

FOR LEASE



# Kent Plaza

711 Washington Avenue / Chestertown, MD 21620

## Overview

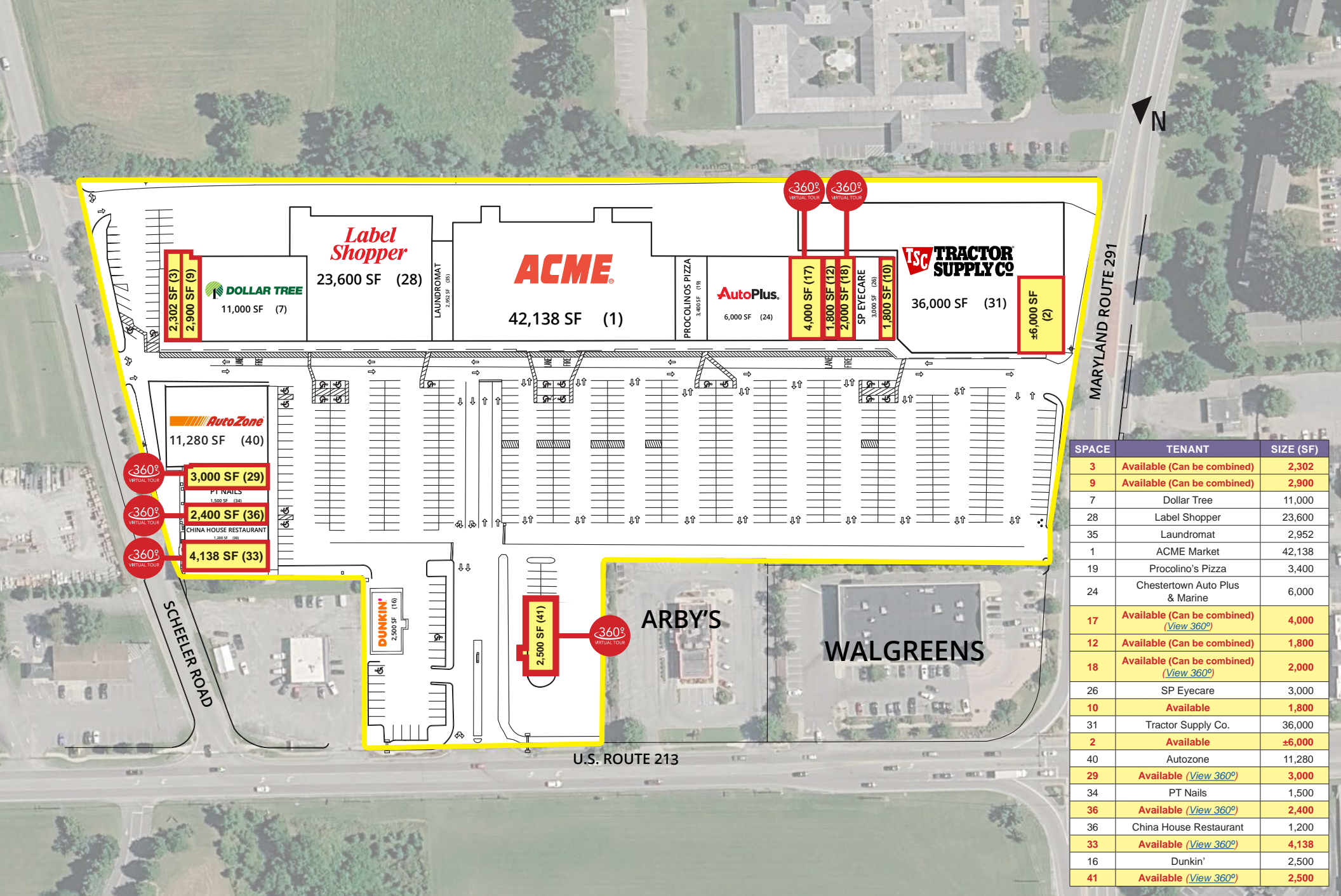
Kent Plaza is the trade area's dominant supermarket-anchored retail center. Located at the signalized intersection of Washington Avenue (MD 213) and Morgnec Road, the property is anchored by ACME Market, Tractor Supply and Walgreens and benefits from proximity to Washington College (923 student enrollment; 136 Faculty), a local residential population with average HH incomes exceeding \$104,000 and a significant daytime workforce of over 8,100 within one mile. With multiple available spaces ranging from 1,800 to 7,800 SF, the property offers opportunities for retailers and service providers seeking to serve year-round resident, student and seasonal tourists to this historic Eastern Shore community.

