



WATERSIDE VILLAGE AT EASTON

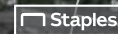
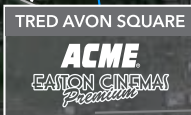
28539 MARLBORO AVENUE | EASTON, MD 21601



Up to 9,330 SF Available

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WATERSIDE VILLAGE @ EASTON



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 Wholesale Club, PetSmart, Planet Fitness.
- Location: Easton, MD (Talbot County seat), 10 miles from St. Michaels at the Rt. 322 and Rt. 33 intersection, with main and secondary entrances.
- Easton, MD: Ranked among "The 100 Best Small Towns in America", known for top dining, lodging, boutiques, and a vibrant arts scene.



BUILDING F



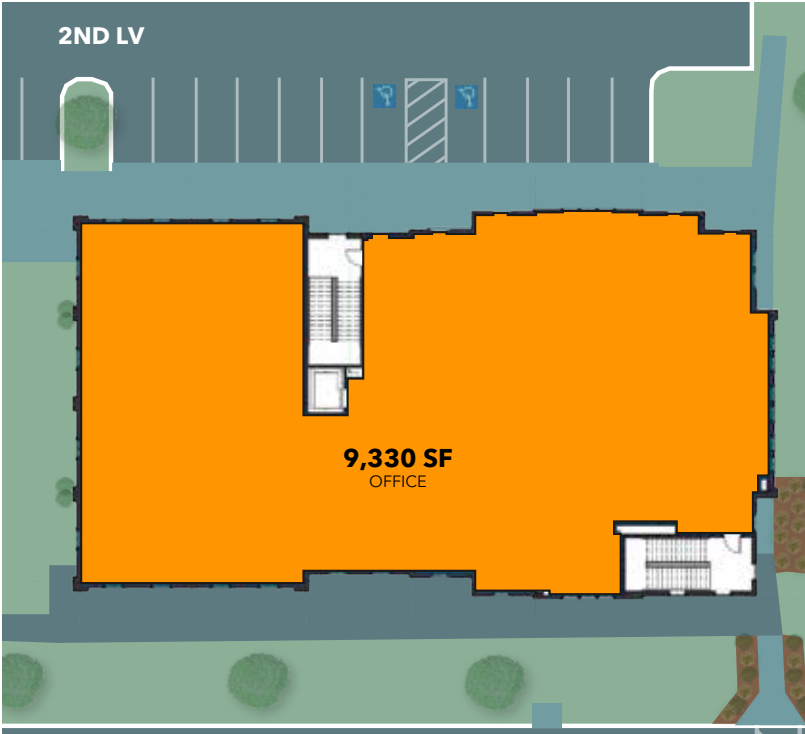
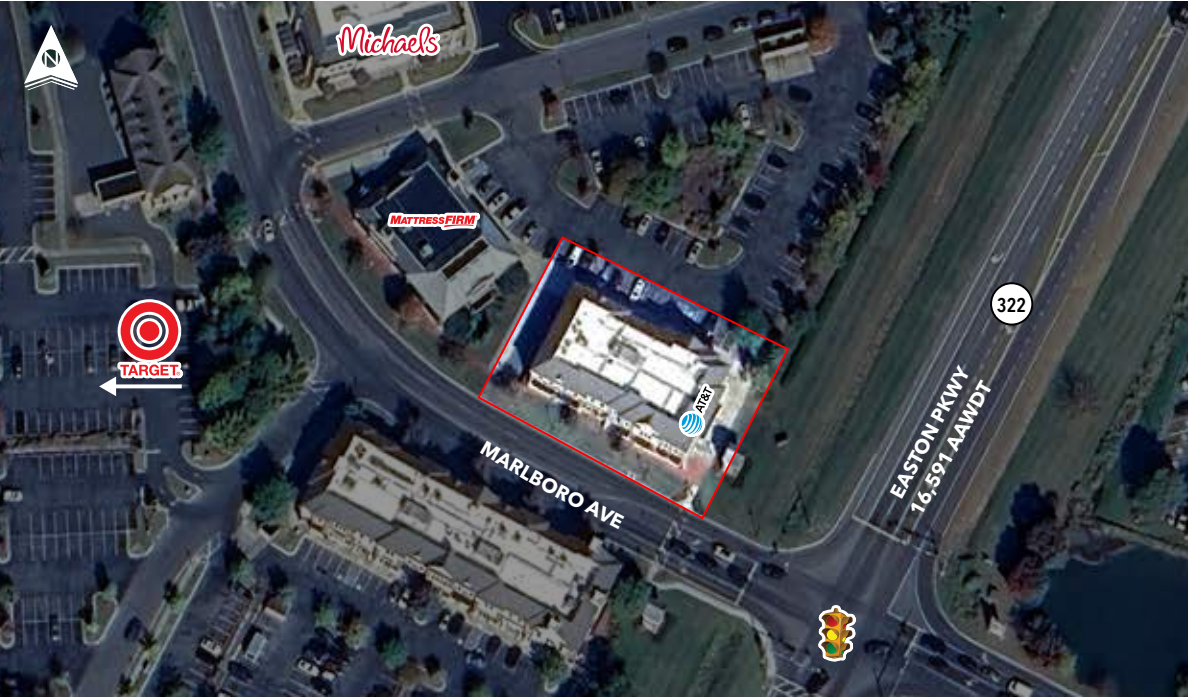
1ST FLOOR RETAIL



