

For Sale in Huntingtown Rural Commercial Zoning



Solomons Island Road (Rt. 2/4) - Great Access & Visibility



- 2.2 Acres
- 1,260 sf
- Well & Septic
- Highly Visible from Rt. 2/4
- Great location by parks, schools, and shopping
- Hardwood floors
- Recently renovated
- 2 Bathrooms
- Easy accessible from North & South of Rt.4

Highest traffic counts in Calvert County with a cross-over, so directly accessible whether you are heading north or south. On Rt. 2/4!

\$ 599,000.

Calvert Commercial Real Estate, Inc.

Contact us today to schedule a site visit!

410-535-0022

CalvertCommercial.com



We will find the perfect place for your business!

Demographic Report

5 mile radius around 2510 Solomons Island

2510 Solomons Island Road, Huntingtown, Maryland 20639 - Calvert County



Population	2020		2025	
	TOTAL		TOTAL	
Population	25,328		26,110	

Age Distribution	2020		2025	
	TOTAL	%	TOTAL	%
0-4	1,199	4.73	1,257	4.81
5-9	1,539	6.08	1,456	5.58
10-19	3,585	14.15	3,428	13.13
20-29	2,849	11.25	3,069	11.75
30-39	2,771	10.94	2,793	10.70
40-49	3,183	12.57	3,211	12.30
50-59	4,279	16.89	3,766	14.42
60-64	1,904	7.52	2,013	7.71
65+	4,019	15.87	5,117	19.60
Average Median Age	41.63	n/a	42.591	n/a

Sex	2020		2025	
	TOTAL	%	TOTAL	%
Male	12,622	49.83	12,980	49.71
Female	12,706	50.17	13,130	50.29

Ethnicity Distribution	2020		2025	
	TOTAL	%	TOTAL	%
White (non-hispanic)	19,363	76.45	19,897	76.20
Black (non-hispanic)	3,499	13.81	3,519	13.48
American Indian (non-hispanic)	69	0.27	76	0.29
Asian (non-hispanic)	652	2.57	706	2.70
Pacific Islander (non-hispanic)	7	0.03	8	0.03
Other (non-hispanic)	15	0.06	15	0.06
Multirace (non-hispanic)	739	2.92	813	3.11
Hispanic	984	3.89	1,076	4.12

Race Distribution	2020		2025	
	TOTAL	%	TOTAL	%
White	19,983	78.90	20,570	78.78
Black	3,549	14.01	3,574	13.69
American Indian	82	0.32	90	0.34
Asian	675	2.67	732	2.80
Pacific Islander	8	0.03	10	0.04
Other	182	0.72	198	0.76
Multirace	849	3.35	936	3.58

Total Households	2020		2025	
	TOTAL	%	TOTAL	%
Households	8,756	n/a	8,993	n/a
Families	6,920	79.03	7,079	78.72

Average Household Income	2020		2025	
	TOTAL		TOTAL	
Average Household Income	140,388.107		167,923.051	

Household Income Distribution	2020		2025	
	TOTAL	%	TOTAL	%
<\$10 K	119	1.36	99	1.10
\$10-\$20K	425	4.85	343	3.81
\$20-\$30K	426	4.87	469	5.22
\$30-\$40K	385	4.40	282	3.14
\$40-\$50K	442	5.05	358	3.98
\$50-\$60K	375	4.28	414	4.60
\$60-\$75K	630	7.20	468	5.20
\$75-\$100K	993	11.34	925	10.29
> \$100K	4,961	56.66	5,635	62.66

Labor Force Status	2020		2025	
	TOTAL	%	TOTAL	%
Labor Force	13,623	n/a	14,255	n/a
Employed	12,919	94.83	13,522	94.86
Unemployed	388	2.85	404	2.83
In Armed Forces	316	n/a	329	n/a
Not In Labor Force	6,809	n/a	7,125	n/a

Total Number of Housing	2020		2025	
	TOTAL	%	TOTAL	%
Total Dwellings	8,992	n/a	9,347	n/a
Owner-Occupied Dwellings	7,413	84.66	7,508	83.49
Renter-Occupied Dwellings	1,343	15.34	1,485	16.51
Housing Units Occupied	8,756	97.38	8,993	96.21

Education Attainment	2020		2025	
	TOTAL	%	TOTAL	%
< Grade 9	289	1.65	304	1.66
Grade 9-12	737	4.22	778	4.25
High School	5,706	32.66	5,983	32.68
Some College	3,720	21.29	3,896	21.28
Assoc Degree	1,457	8.34	1,529	8.35
Bach Degree	3,192	18.27	3,339	18.24
Grad Degree	2,372	13.58	2,479	13.54

Size of Household	2020		2025	
	TOTAL	%	TOTAL	%
1 Person	1,503	17.17	1,586	17.64
2 Person	2,865	32.72	2,913	32.39
3 Person	1,648	18.82	1,683	18.71
4 Person	1,584	18.09	1,622	18.04
5 Person	749	8.55	767	8.53
6+ Person	274	3.13	284	3.16

Data Source: Applied Geographic Solutions 2020