

FOR SALE OR FOR LEASE

## LISTING #43 - 5996 AUGUSTINE HERMAN HWY, CECILTON



### OFFERING SUMMARY

Sale Price:	\$1,490,000
Lease Rate:	Negotiable
Available SF:	6,450 SF
Lot Size:	10.6 Acres
Zoning:	Highway Commercial

### PROPERTY OVERVIEW

10.6 Acre commercial property available immediately, featuring a 5 Acre fenced and secure storage yard. There are 4 large existing greenhouses (heated/cooled) with space for several more. Leased area also includes seven (7) additional outbuildings to accommodate a variety of uses. Adequate customer parking, very nice public restrooms, private well, septic and a main entrance directly off Augustine Herman Hwy in Cecilton, MD.

### PROPERTY HIGHLIGHTS

- 10.6 Acres +/- available
- 4 Greenhouses, 4,500 SF +/- each (heated and cooled w/ water connections)
- Front Building, 550 SF
- Walk-in Cooler, 200 SF
- Break Room Building, 350 SF
- Restroom Building, 350 SF
- 3 Shed Buildings, 500 SF total
- Plentiful, secured, and fenced yard space
- Highway Entrance with Gate
- Private Well and Septic
- Tankless Hot Water Heaters
- Total Square Footage of approx. 6,450 SF (including greenhouses)

JEFF SELLERS

302.275.5566

sellers@sbrealtyco.com

JON MCCONOMY

302.229.8874

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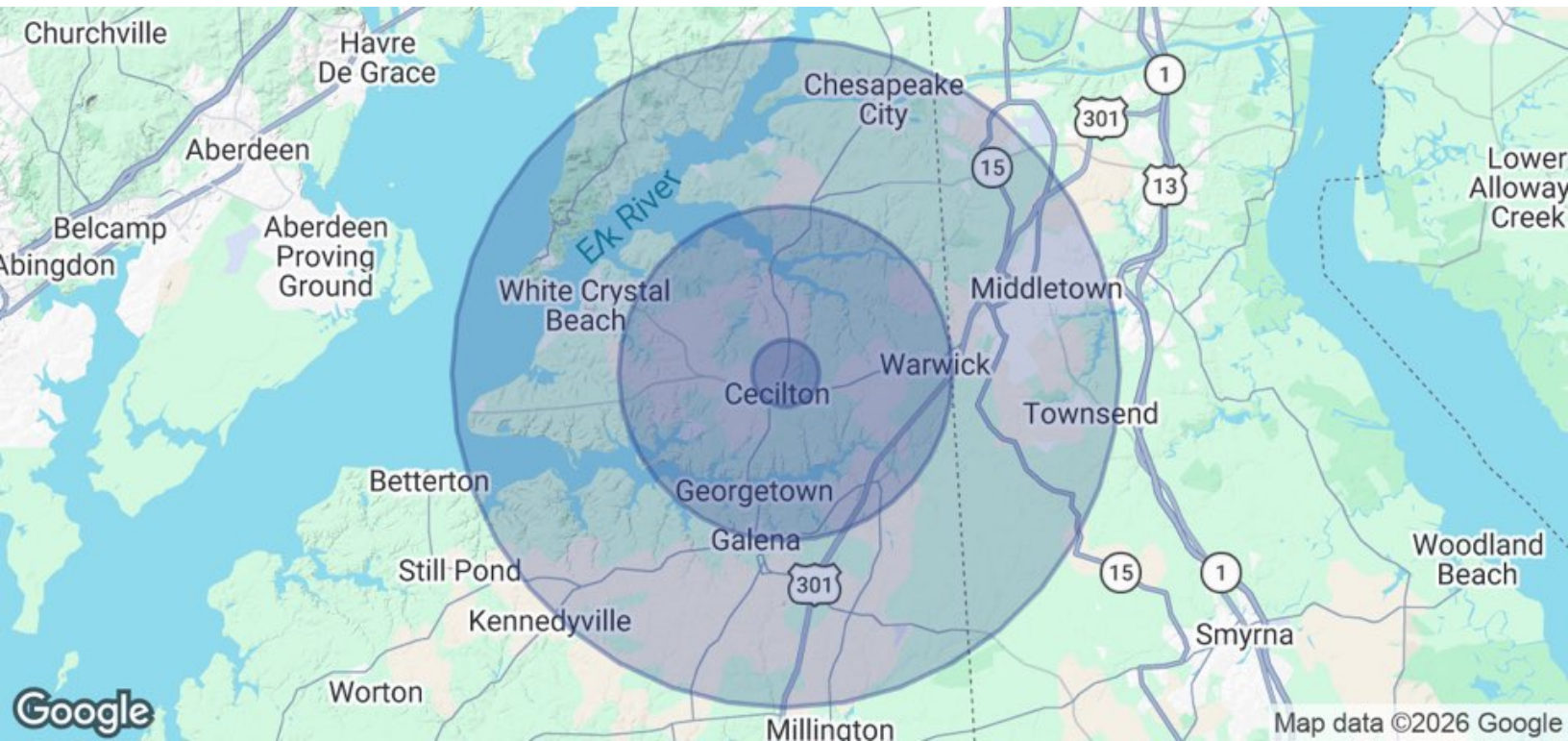


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	209	5,404	47,759
Average Age	41.3	46.6	44.7
Average Age (Male)	41.1	46.0	43.8
Average Age (Female)	41.9	49.3	45.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	85	3,109	20,655
# of Persons per HH	2.5	1.7	2.3
Average HH Income	\$110,122	\$85,247	\$96,185
Average House Value	\$282,237	\$322,114	\$332,750

2020 American Community Survey (ACS)

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