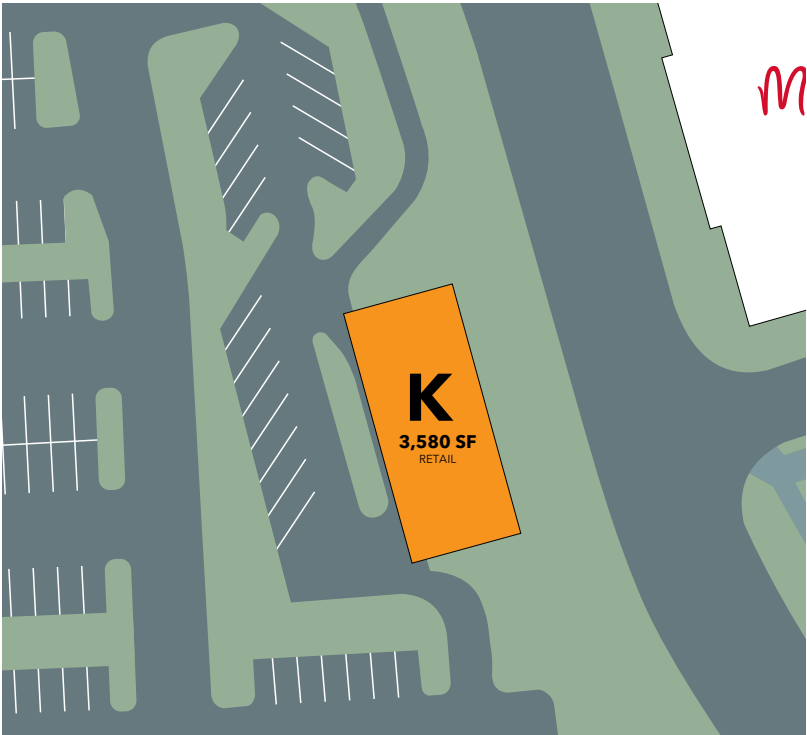
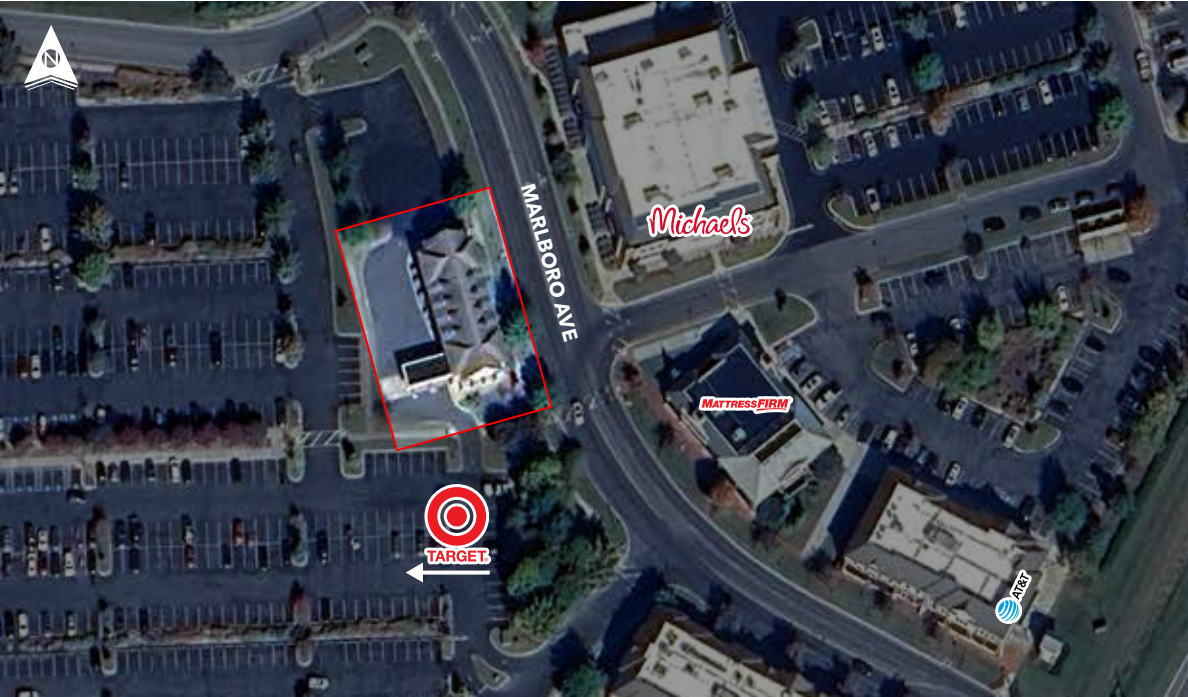
2ND FLOOR OFFICE



