

EASTON MARKETPLACE
EASTON, MARYLAND



Marshalls

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219 Marlboro Ave | Easton, Maryland 21601

AVAILABILITY

► **992-5,055 sf shop spaces**

► **Outparcel opportunity**

STRATEGIC COASTAL GATEWAY

Located at the junction of routes to Atlantic beach destinations and Chesapeake Bay communities, the center captures commuter and resort traffic. Its position as one of the last commercial stops before the Bay enhances visibility and customer flow.

EXPANSIVE TRADE AREA REACH

With limited competing retail in the region, the center draws shoppers from a ~20-mile trade area. Mobility data shows a meaningful share of visits coming from 10–30 miles away, reinforcing its role as a key regional destination.

STRENGTHENING RESIDENTIAL AFFLUENCE

Talbot County has seen home price appreciation since 2019, with median 2025 home values in the high-\$400,000s. Waterfront properties continue to command substantial premiums, reflecting the area's growing affluence and purchasing power.

DEMOGRAPHICS

<i>RADIUS</i>	<i>1 MILE</i>	<i>3 MILES</i>	<i>5 MILES</i>
POPULATION	4,798	18,865	21,835
DAYTIME POPULATION	9,058	15,053	15,690
AVG HH INCOME	\$87,167	\$117,698	\$123,656

TRAFFIC COUNTS

Easton Pkwy	18,130 VPD
Hwy 33 (St Michaels Rd)	14,800 VPD
Hwy 50 (Ocean Gateway)	82,100 VPD



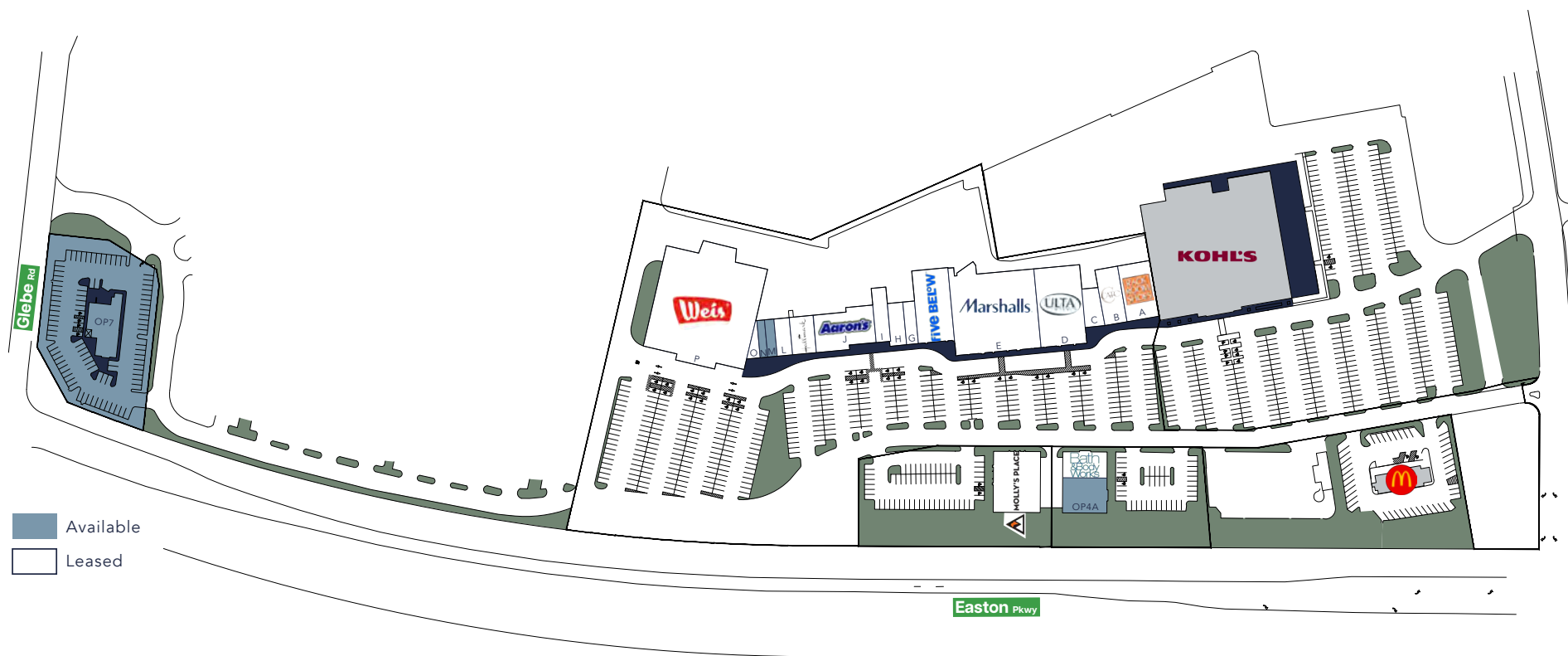
MOLLY'S PLACE NOW OPEN!



Marshalls



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Shop	Tenant	Sq Ft			
A	Rack Room Shoes	6,000	K	Hallmark	3,792
B	CATO	4,000	L	Pho Van	2,200
C	Hair O' the Dog	2,400	M	AVAILABLE	992
D	Ulta	11,475	N	AVAILABLE	1,260
E	Marshalls	22,621	O	Exit on the Bay	1,121
F	Five Below	8,450	P	Weis Markets	33,000
G	Nails for You	1,476	OP4A	AVAILABLE	5,055
H	Genesis Pizza	2,165	OP4B	Bath & Body	3,870
I	Sports Clips	1,836	OP5	Molly's Place	9,460
J	Aaron's	5,849	OP7	AVAILABLE	4,940



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