

SUBLEASE

619 CENTRAL AVENUE

Edgewater, MD 21037



PROPERTY DESCRIPTION

Deli business for sale along with the sublease
Owner financing available

PROPERTY HIGHLIGHTS

- Immediate occupancy
- Stand alone building
- 5,400 sf parking lot
- Dedicated parking in front of building
- 700 sf patio for outdoor seating
- Contact broker for inventory included with the sale
- High traffic street with signage

OFFERING SUMMARY

Lease Rate:	Call Broker
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	1.82 Acres
Building Size:	2,000 SF

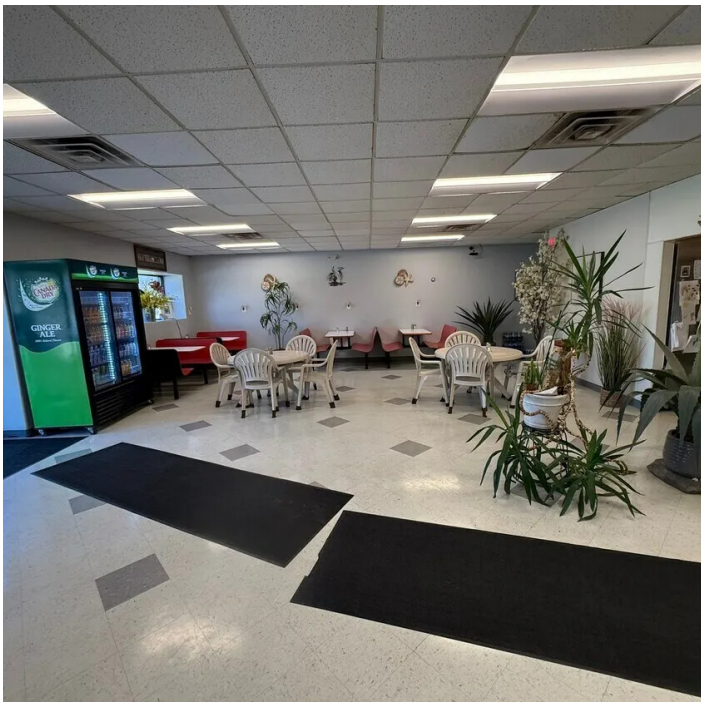
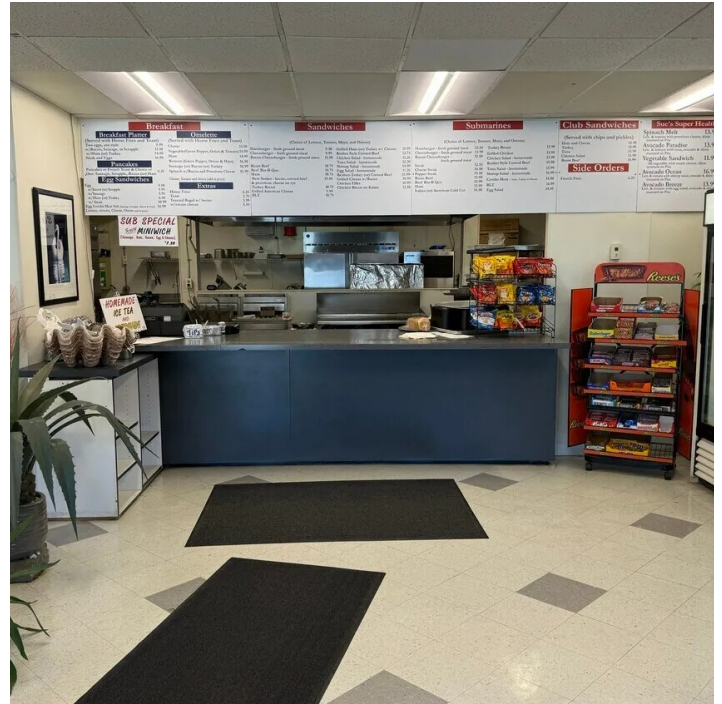
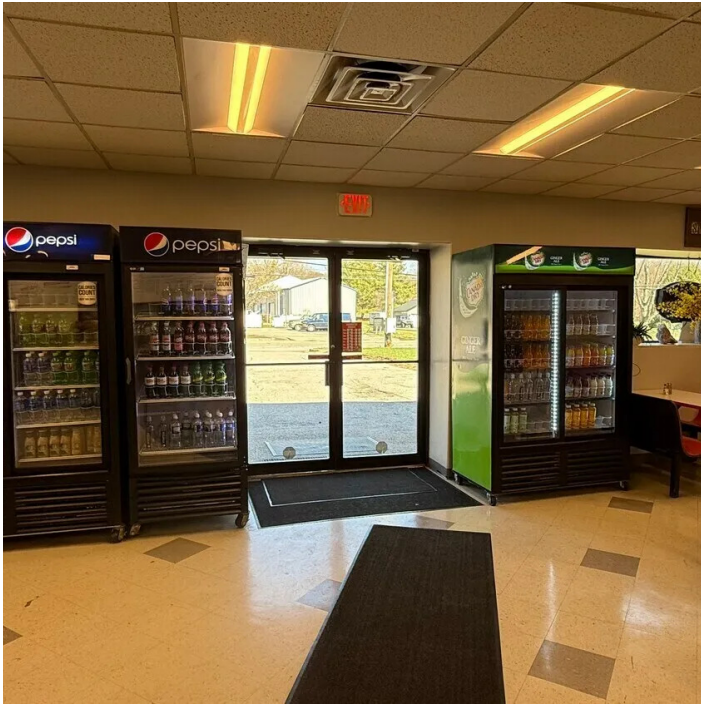
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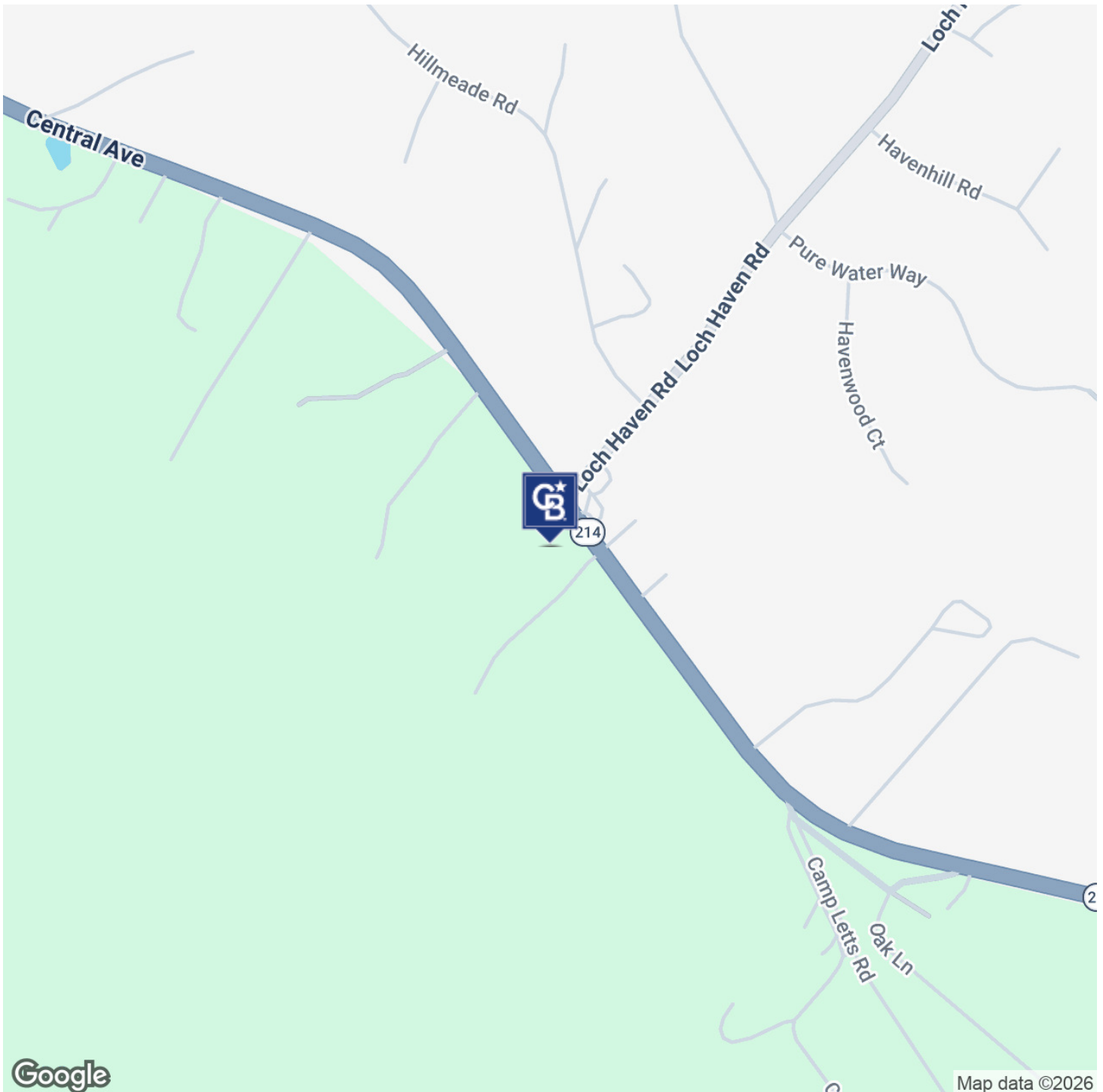


