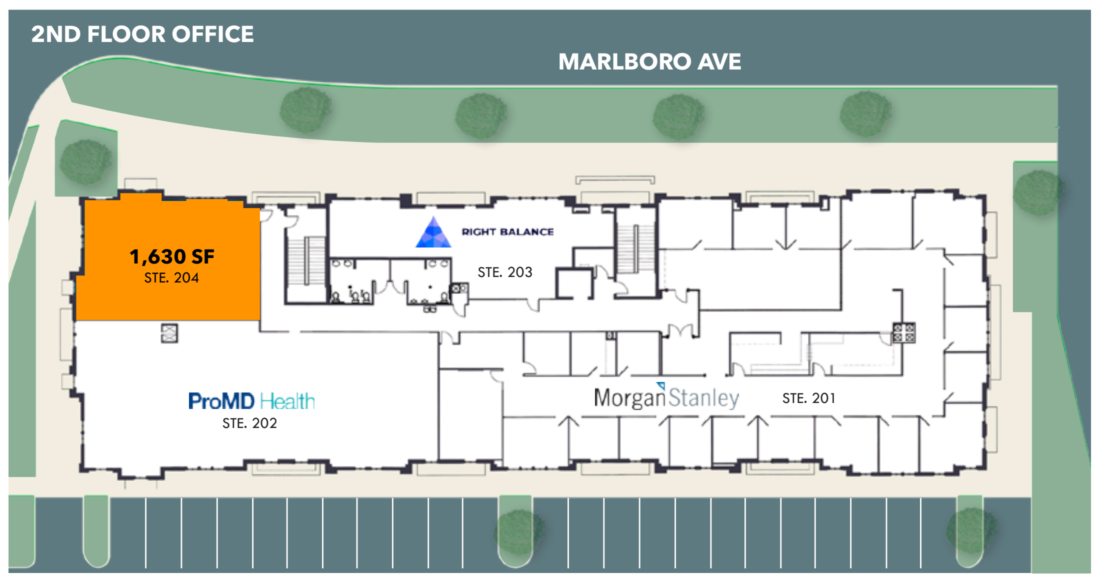
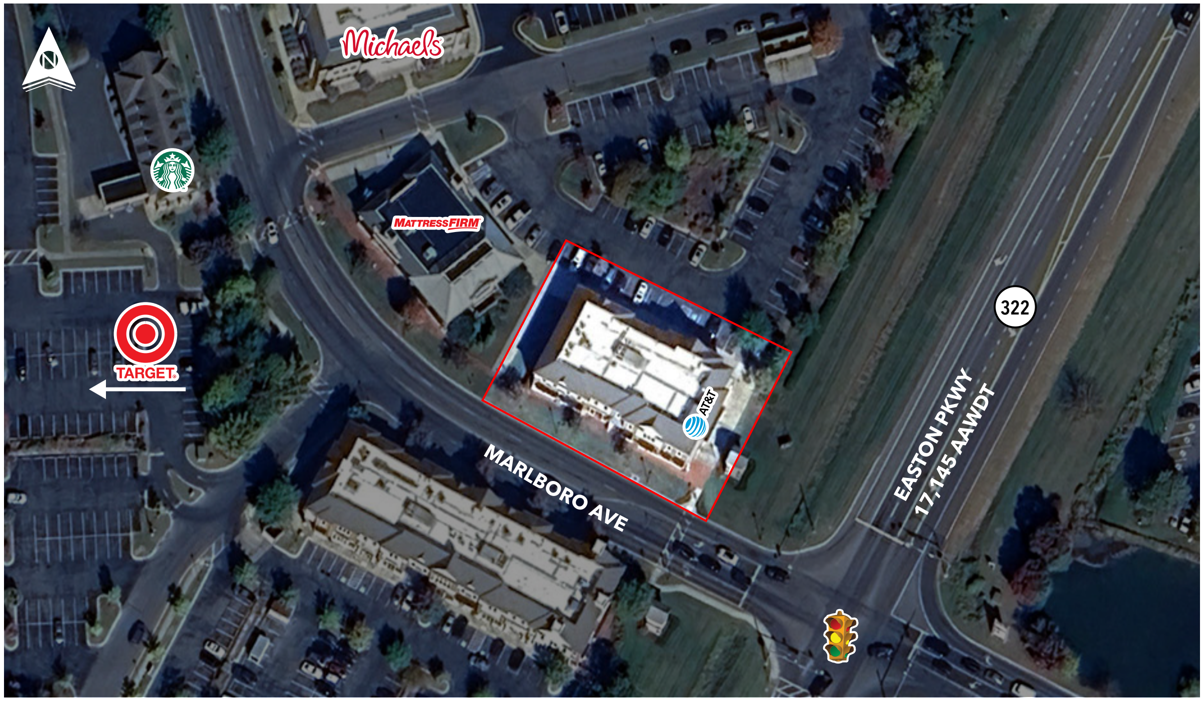
BUILDING F

