

NEARBY RETAILERS



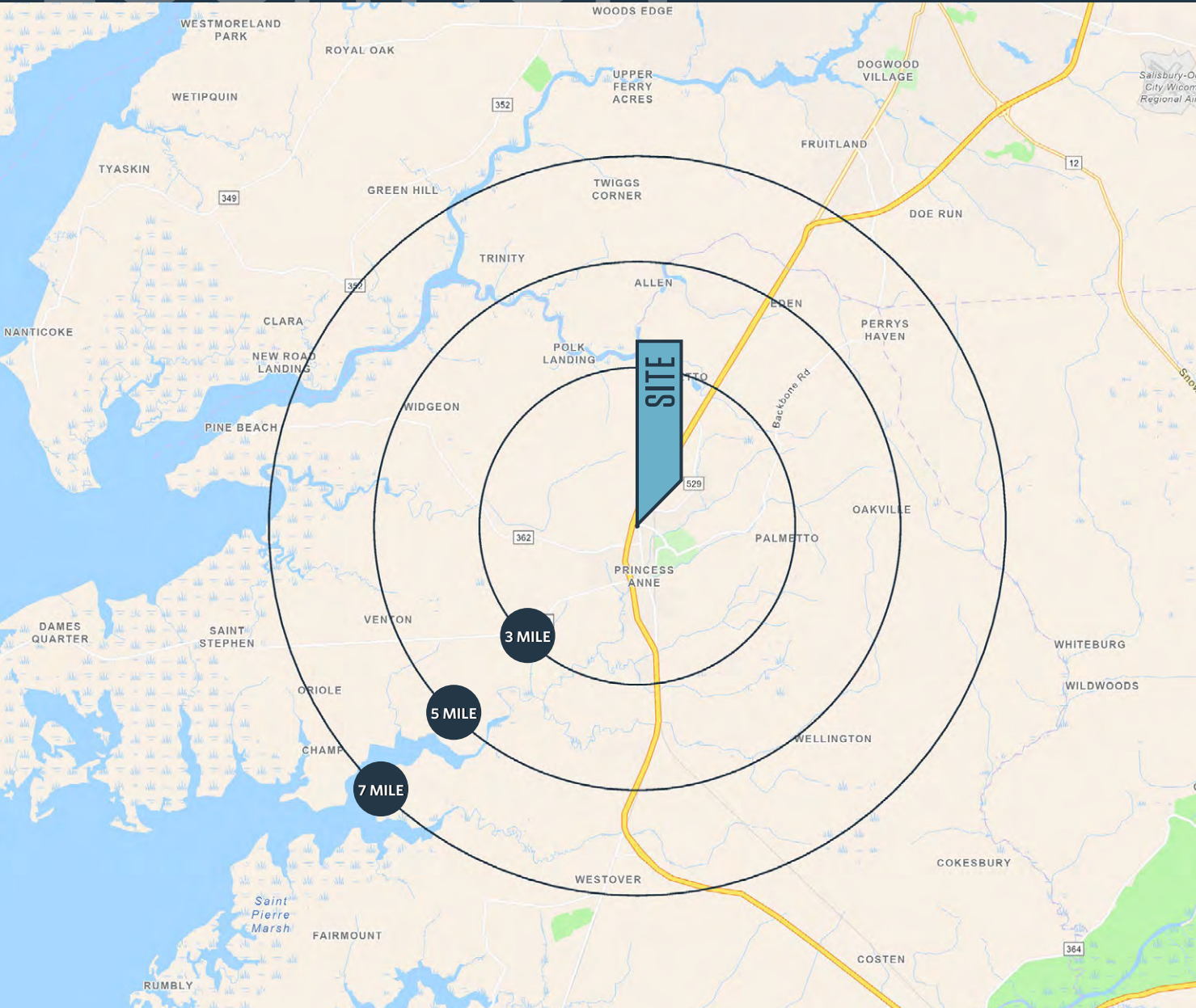
RETAIL LAND FOR SALE

- Size: 1.11 AC
- Excellent access and visibility off US-13 (Ocean Hwy)
- Multiple ingress and egress points
- C-2 Zoning
- Ideal for fast food, automotive, car wash, bank and convenience oriented retail
- Close proximity to the University of Maryland Eastern Shore