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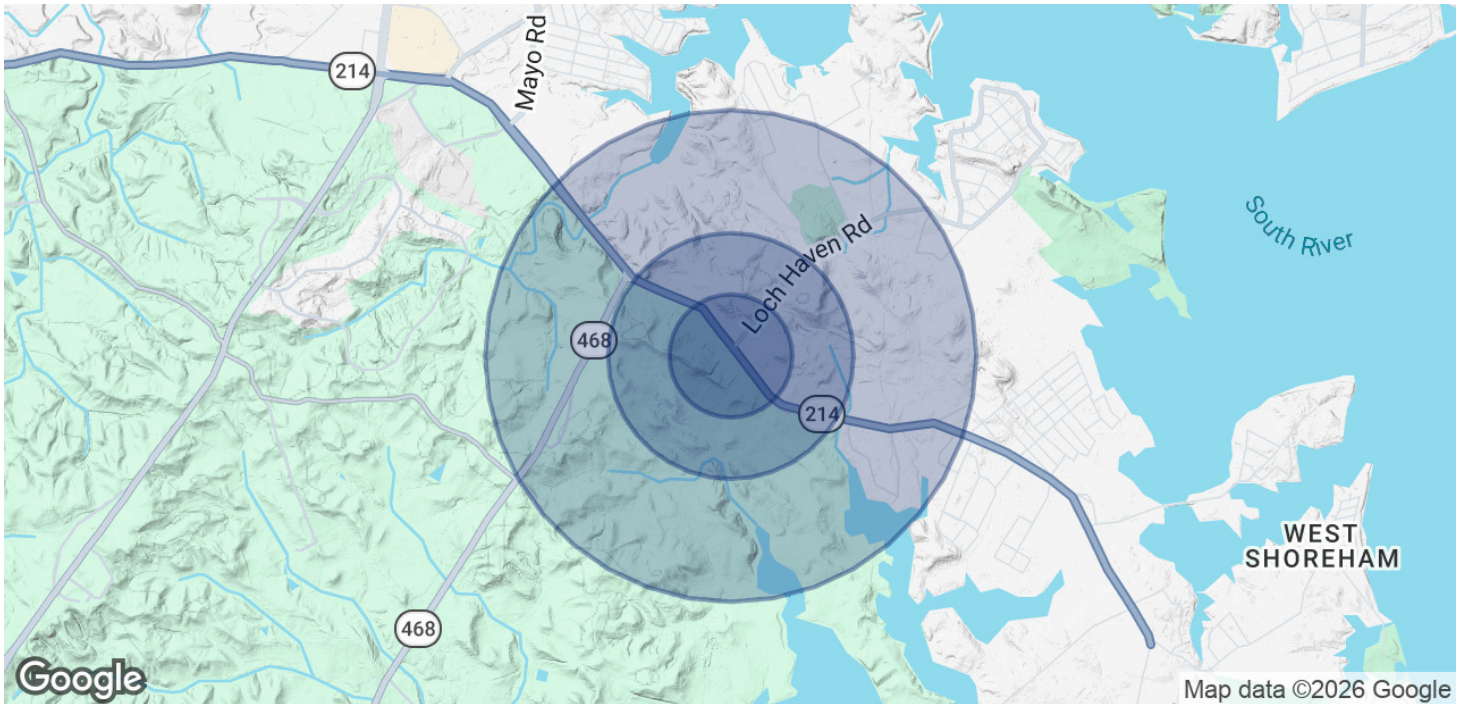


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	69	295	1,769
Average Age	41.7	40.9	40.3
Average Age (Male)	43	42.3	39.2
Average Age (Female)	39.6	38.7	41.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	22	96	607
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$195,423	\$190,224	\$183,662
Average House Value	\$632,964	\$620,344	\$633,703

2023 American Community Survey (ACS)

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