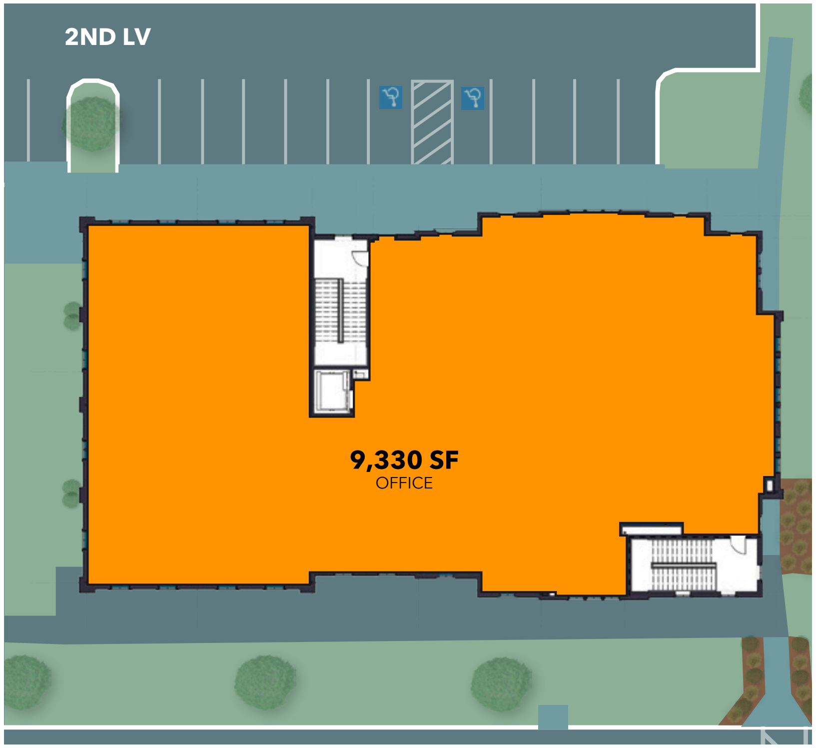

N
MATTRESS FIRM
AT&T
MARLBORO AVE
TARGET
planet fitness
EASTON PKWY
17,145 AAWDT
322


1ST FLOOR RETAIL
MARLBORO AVE
ELEC.
ELEV
Asian Bistro
STE. 109
NEST Home
STE. 108
BAY COUNTRY FINANCIAL SERVICES
STE. 107
ALL IN THE MIX BAKESHOP
STE. 106
Great Clips
STE. 105
1,893 SF
STE. 103
Armed Forces Career Center
STE. 102
PLAYA BOWLS
STE. 101


2ND FLOOR OFFICE
MARLBORO AVE
1,630 SF
STE. 204
RIGHT BALANCE
STE. 203
ProMD Health
STE. 202
MorganStanley
STE. 201

