



304 MELFIELD AVE

EASTON, MARYLAND 21601

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Owner User Opportunity
- 2 Drive In Doors , 10x11
- 8 Private Offices with Kitchenette
- 2 Separate Warehouses with workshops
- Fenced in, outdoor storage
- Located in the Heart of Downtown Easton with Access to Rte 50 and MD Rte 322



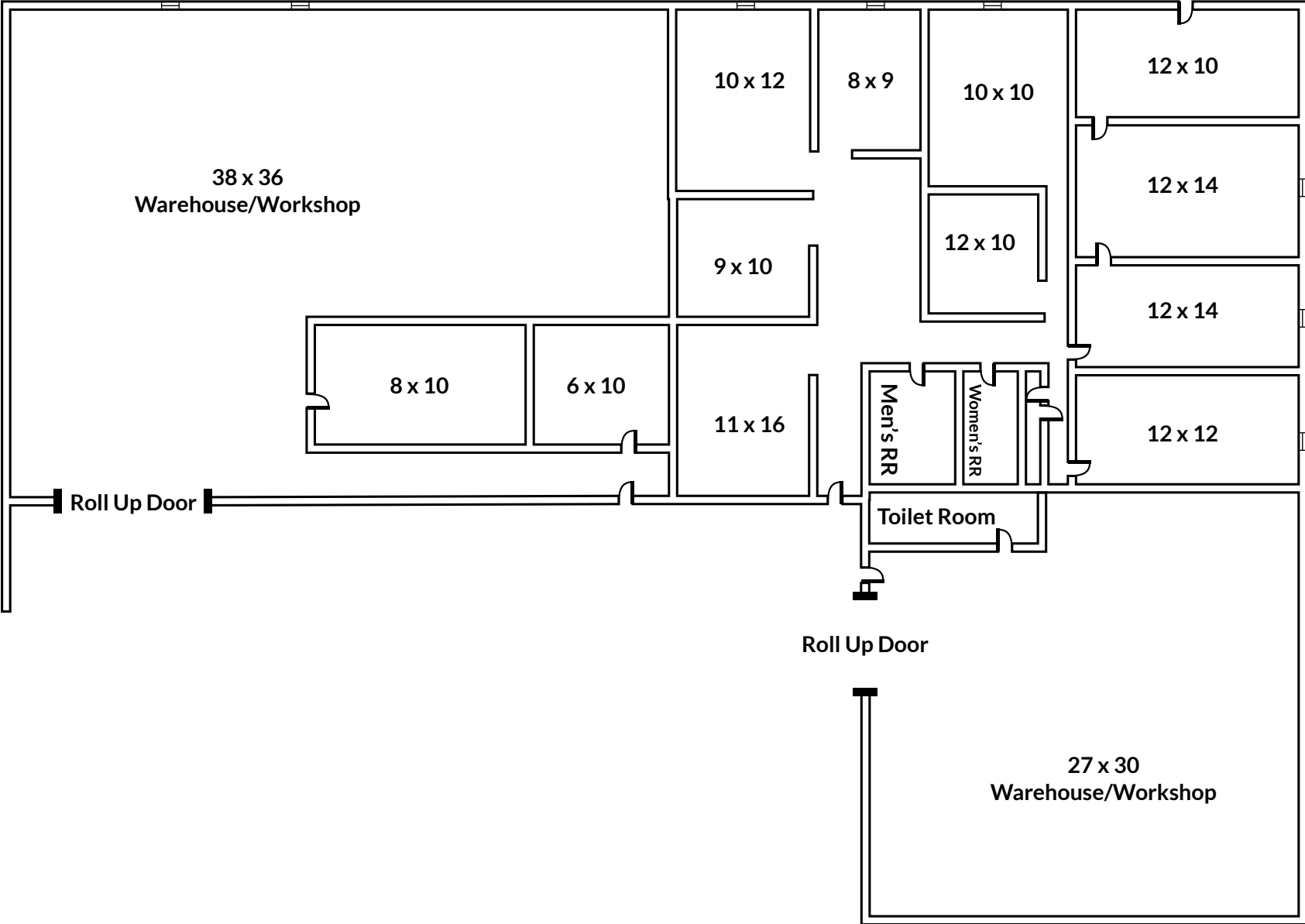
BUILDING SIZE:	4,310 SF ±
LOT SIZE:	0.57 ACRES ±
YEAR BUILT:	1940
CLEAR HEIGHT:	11'
POWER:	400A/230V 3P
ZONING:	BC (BUSINESS COMMERCIAL)
SALE PRICE:	WITHHELD



