



FOR SALE

PORT TOBACCO MARINA FOR SALE

7610 SHIRLEY BLVD | PORT TOBACCO, MARYLAND 20677

**CONDOMINIUMIZED PROPERTY
CONSISTING OF MULTIPLE
SEPARATELY DEEDED UNITS**



***UNDER NO CIRCUMSTANCES MAY A PROSPECT OR BROKER INSPECT THE PROPERTY UNACCOMPANIED
OR ENGAGE STAFF. ALL SHOWINGS WILL BE CONDUCTED OFF-HOURS**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rare waterfront commercial opportunity in historic Port Tobacco, Maryland
- Wet Slips: 73 Uncovered (Water Hookups, Electric)
- Side tie slips: 15 uncovered
- Ship Store and Office with Liquor Class D Liquor License (on and off-site liquor sales)
- Opportunity to reposition the asset as an RV park and campground
- Propane gas & septic
- Expansive outdoor area for parking, equipment, boat storage, or operational needs (200+ capacity)
- Convenient access to Route 6, Route 301, La Plata, and the Southern Maryland region
- Approx. 1.9M in Capital Improvements across the marina and neighboring restaurant brings the asset to a full refurbishment
- 200 racked boatel slots between jet-skis and small run-about boats (forklift conveys)(oil furnace/ heated)

BUILDING SIZE:	16,066 SF ±
LOT SIZE:	4.88 ACRES ±
ZONING:	VILLAGE COMMERCIAL (CV)
SALE PRICE:	UNPRICED

6 WET SLIPS
15 SIDE TIE SLIPS



67 WET SLIPS



SITE PLAN



PARCEL 1

***67 SLIPS CONVEY WITH PURCHASE**

PARCEL 2

**6 WET SLIPS
15 SIDE TIE SLIPS**



ADDITIONAL PHOTOS



**BOATEL BUILDING
AND SHIP STORE**



SHIP STORE/OFFICE



**ADDITIONAL
STORAGE**



**73 WET SLIPS
15 SIDE TIE SLIPS**

ADDITIONAL PHOTOS



TRADE AREA

DRIVING DISTANCE TO:

6 1.2 MILES
3 MIN. DRIVE

301 4.3 MILES
8 MIN. DRIVE

234 13.5 MILES
17 MIN. DRIVE

AMERICA'S AIRFIELD
26.1 MILES
48 MIN. DRIVE
(JOINT BASE ANDREWS)

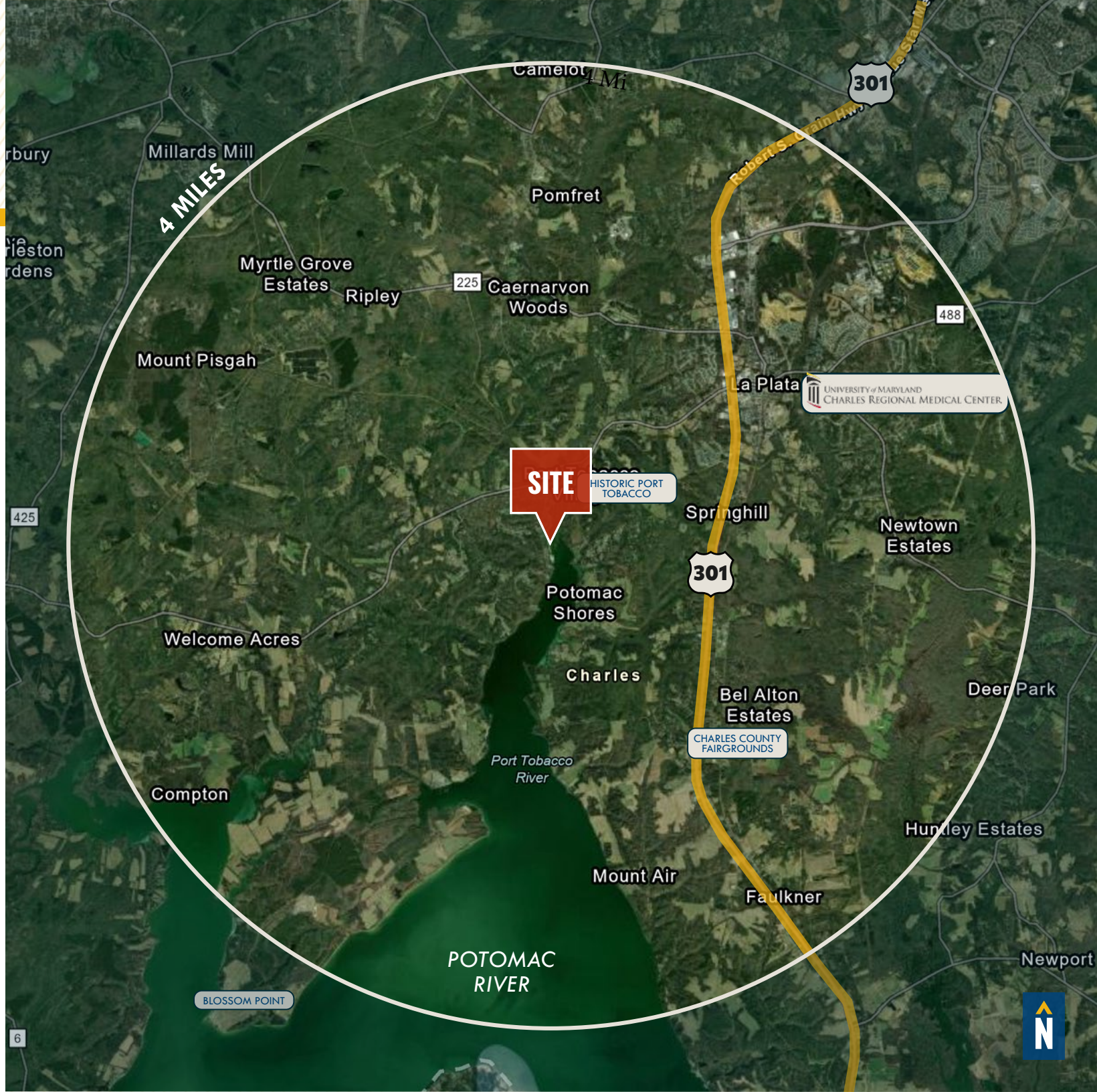
REAGAN NATIONAL
33.1 MILES
54 MIN. DRIVE

BALTIMORE, MD 76.3 MILES
1 HR. 38 MIN.