## Quick Facts

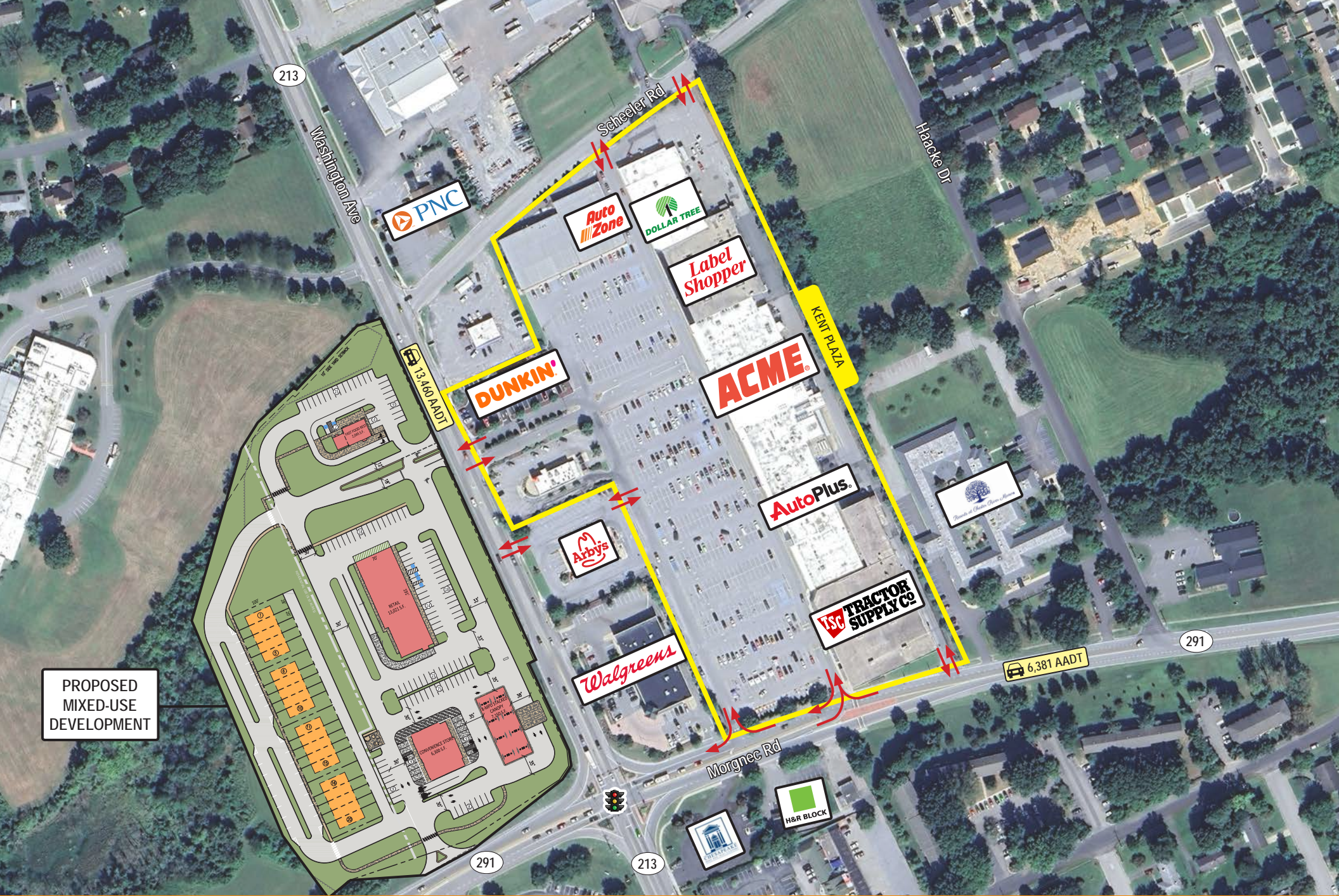
- Availability: Immediate
- Size: 1,800 - 7,800 square feet
- Rental Rate: Negotiable
- Net Charges: TBD
- Tenants:



| 2025 Demographics  | 1 mile                             | 3 miles                       | 5 miles   |
|--------------------|------------------------------------|-------------------------------|-----------|
| POPULATION         | 4,986                              | 8,652                         | 11,348    |
| HOUSEHOLDS         | 1,895                              | 3,433                         | 4,558     |
| AVG. HH INCOME     | \$89,794                           | \$98,213                      | \$104,147 |
| DAYTIME POPULATION | 8,135                              | 11,687                        | 13,968    |
| TRAFFIC COUNT      | 13,460 AADT<br>(Washington Avenue) | 11,750 AADT<br>(Morgnec Road) |           |