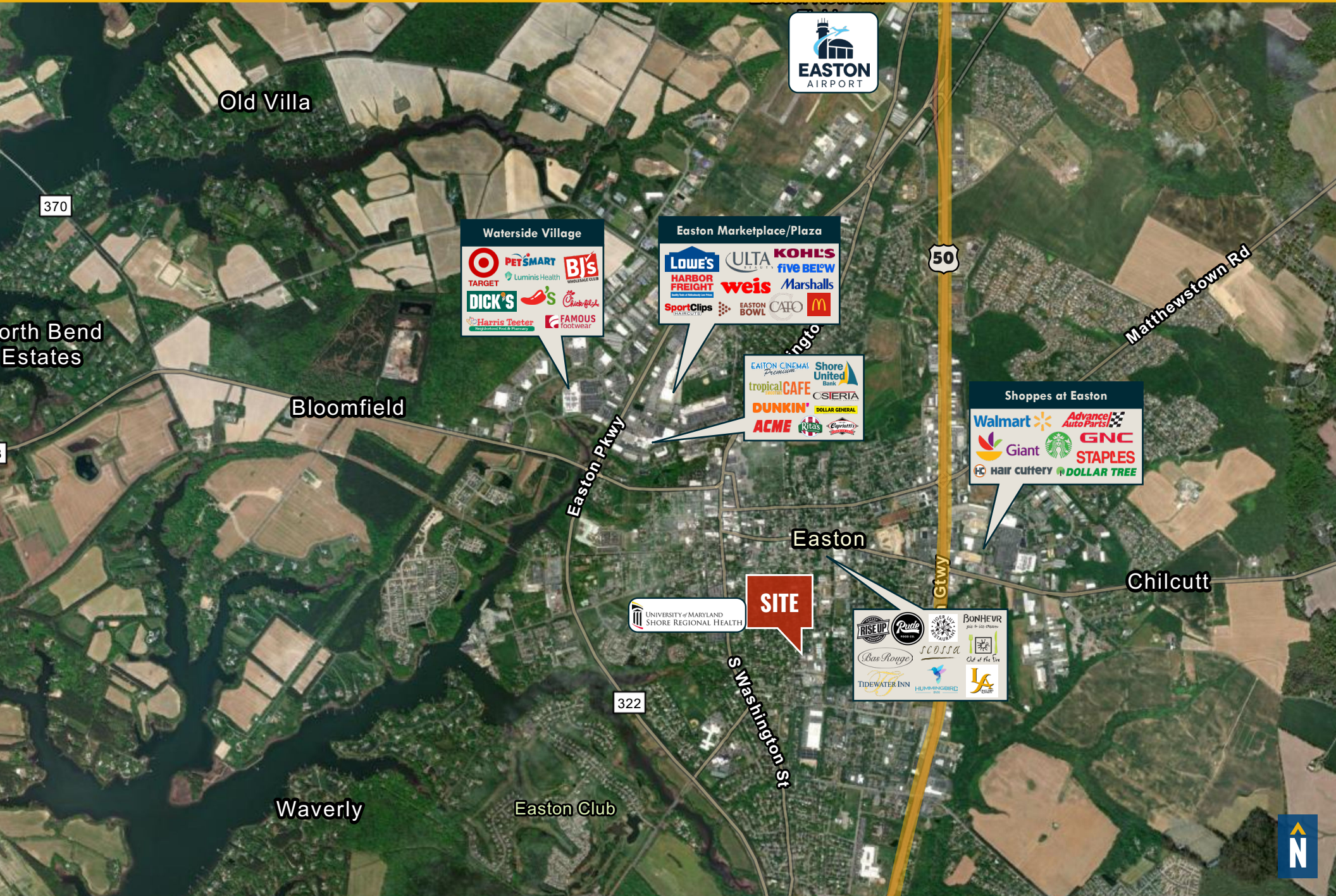
GOOGLE STREET VIEW



FLOOR PLAN



MARKET AERIAL



Old Villa

370

Waterside Village

- TARGET
- PETSMART
- Luminis Health
- BJ'S WHOLESALE CLUB
- DICK'S
- Chick-fil-A
- Harris Teeter
- FAMOUS footwear

Easton Marketplace/Plaza

- LOWE'S
- ULTA
- KOHL'S
- HARBOR FREIGHT
- weis
- five BELOW
- Marshall's
- Sport Clips
- EASTON BOWL
- CAFO
- McDonald's

50

Matthewstown Rd

North Bend Estates

Bloomfield

Easton Cinemas

- Shore United Bank
- tropical CAFE
- CSIERIA
- DUNKIN'
- ACME
- Ritas
- DOLLAR GENERAL

Shoppes at Easton

- Walmart
- Advance Auto Parts
- Giant
- Starbucks
- GNC
- STAPLES
- hair cuttery
- DOLLAR TREE

