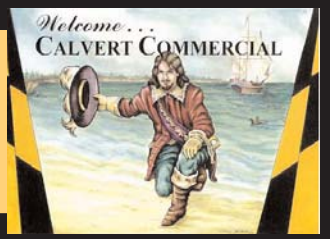


FOR SALE IN CHESAPEAKE BEACH Commercial Zoning



Prime Location at the corner of E Street &
Chesapeake Beach Rd. (Rt. 260)



- 9,000 +\ - sq. ft. building
- over half acre level site
- city water & sewer
- ample parking
- 270 ft. frontage on Rt. 260

\$1,500,000.

Chesapeake Beach's Commercial District provides an attractive environment for shopping, entertainment and community gathering. Approved uses include multi-family and townhouses, churches, day care centers, studios for instruction, professional medical/dental offices, retail, salons, banks, restaurants and nightclubs.

Could it be the right place for you?

*call today and one of our
business specialists will work with you!*



Calvert Commercial Real Estate, Inc.

Contact us today to schedule a site visit!



410 535-0022

www.CalvertCommercial.com



We will help you find the perfect place for your business!

Demographic Report

5 mile radius around 3736 E Chesapeake Beach

3736 E Chesapeake Beach Rd, Chesapeake Beach, Maryland 20732 - Calvert County



Population	2020		2025	
	TOTAL	%	TOTAL	%
Population	24,059		25,216	

Age Distribution	2020		2025	
	TOTAL	%	TOTAL	%
0-4	1,347	5.60	1,426	5.66
5-9	1,451	6.03	1,405	5.57
10-19	3,049	12.67	2,999	11.89
20-29	2,961	12.31	3,246	12.87
30-39	3,073	12.77	3,150	12.49
40-49	2,987	12.42	3,095	12.27
50-59	4,021	16.71	3,616	14.34
60-64	1,804	7.50	1,919	7.61
65+	3,366	13.99	4,360	17.29
Average Median Age	39.811	n/a	40.293	n/a

Sex	2020		2025	
	TOTAL	%	TOTAL	%
Male	11,769	48.92	12,294	48.75
Female	12,290	51.08	12,922	51.25

Ethnicity Distribution	2020		2025	
	TOTAL	%	TOTAL	%
White (non-hispanic)	18,983	78.90	19,838	78.67
Black (non-hispanic)	2,936	12.20	3,007	11.92
American Indian (non-hispanic)	101	0.42	111	0.44
Asian (non-hispanic)	395	1.64	435	1.73
Pacific Islander (non-hispanic)	7	0.03	8	0.03
Other (non-hispanic)	6	0.02	6	0.02
Multirace (non-hispanic)	682	2.83	759	3.01
Hispanic	951	3.95	1,053	4.18

Race Distribution	2020		2025	
	TOTAL	%	TOTAL	%
White	19,624	81.57	20,542	81.46
Black	2,970	12.34	3,046	12.08
American Indian	116	0.48	129	0.51
Asian	399	1.66	441	1.75
Pacific Islander	8	0.03	10	0.04
Other	172	0.71	190	0.75
Multirace	770	3.20	858	3.40

Total Households	2020		2025	
	TOTAL	%	TOTAL	%
Households	9,077	n/a	9,481	n/a
Families	6,646	73.22	6,936	73.16

Average Household Income	2020		2025	
	TOTAL		TOTAL	
Average Household Income	136,565.39		162,542.981	

Household Income Distribution	2020		2025	
	TOTAL	%	TOTAL	%
<\$10 K	309	3.40	292	3.08
\$10-\$20K	281	3.10	233	2.46
\$20-\$30K	246	2.71	244	2.57
\$30-\$40K	430	4.74	269	2.84
\$40-\$50K	501	5.52	480	5.06
\$50-\$60K	412	4.54	413	4.36
\$60-\$75K	689	7.59	554	5.84
\$75-\$100K	1,178	12.98	1,024	10.80
> \$100K	5,031	55.43	5,972	62.99

Labor Force Status	2020		2025	
	TOTAL	%	TOTAL	%
Labor Force	13,666	n/a	14,518	n/a
Employed	13,019	95.27	13,833	95.28
Unemployed	375	2.74	398	2.74
In Armed Forces	272	n/a	287	n/a
Not In Labor Force	5,722	n/a	6,077	n/a

Total Number of Housing	2020		2025	
	TOTAL	%	TOTAL	%
Total Dwellings	9,673	n/a	10,057	n/a
Owner-Occupied Dwellings	7,393	81.45	7,608	80.24
Renter-Occupied Dwellings	1,684	18.55	1,873	19.76
Housing Units Occupied	9,077	93.84	9,481	94.27

Education Attainment	2020		2025	
	TOTAL	%	TOTAL	%
< Grade 9	228	1.36	239	1.35
Grade 9-12	642	3.83	684	3.85
High School	4,635	27.68	4,916	27.67
Some College	4,211	25.15	4,470	25.16
Assoc Degree	1,578	9.42	1,676	9.43
Bach Degree	3,146	18.79	3,333	18.76
Grad Degree	2,304	13.76	2,449	13.78

Size of Household	2020		2025	
	TOTAL	%	TOTAL	%
1 Person	1,883	20.74	1,985	20.94
2 Person	3,204	35.30	3,344	35.27
3 Person	1,630	17.96	1,706	17.99
4 Person	1,378	15.18	1,441	15.20
5 Person	619	6.82	635	6.70
6+ Person	229	2.52	237	2.50

Data Source: Applied Geographic Solutions 2020