LOCATION

12302 SOMERSET AVE

PRINCESS ANNE, MD 21853, SOMERSET COUNTY



PROPERTY HIGHLIGHTS:

SIZE: 1.11 ac

ZONING: C-2

DEMOGRAPHICS | 2025:

3-MILE	5-MILE	7-MILE
Population		
7,294	13,004	15,607
Daytime Population		
6,793	9,269	11,157
Households		
2,367	3,345	4,416
Average HH Income		
\$53,351	\$60,751	\$68,224

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Ocean Hwy 28,822 ADT

COOPER HENRY

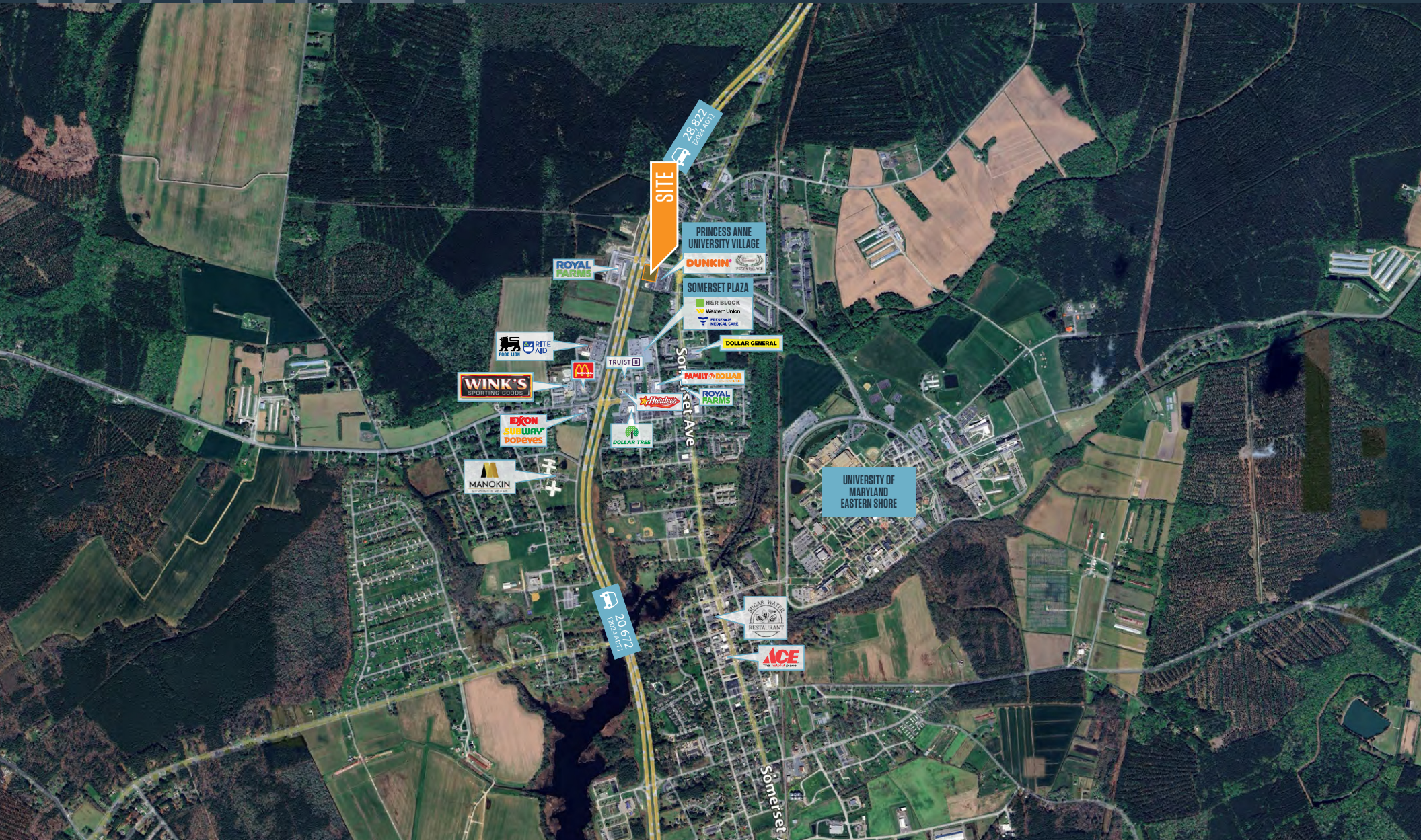