BUILDING G



BUILDING K



BUILDINGS S & T



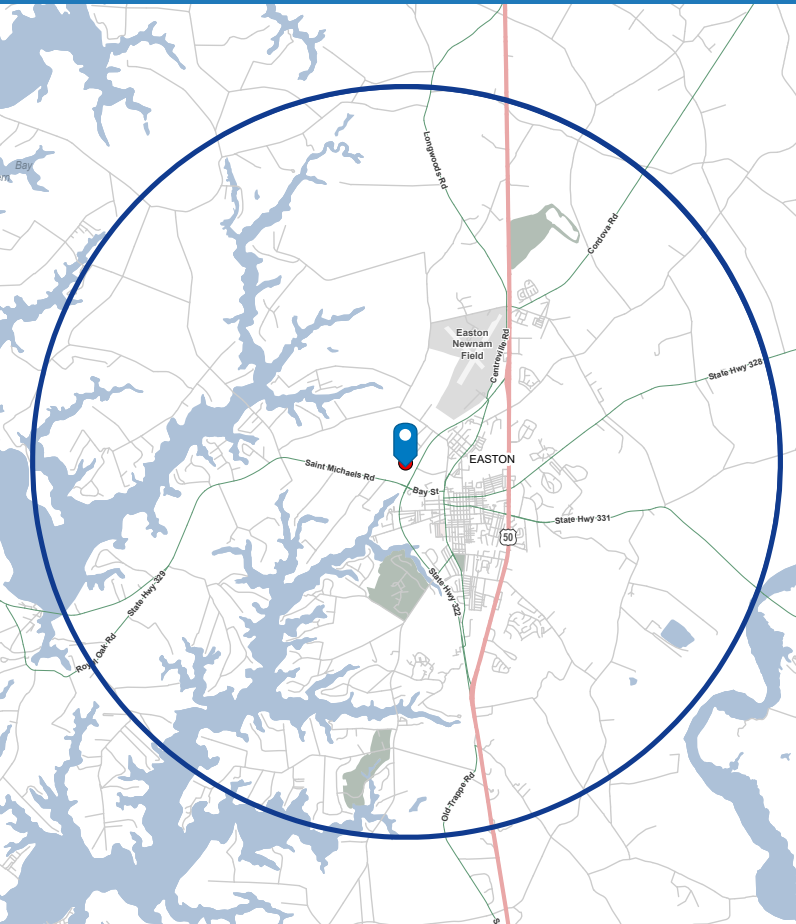




EASTON, MD

DEMOGRAPHIC PROFILE (2026)

Waterside Village at Easton 5 mile ring



KEY FACTS

23,150

Population

47.2

Median Age

9,919

Households

EDUCATION



20%

High School Diploma



25%

Bachelor's Degree



17%

Graduate/Professional Degree

BUSINESS



1,953

Total Businesses



29,764

Daytime Population



153

Food Srv & Drinking Places

INCOME



\$82,655

Median Household Income

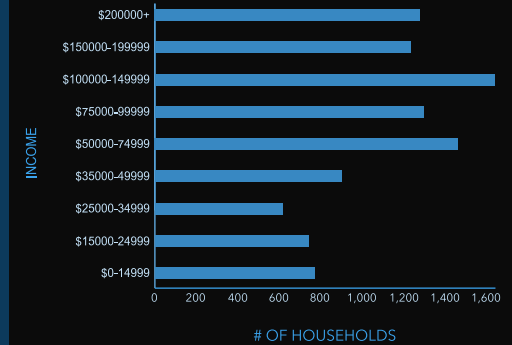


\$48,599

Per Capita Income

\$112,761

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



Legacy Hills

2,285 (23.0%) of households

Most residents are aged 45 and above, and a notable portion are either widowed or divorced, contributing to a high number of single-person households and smaller-than-average household sizes. While many are retired, part-time jobs are common among those still in the workforce, with a notable percentage of workers in social service occupations. Retirement income is often supplemented with social security or public assistance.

- They tend to shop locally, especially for toys and games for grandchildren.
- Residents have insurance and require regular access to medical providers. They value strong connections with health-care and other service providers.
- Residents listen to the radio and read magazines. Popular TV subjects include travel, bowling, and golf. While cell phone use is common, many have a landline or maintain prepaid or calling card plans.



Silver and Gold

1,406 (14.2%) of households