WASHINGTON, DC 36.6 MILES
55 MIN.

PHILADELPHIA, PA 170 MILES
3 HRS. 6 MIN.

RICHMOND, VA 113 MILES
1 HR. 45 MIN.



DEMOGRAPHICS

2025



10 MIN.

20 MIN.

30 MIN.

RESIDENTIAL POPULATION



1,428

19,551

80,488

DAYTIME POPULATION



3,559

36,148

136,791

AVERAGE HOUSEHOLD INCOME



\$142,947

\$133,553

\$131,051

NUMBER OF HOUSEHOLDS



970

13,749

59,374

MEDIAN AGE

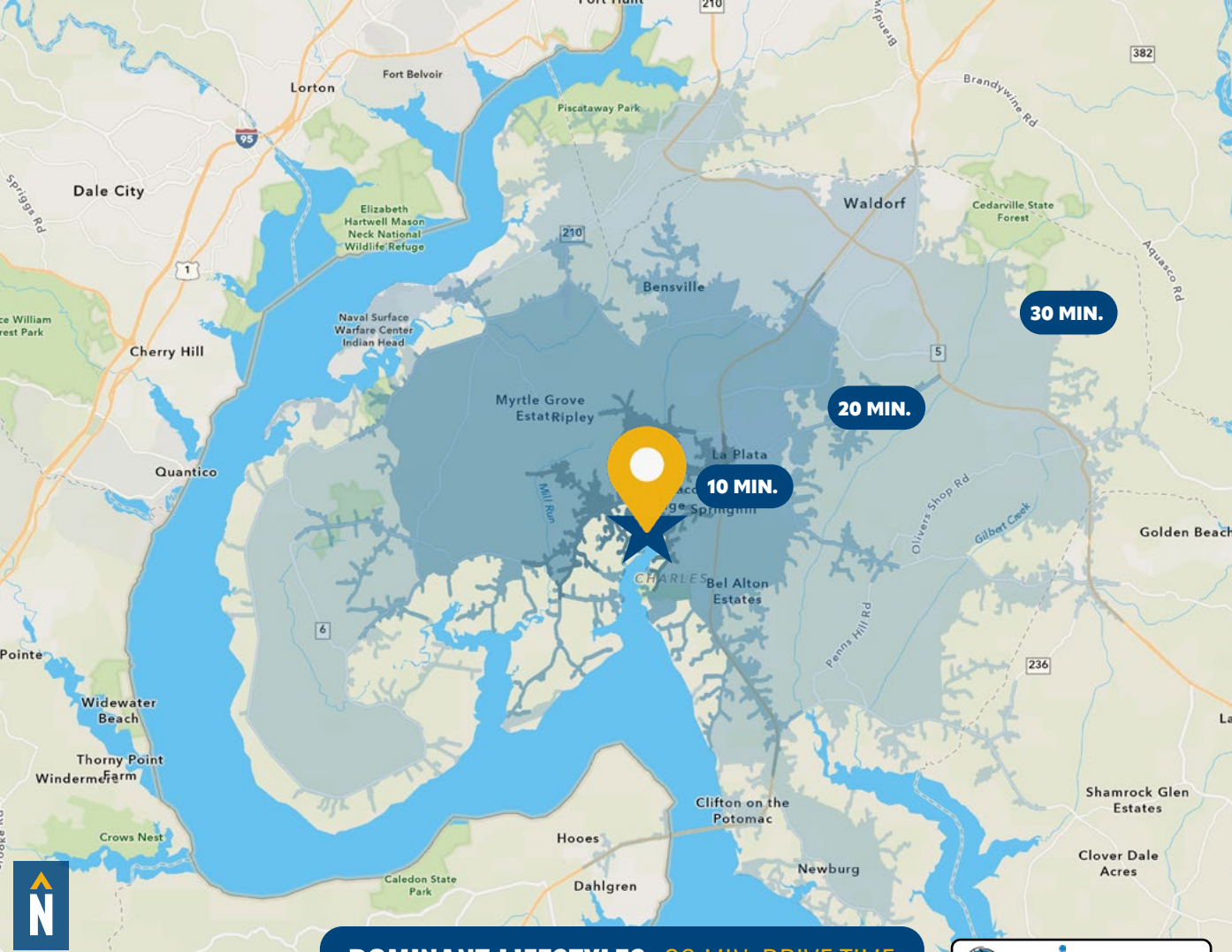


45.2

41.3

39.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 20 MIN. DRIVE TIME

[esri MORE INFO](#)

36% DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

28% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

17% BOOMBURBS



MEDIAN

AGE: 34.5

HH INCOME: \$131,202

Most of these residents are between 25 and 54, with an overall young population. Incomes are predominantly upper tier, and spending centers around children, including clothing, medicine, toys and entertainment.

FOR MORE INFO **CONTACT:**



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