



NEARBY RETAILERS



RETAIL FOR LEASE

- 4.41 acre pad site for lease
- Prime Visibility from Rt. 50
- Ideal for convenience oriented retail, restaurants and automotive uses
- Two methods of ingress and egress off of Rt. 50
- Rt. 50: 74,000+ Vehicles Per Day

JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

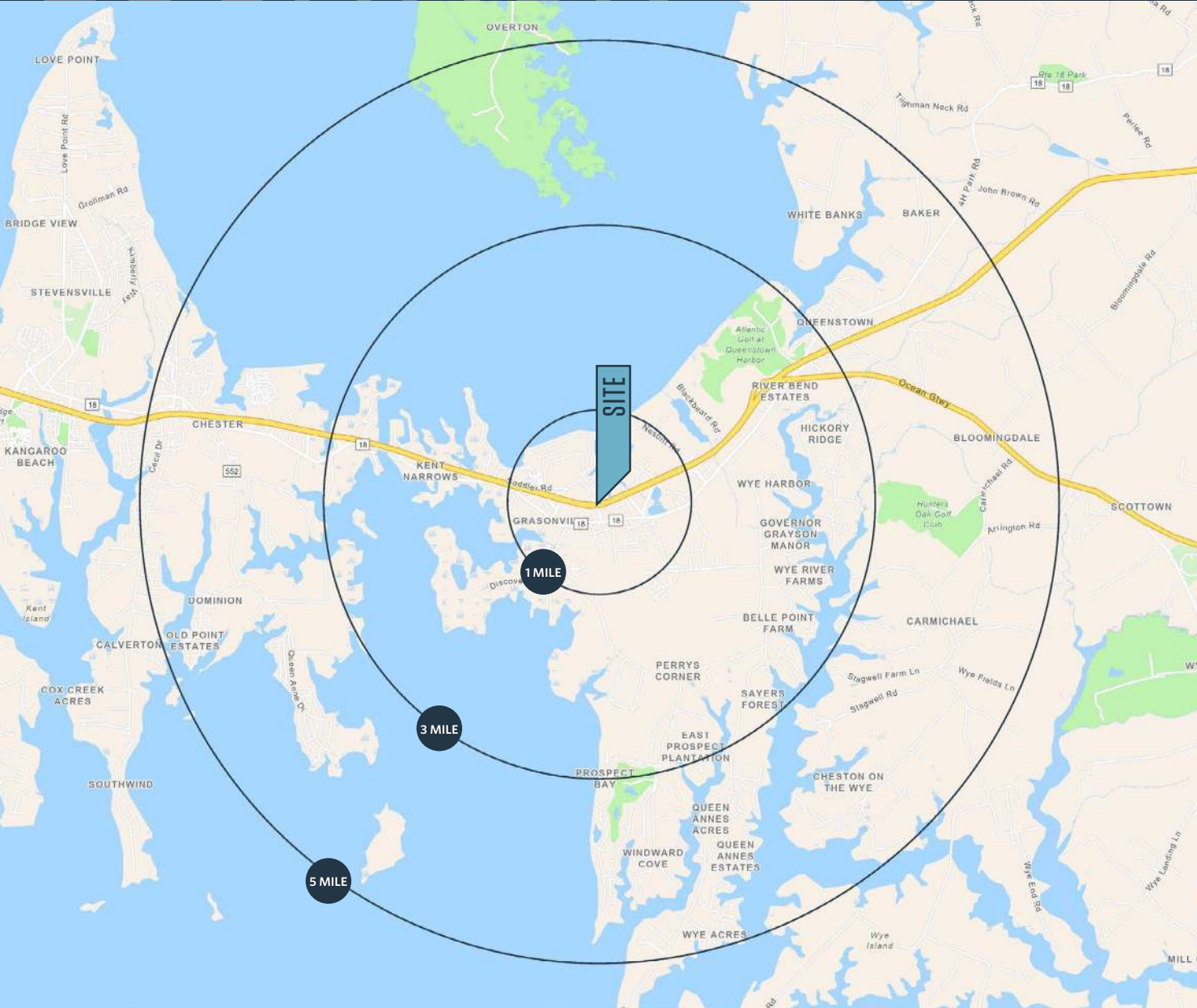
JOSH WEINER

jweiner@klnb.com | 703-268-2715

LOCATION

VFW AVE

GRASONVILLE, MD 21638, QUEEN ANNE'S COUNTY



DEMOGRAPHICS | 2023:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 2,239 | 5,789 | 14,322 |
| Daytime Population | 1,786 | 5,747 | 12,836 |
| Households | 863 | 2,260 | 5,846 |
| Average HH Income | \$138,917 | \$142,377 | \$144,475 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Route 50 74,411 ADT

JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

JOSH WEINER

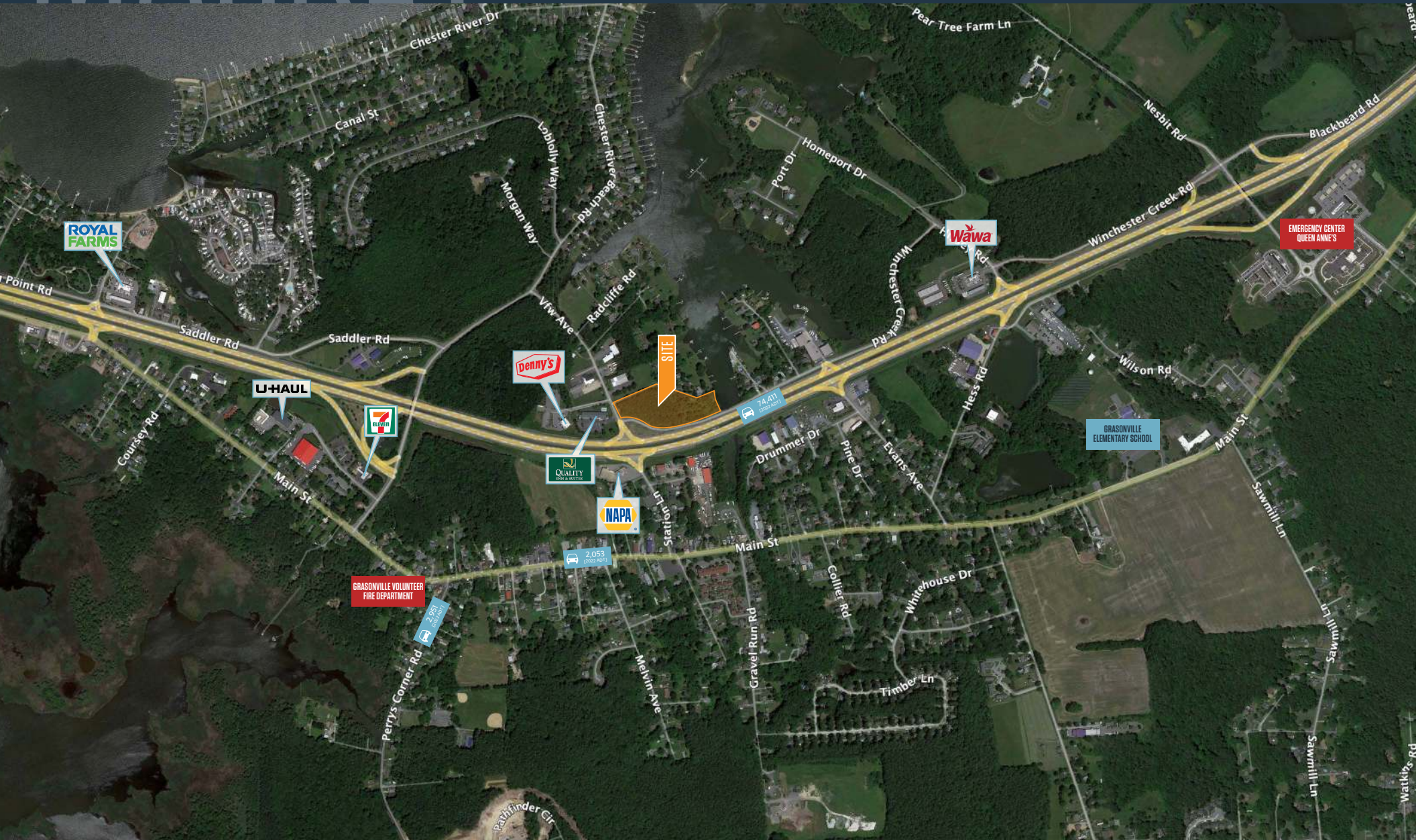
jweiner@klnb.com | 703-268-2715



MARKET

VFW AVE

GRASONVILLE, MD 21638, QUEEN ANNE'S COUNTY



JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

JOSH WEINER

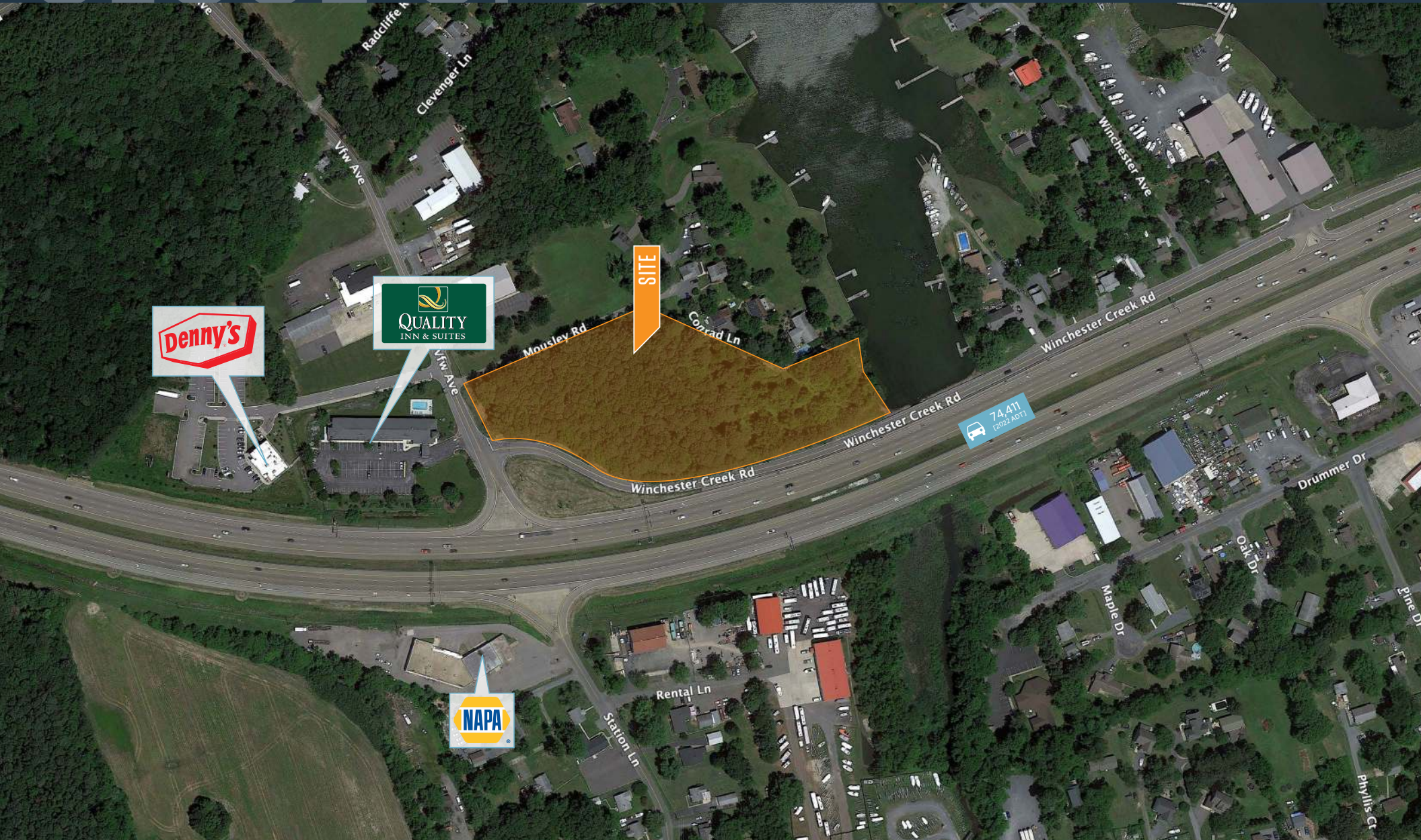
jweiner@klnb.com | 703-268-2715



CLOSE UP

VFW AVE

GRASONVILLE, MD 21638, QUEEN ANNE'S COUNTY



JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

JOSH WEINER

jweiner@klnb.com | 703-268-2715



SITE PLAN

VFW AVE

GRASONVILLE, MD 21638, QUEEN ANNE'S COUNTY

Sketch Plan-H1

DATE: 5-28-24 JOB NO. 23069.00

Design Details:

Building Area:

Restaurants - 7,400 SF

Total Area - 7,400 SF

Parking:

Parking Provided : 77 Sp. (58% in the Rear or Side)