chenry@klnb.com | 443-632-2085

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MARKET

12302 SOMERSET AVE

PRINCESS ANNE, MD 21853, SOMERSET COUNTY



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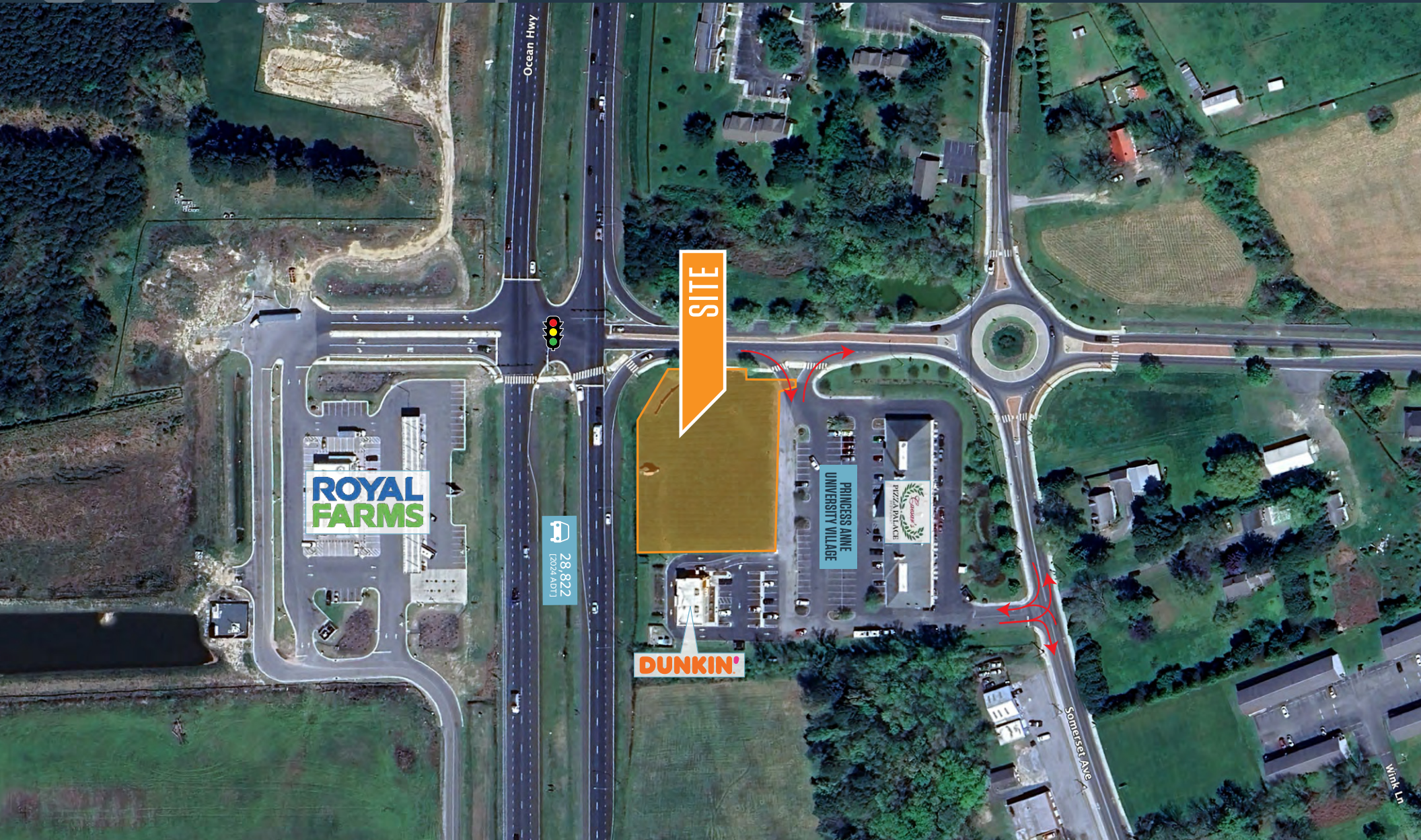
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CLOSEUP

12302 SOMERSET AVE

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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