

For Sale
Land
+/- 0.79 Acres



Woods Road parcel +/- 0.79 acres

Woods Road
Cambridge, Maryland 21613

Property Highlights

- +/- 0.79 acre parcel
- Zoned commercial
- Woods Road off of Route 50 west
- Located between the Hyatt Regency Chesapeake Bay and Cambridge Marketplace
- In the heart of an area undergoing redevelopment and revitalization

Property Description

A +/- 0.79 acre commercial parcel located on Woods Road off of Route 50 west in Cambridge, Maryland. The lot is surrounded by Cambridge Marketplace, a shopping center currently undergoing redevelopment. The center is filled with newly placed national tenants including Starbucks and Taco Bell. The lot is centrally positioned adjacent to an area of Cambridge that is undergoing massive revitalization.

OFFERING SUMMARY

Recommended Sale Price	\$475,000
Lot Size	0.79 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,332	\$53,998
5 Miles	16,708	\$51,391
10 Miles	26,326	\$61,846

For more information

Chris Davis

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Tori Brown

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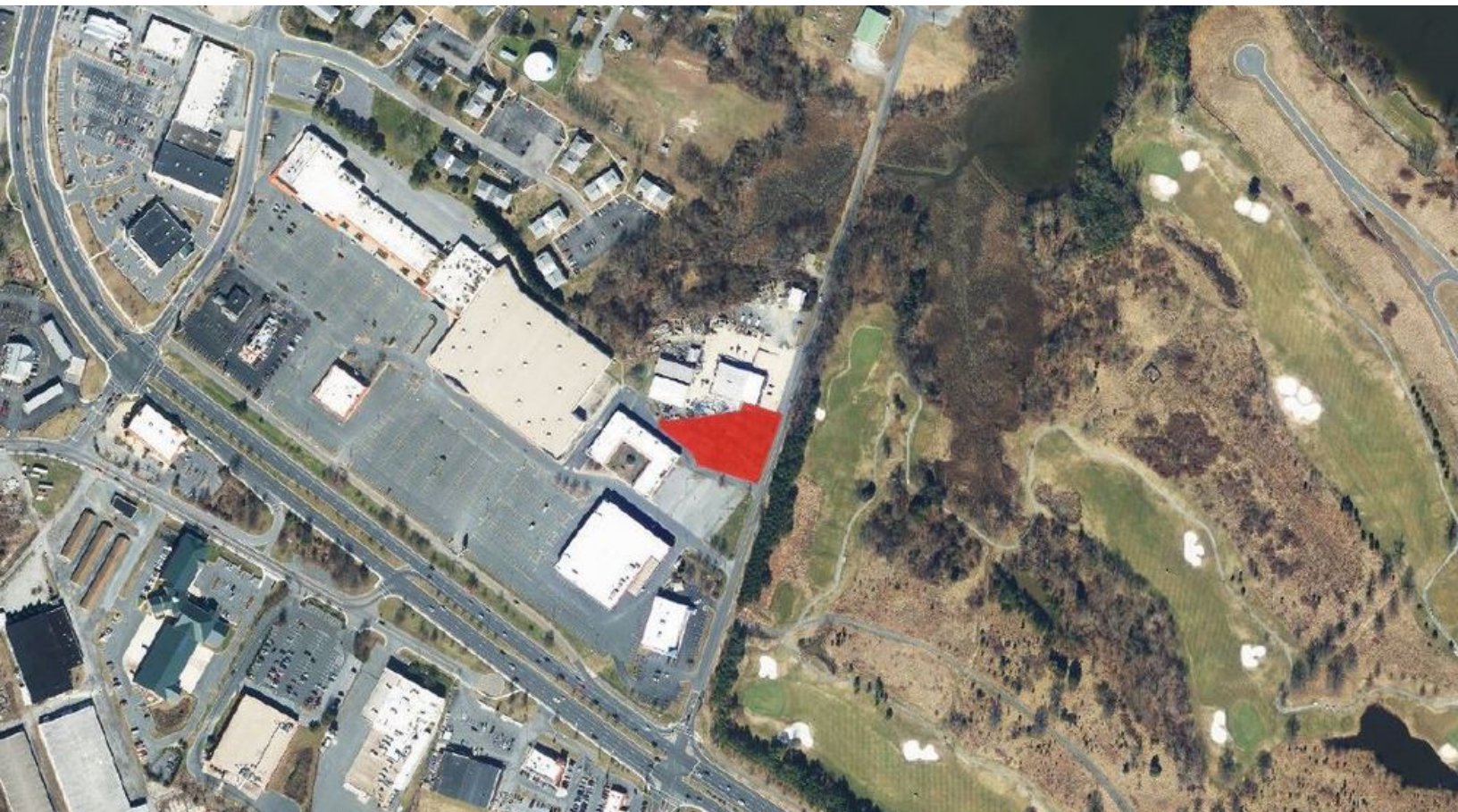
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+/- 0.79 acre lot with approximate parcel overlay



Lot located between Cambridge Marketplace (left) and the Hyatt Regency Chesapeake Bay (right)