BUILDING G





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pf
planet fitness


TARGET

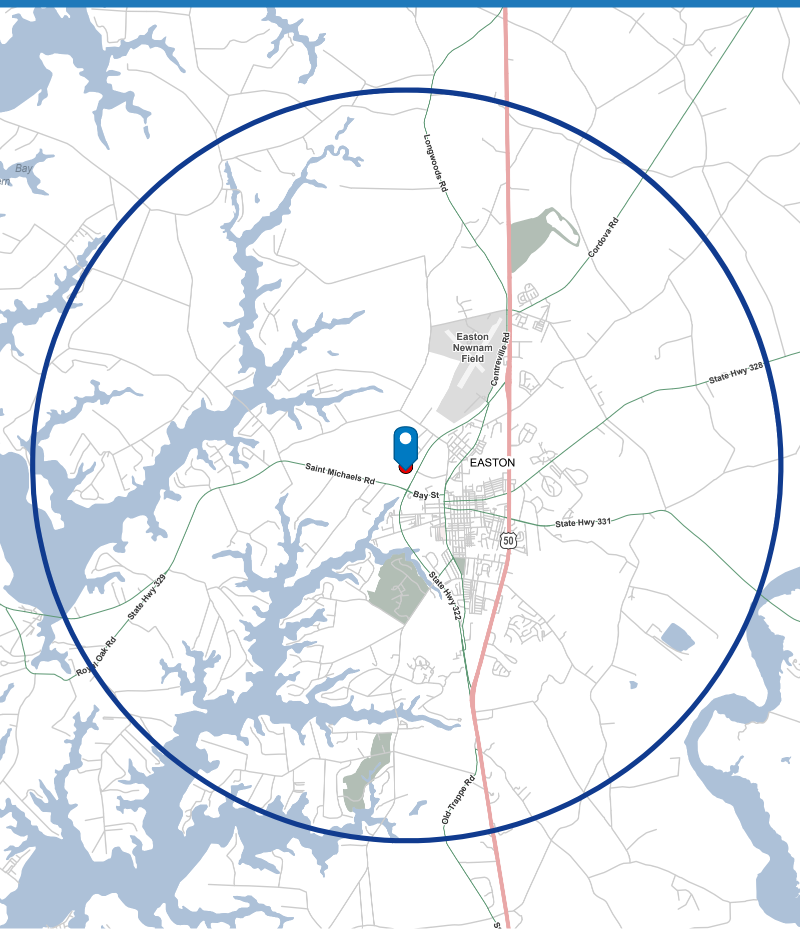

BJ's
WHOLESALE CLUB


WATERSIDE VILLAGE
target


DICK'S
SPORTING GOODS

EASTON, MD

DEMOGRAPHIC PROFILE (2024)
Waterside Village at Easton
5 mile ring



KEY FACTS

22,911	48.0	9,906
Population	Median Age	Households

EDUCATION

21%	24%	19%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

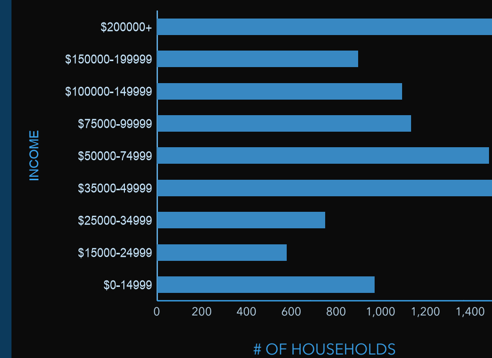
1,832	30,105	91
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$67,866
Median Household Income

$50,340
Per Capita Income

$116,324
AVERAGE HH INCOME ($)



TAPESTRY SEGMENTS

8F Old and Newcomers

2,181 (22.0%) of households

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

- Consumers are price aware and coupon clippers, but open to impulse buys.
- They are attentive to environmental concerns.
- They are more comfortable with the latest technology than buying a car.

9E Retirement Communities

1,670 (16.9%) of households

Retirement Communities neighborhoods are evenly distributed across the country. They combine single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities. Over half of the housing units are in multiunit structures, and the majority of residents have a lease. This group enjoys watching cable TV and stays up-to-date with newspapers and magazines. Residents take pride in fiscal responsibility and keep a close eye on their finances. Although income and net worth are well below national averages, residents enjoy going to the theater, golfing, and taking vacations. While some residents enjoy cooking, many have paid their dues in the kitchen and would rather dine out.

- Brand loyal, this segment will spend a little more for their favorite brands, but most likely they will have a coupon.
- Frugal, they pay close attention to finances.
- They prefer reading magazines over interacting with computers.
- They are health conscious and prefer name brand drugs.

5A Comfortable Empty Nesters

1,634 (16.5%) of households

Residents in this large, growing segment are older, with more than half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average. Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

- Most households income from wages or salaries, but a third also draw income from investments and retirement.
- Comfortable Empty Nesters residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.

Please Contact

John Schultz
443.983.2108
jschultz@hrretail.com

2 Hamill Road,
Suite 348W
Baltimore, MD 21210
410.308.0800