Ratio Provided : 10.4 /1000

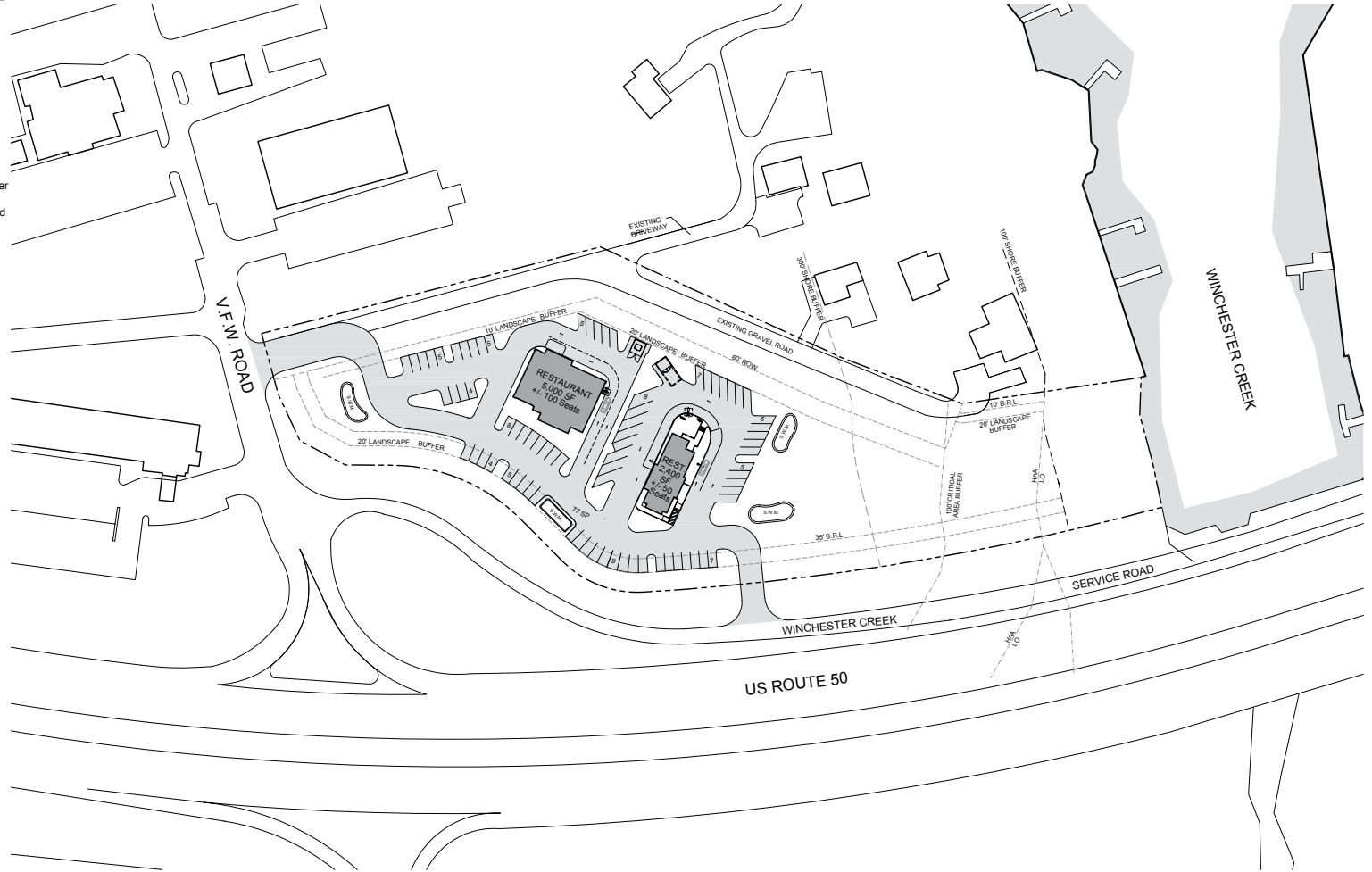
Parking Required : 1/2000 or 1/3 seats which ever is greater

+/-50 Total Spaces Required

Site:

Area - 192,448 SF

Proposed Lot Coverage - 77,184 SF (39.6 %)



Grasonville
Grasonville, Maryland

Meisel
Development LLC

SCHEMATIC DESIGN
SCALE : 1"=50'

23069.00
5.28.2024



JOE MEKULSKI
jmekulski@klnb.com | 443-632-1343

JOSH WEINER
jweiner@klnb.com | 703-268-2715



FOR MORE INFORMATION, PLEASE CONTACT:

JOE MEKULSKI

jmekulski@klnb.com

443-632-1343

JOSH WEINER

jweiner@klnb.com

703-268-2715

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE