



FOR SALE

UNIQUE MEDICAL OFFICE FOR OWNER-OCCUPANT

120 SPEER ROAD | CHESTERTOWN, MARYLAND 21620



5,432 SF Available
Unit 1: 2,533 SF
Unit 2: 2,899 SF

4,172 SF Leased,
Producing Rent



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Unique medical office park located in Chestertown, Maryland with two (2) single-story buildings totaling 9,604 SF ±
- Three unit property, one building occupied, one building with two units available for owner user
- Up to 5,432 SF available of former medical space for owner-users seeking space to launch, grow, or relocate their business or professional practice
- A tenant base of established medical groups in a prime location of Chestertown, Maryland
- Interior floor plans vary with recreation areas, patient waiting areas, offices, exam rooms, full baths, restrooms, laboratories, nurses stations x-ray rooms with leaded walls, kitchenette and break rooms

SALE PRICE:	\$1,250,000
PROPERTY SIZE:	120A: 5,432 SF AVAILABLE 120B: 4,172 SF LEASED
LOT SIZE:	1.21 ACRES ±
ZONING:	LI-1 (LIMITED INDUSTRIAL)
PARKING:	3.13/1,000 SF
REAL ESTATE TAXES:	\$13,685.32/YEAR



120A: 5,432 SF

5,432 SF Available

Unit 1: 2,533 SF

Unit 2: 2,899 SF



120B: 4,172 SF

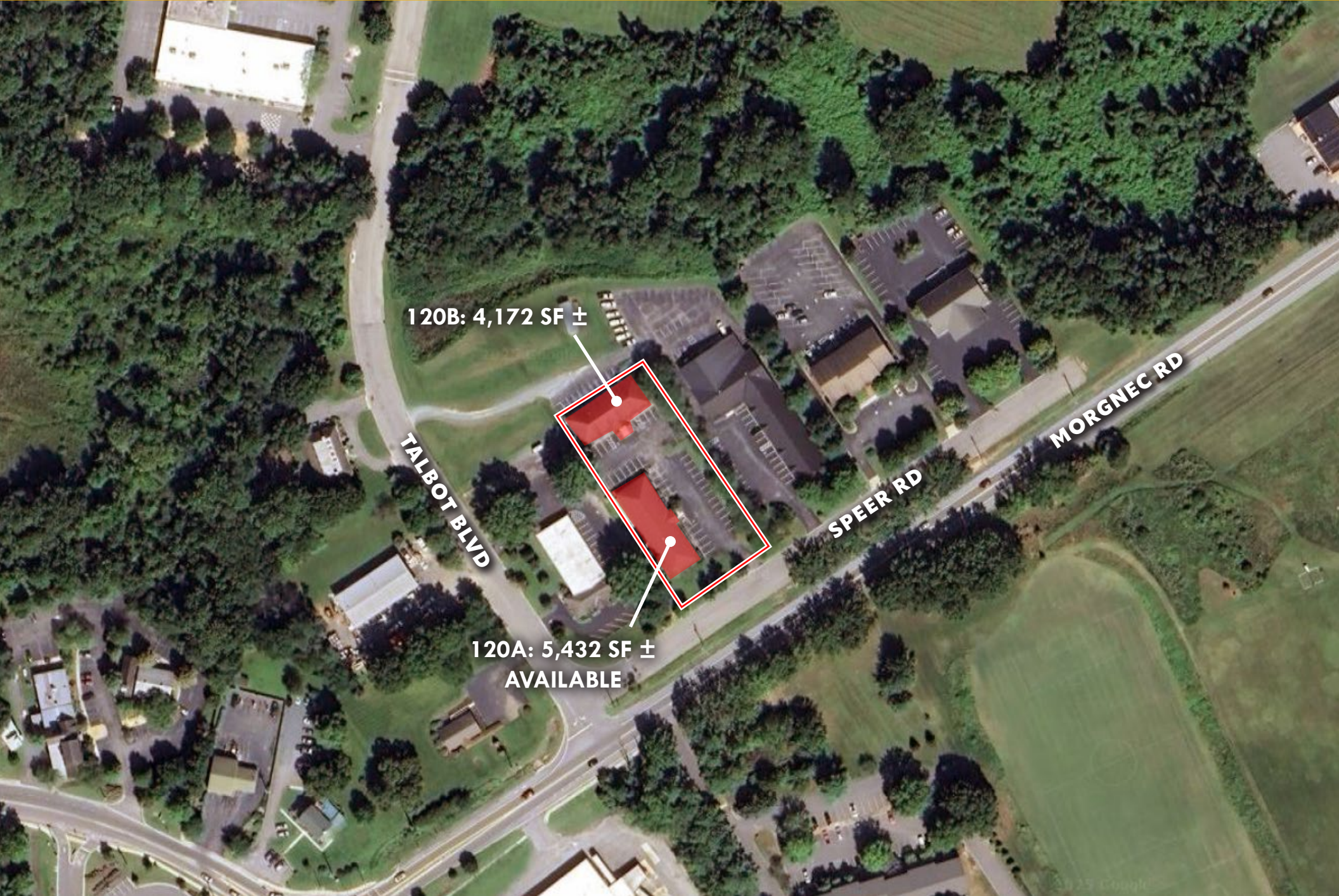
4,172 SF Leased,
Producing Rent



GOOGLE STREET VIEW



AERIAL



120B: 4,172 SF ±

TALBOT BLVD

SPEER RD

MORGNEC RD

120A: 5,432 SF ±
AVAILABLE

INTERIOR PHOTOS



MARKET AERIAL



Washington Square

REDNER'S

Shore Bank
verizon

McDonald's

FLAGSHIP CINEMAS **HIGH'S**

Kent Plaza

ACME **DOLLAR TREE**

TRACTOR SUPPLY CO **DUNKIN'**
Walgreens

VAULT STORAGE

SITE

VAULT STORAGE

Washington College

KENT COUNTY MIDDLE SCHOOL

- Downtown Chestertown**
- » Chestertown Marina
 - » Evergrain Bread Co
 - » Modern Stone Age Kitchen
 - » Watershed Alley
 - » Chestertown Farmers Market
 - » Casa Carmen Wines
 - » White Swan Tavern
 - » BAD Alfred's Distilling