| SPACE | TENANT  | SIZE (SF) |
|-------|---|-----------|
| 3     | Available (Can be combined)                             | 2,302     |
| 9     | Available (Can be combined)                             | 2,900     |
| 7     | Dollar Tree   | 11,000    |
| 28    | Label Shopper   | 23,600    |
| 35    | Laundromat  | 2,952     |
| 1     | ACME Market   | 42,138    |
| 19    | Procolino's Pizza                                       | 3,400     |
| 24    | Chestertown Auto Plus & Marine                          | 6,000     |
| 17    | Available (Can be combined) <a href="#">(View 360°)</a> | 4,000     |
| 12    | Available (Can be combined)                             | 1,800     |
| 18    | Available (Can be combined) <a href="#">(View 360°)</a> | 2,000     |
| 26    | SP Eyecare  | 3,000     |
| 10    | Available   | 1,800     |
| 31    | Tractor Supply Co.                                      | 36,000    |
| 2     | Available   | ±6,000    |
| 40    | Autozone  | 11,280    |
| 29    | Available <a href="#">(View 360°)</a>                   | 3,000     |
| 34    | PT Nails  | 1,500     |
| 36    | Available <a href="#">(View 360°)</a>                   | 2,400     |
| 36    | China House Restaurant                                  | 1,200     |
| 33    | Available <a href="#">(View 360°)</a>                   | 4,138     |
| 16    | Dunkin'   | 2,500     |
| 41    | Available <a href="#">(View 360°)</a>                   | 2,500     |



PROPOSED MIXED-USE DEVELOPMENT



# Interested? Contact:

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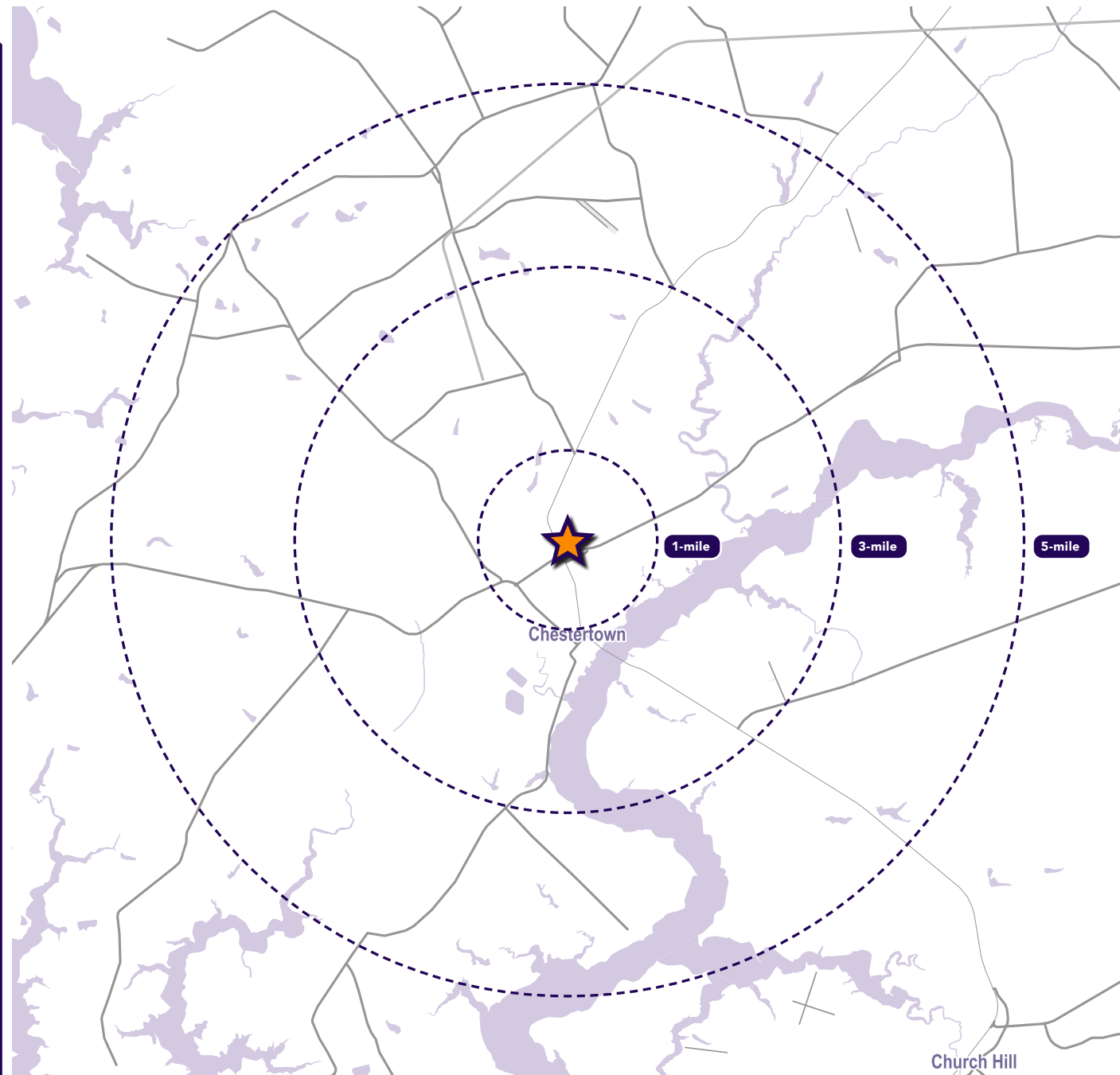
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