Easton Pkwy

Easton

Chilcutt

UNIVERSITY of MARYLAND SHORE REGIONAL HEALTH

SITE

- RISE UP!
- Paula's
- BONHEUR
- Bas Rouge
- SCOSSA
- Old of the Fire
- TIDEWATER INN
- HUMANBENIC
- LY

322

S Washington St

Waverly

Easton Club



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,807

9,722

11,558

DAYTIME POPULATION



14,203

27,191

29,896

AVERAGE HOUSEHOLD INCOME



\$94,993

\$109,449

\$112,901

NUMBER OF HOUSEHOLDS



3,195

8,239

9,728

MEDIAN AGE

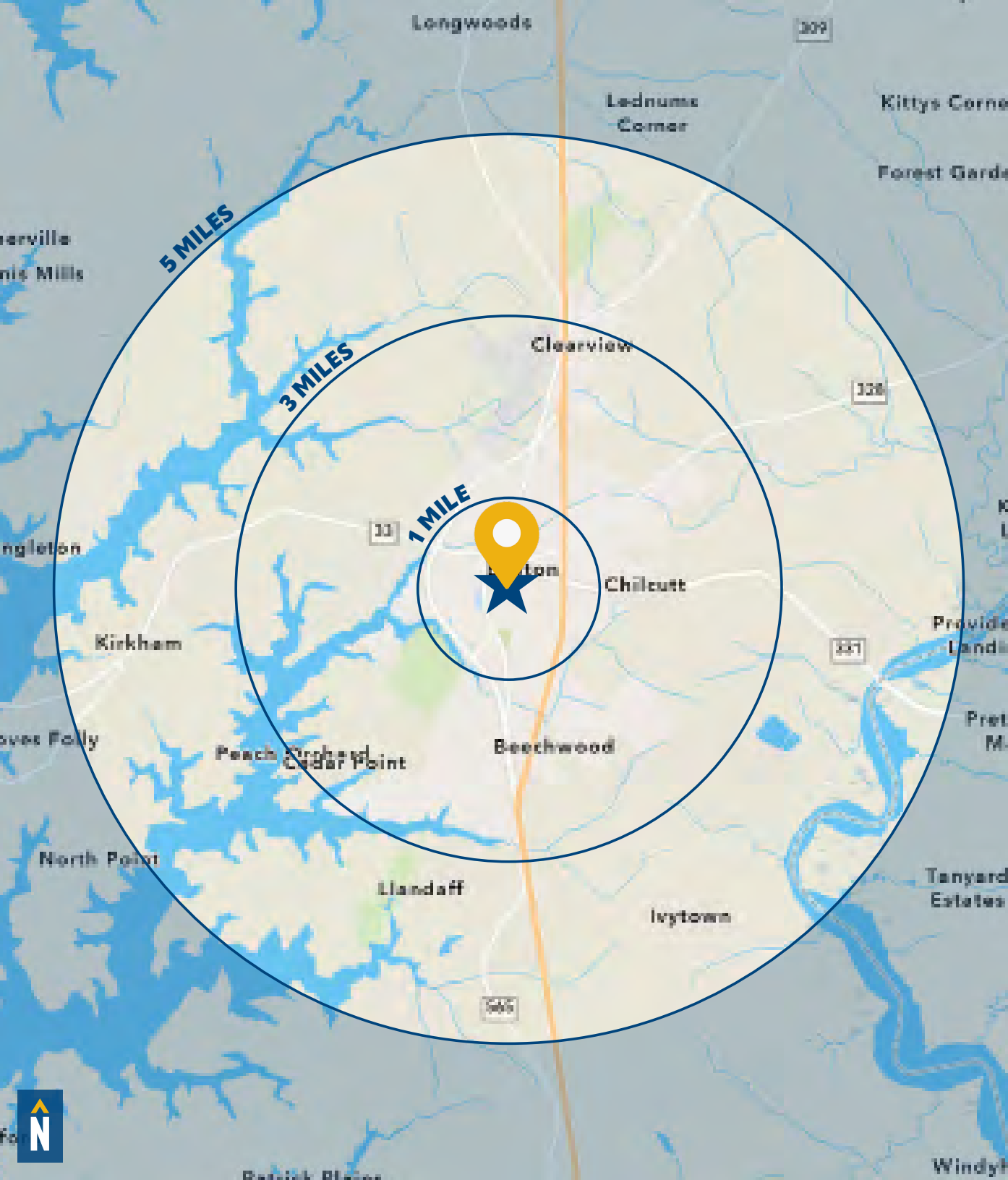


43.6

45.8

47.2

[FULL DEMOS REPORT](#)



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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