HISTORIC CHESTERTOWN

1 MILE

291

MORGNEC RD

FLATLAND RD

HIGH ST

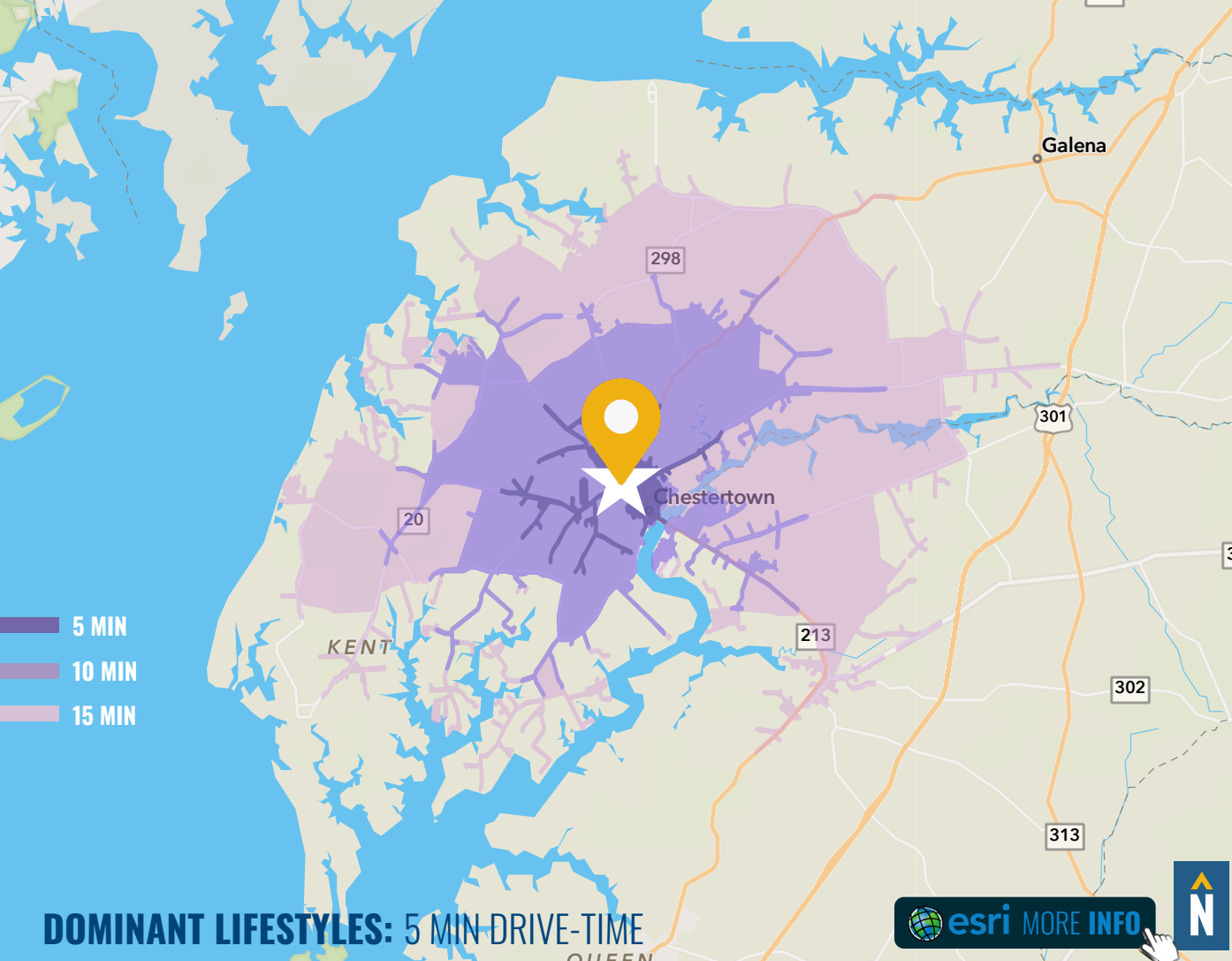
CHESTER RIVER

245



DEMOGRAPHICS

2024



5 MIN

10 MIN

15 MIN

RESIDENTIAL POPULATION



2,898

5,189

7,360

DAYTIME POPULATION



7,978

11,718

15,382

AVERAGE HOUSEHOLD INCOME



\$78,836

\$95,198

\$100,938

NUMBER OF HOUSEHOLDS



2,132

3,998

5,984

MEDIAN AGE



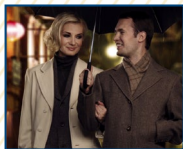
40.9

44.7

45.4

DOMINANT LIFESTYLES: 5 MIN DRIVE-TIME

36%
RETIREMENT
COMMUNITIES



Retirement Communities neighborhoods are evenly distributed across the country. They combine single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities.

Median Age: **53.9**
Median Household Income: **\$40,800**

26%
SMALL TOWN
SINCERITY



The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens.

Median Age: **40.8**
Median Household Income: **\$31,500**

13%
COLLEGE
TOWNS

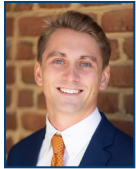


About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students make time between studying and part-time jobs for socializing and sports.

Median Age: **24.5**
Median Household Income: **\$32,200**

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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