The most affluent of the senior segments, these residents are typically aged 55 and older and more than half of households are married couples with no children. Household incomes are in the middle and upper tiers, and the median household net worth is approximately three times the national average. Half of these residents are still earning wages (full time or part time), and many are supported at least in part by a blend of retirement funds and investment income, supplemented by social security or public assistance. Those who remain employed work in professional roles such as management, health care, technology, and legal fields, and one in five is self-employed.

- Consumers tend to use reward memberships when shopping.
- They often pay for services to manage their finances, homes, and legal matters. They are well-insured and often drive high-end vehicles.
- Residents spend time birdwatching, golfing, cooking, and dining out. They travel frequently, both domestically and internationally.



Loyal Locals

1,348 (13.6%) of households

Residents are predominantly aged 65 and above, and many are widowed or married without children living at home. Household incomes are primarily in the middle tier, and this segment exhibits a lower-than-average income inequality compared to other segments. Commute times are typically short, with most residents driving alone to work due to limited public transportation options. Housing is more affordable than the national average; more than half of the housing stock in this segment are single-family homes. These neighborhoods generally have low population density and stable growth patterns.

- When it comes to shopping, they often visit large retail establishments for food and home supplies.
- This segment tends to stick to the same foods, stores, and brands. They often buy American-made products and domestic vehicles.
- Television is a primary source for news and entertainment, including programs related to hunting and sports.
- They use social media to follow groups and stay in touch with friends and family.



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