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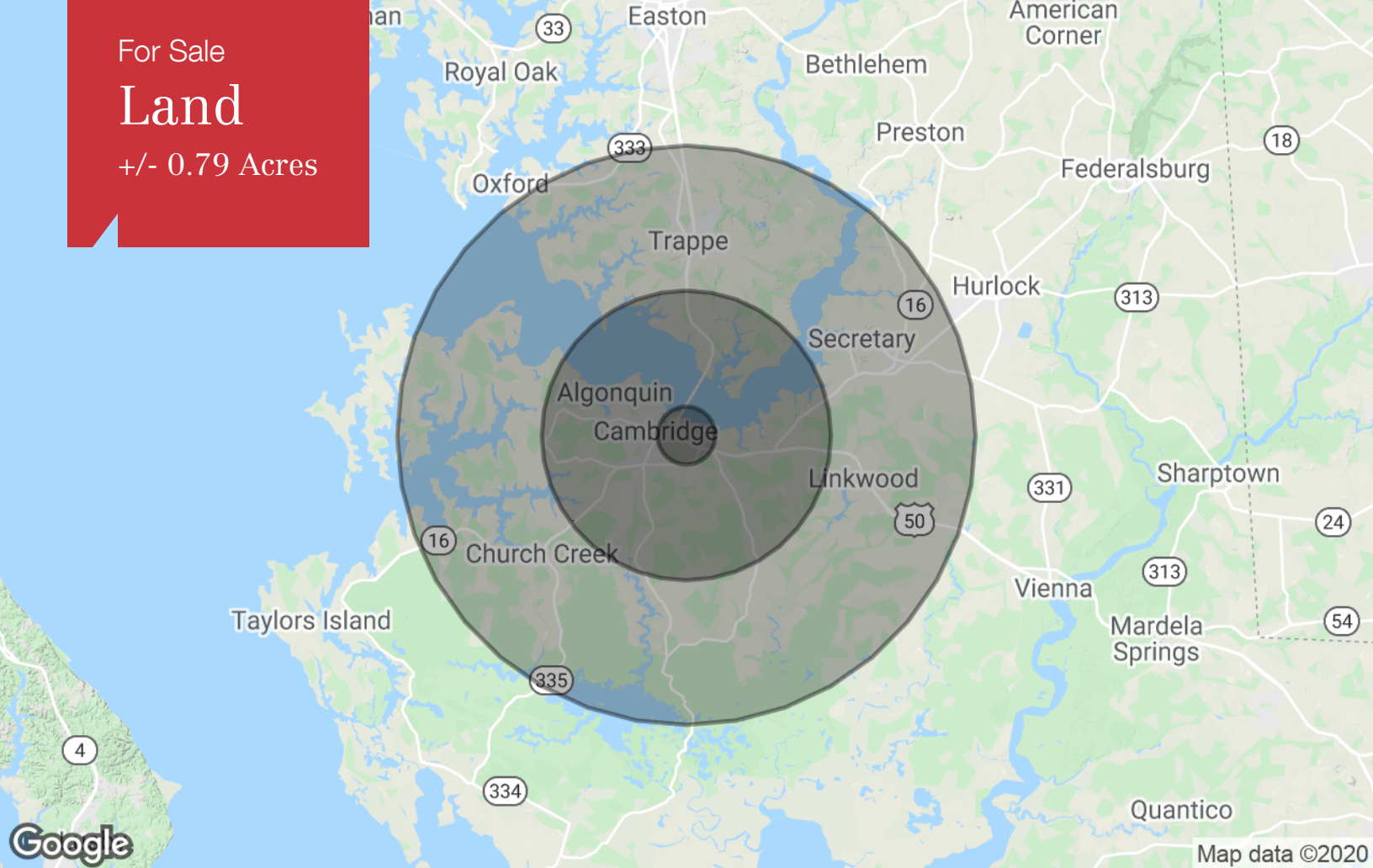
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,332	16,708	26,326
MEDIAN AGE	41.7	41.0	42.6
MEDIAN AGE (MALE)	39.3	37.7	40.5
MEDIAN AGE (FEMALE)	41.9	41.3	43.1

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	604	7,197	11,208
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$53,998	\$51,391	\$61,846
AVERAGE HOUSE VALUE	\$268,111	\$274,735	\$349,115

Race

	1 Mile	5 Miles	10 Miles
% WHITE	59.3%	53.3%	66.2%
% BLACK	34.1%	42.7%	30.6%
% ASIAN	2.5%	1.5%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	4.0%	2.3%	1.7%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	4.8%	4.2%	4.0%

* Demographic data derived from 2010 US Census

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Chris Davis

Principal

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Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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Tori Brown

Operations Manager | Advisor

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Education

Brown is a graduate of West Virginia University with a degree in Strategic Communications and Marketing.

Professional Background

Tori Brown is the Operations Manager of NAI Coastal and also works as a Licensed Commercial Real Estate Advisor alongside Principal, Chris Davis.

Tori utilizes her background in marketing and strategic communications to help guide the company towards growth. Since her start in the commercial real estate industry in 2015, she has consistently assisted Davis in sale and lease transactions while also gaining experience in client relations and deal flow management. Throughout the course of her career, Brown has served on multiple committees pertaining to event planning, community involvement and strategic marketing. Her role within NAI Coastal encompasses everything from transaction coordination and organizational growth to public relations and marketing outreach.