



RETAIL/RESTAURANT/BAR

1216 S. TALBOT STREET | SAINT MICHAELS, MARYLAND 21663

FOR
LEASE



MACKENZIE

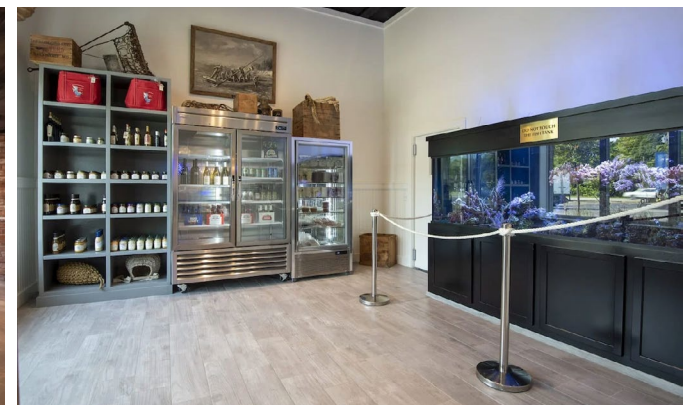
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 6,495 SF available (former restaurant/bar and seafood market)
- High visibility location facing S. Talbot Street/ Route 33 (14,852 cars per day)
- Pylon signage available
- Ample on-site parking
- Situated at the gateway to downtown St. Michaels, MD
- 10 min. drive to Easton, MD
- Highly affluent Eastern Shore trade area

AVAILABLE:	6,495 SF ±
BUILDING SIZE:	24,340 SF ±
LOT SIZE:	3.15 ACRES ±
YEAR BUILT:	1993
TRAFFIC COUNT:	14,852 AADT (S. TALBOT STREET)
ZONING:	GC (GENERAL COMMERCIAL)
RENTAL RATE:	\$10,000/MO., MODIFIED GROSS



AERIAL



SAINT MICHAELS MARKET AERIAL



PLATES AS
2008



ST MICHAELS
MIDDLE & HIGH



33

S TALBOT ST



SAN DOMINGO CREEK

SPENCER CREEK



SITE



DEMOGRAPHICS

2024

DRIVE TIME:

5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



1,738

3,629

11,870

DAYTIME POPULATION



1,810

3,491

17,677

AVERAGE HOUSEHOLD INCOME



\$131,085

\$158,280

\$122,632

NUMBER OF HOUSEHOLDS



789

1,734

5,384

MEDIAN AGE

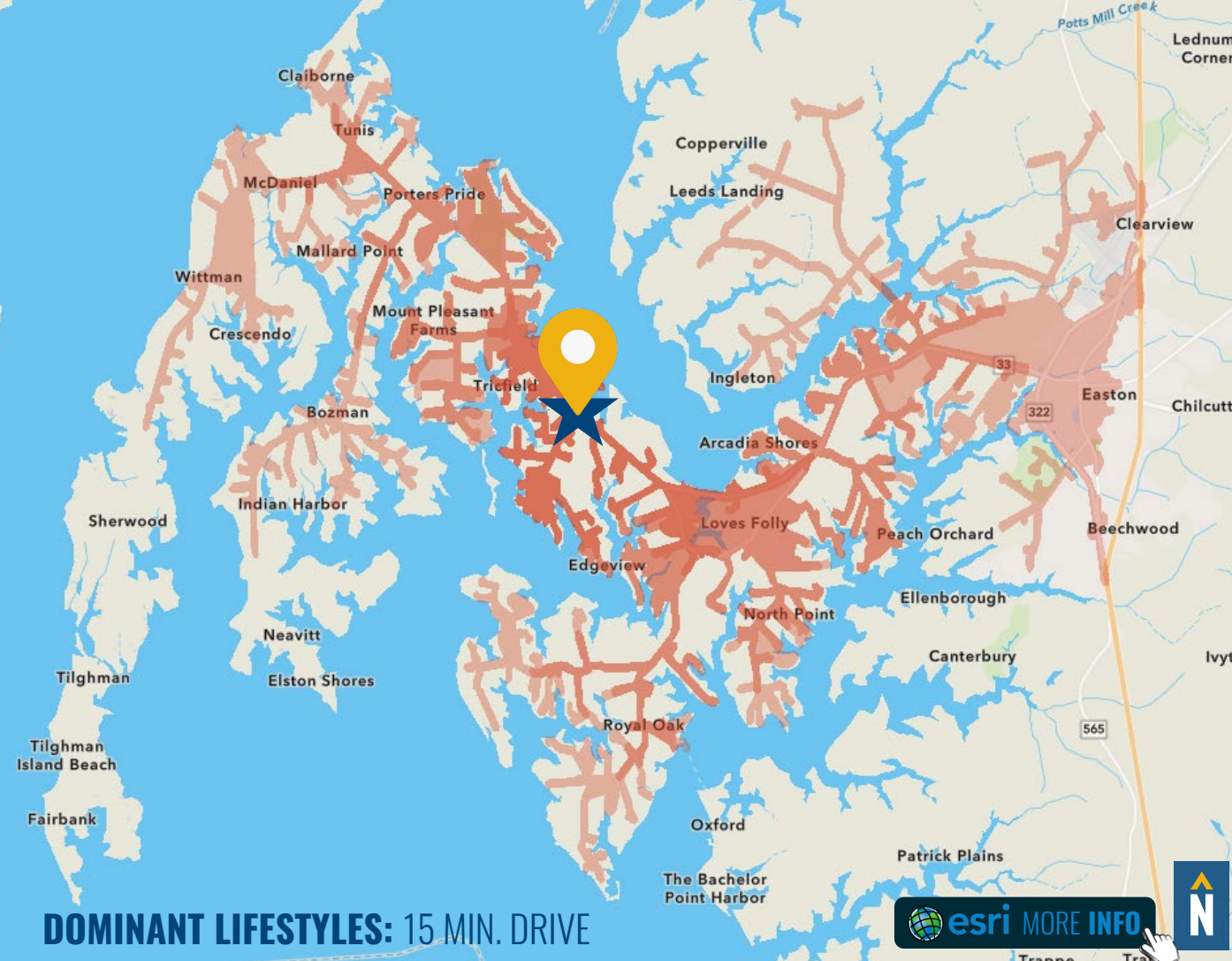


57.1

59.4

49.8

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 15 MIN. DRIVE

[MORE INFO](#)

39%
OLD AND
NEWCOMERS



This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

Median Age: **39.4**
Median Household Income: **\$44,900**

17%
SILVER
AND GOLD



This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.

Median Age: **63.2**
Median Household Income: **\$72,100**

14%
RETIREMENT
COMMUNITIES



These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

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

FOR MORE INFO CONTACT:



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