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Mike Oleru, Associate Vice President
(240) 286-7648
Moleru@hogancompanies.com

Randall Pearre, Senior Associate
(410) 916-4049
Rpearre@hogancompanies.com

HOGAN
2077 Somerville Road
Suite 206
Annapolis, Maryland 21401
(410) 266 - 5100
HOGAN is pleased to offer on behalf of Shaw Real Estate, LLC, two commercial development opportunities within the Elkton Commercial Park. The ideal uses favor high-volume traffic locations and will be complemented by 91,200 square feet of flex-tech buildings within the park.

Partially bordered by Interstate 95, Elkton Commercial Park is located at the intersection of Muddy Lane and Belle Hill Road in the town of Elkton, Cecil County, Maryland. The park is just a half-mile from the I-95 exit (Exit 109- Elkton Road) and less than two miles from the Delaware state line.

Located in the center of the Boston to Atlanta corridor, Cecil County, Maryland provides overnight access to markets of over 90 million people and one-third ($5.7 trillion) of the nation’s effective buying power. Cecil County is ideally located halfway between Baltimore and Philadelphia and halfway between Washington, DC and New York City.

**Available Properties**

Pad 1: 2-acre parcel: conceptually planned for a building with a 15,200 sf footprint

Pad 2: 2.3-acre parcel: conceptually planned for a building with a 25,000 sf footprint
CONCEPT PLAN

DEVELOPED BY SHAW REAL ESTATE, LLC
AERIAL OVERVIEW
TRAFFIC COUNTS (2018)

AADT: 13,242

AADT: 75,922
ZONING

Zoning: C-3 Interchange Commercial

Permitted
- Light Manufacturing
- Wholesale Sales
- High-volume traffic generation (convenience stores, department stores)
- Churches, synagogues, temples
- Libraries, museums, art galleries, cultural centers and similar uses
- Social, fraternal clubs and lodges, union halls and similar uses
- Movie theatres
- Restaurant
- Restaurant, fast food
- Car wash
- All storage within completely enclosed structures
- Truck terminals
- Veterinarian
- Recycling centers
- Open-air markets (farm and craft markets, produce markets non-municipal)
- Funeral Parlors

Permitted with conditions
- Restaurant, drive-in or drive-thru
- Motor vehicle sales or rental
- Motor vehicle painting and body work
- Emission testing facility
- Truck terminals
- Mini-warehouse
- Animal boarding places, kennels
- Pet shops

Special Exception with Conditions
- Hotels, motels, and similar businesses or institutions providing overnight accommodations
- Housing for the elderly or handicapped
## DEMOGRAPHICS

<table>
<thead>
<tr>
<th>Radius</th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2024 Projection</td>
<td>3,965</td>
<td>34,273</td>
<td>98,253</td>
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<tr>
<td>2019 Estimate</td>
<td>4,022</td>
<td>34,261</td>
<td>97,042</td>
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<tr>
<td>2010 Census</td>
<td>4,404</td>
<td>35,499</td>
<td>95,212</td>
</tr>
<tr>
<td>Growth 2019 - 2024</td>
<td>-1.42%</td>
<td>0.04%</td>
<td>1.26%</td>
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<tr>
<td>Growth 2010 - 2019</td>
<td>-8.57%</td>
<td>-3.43%</td>
<td>1.92%</td>
</tr>
<tr>
<td><strong>Households</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2024 Projection</td>
<td>1,560</td>
<td>13,020</td>
<td>34,388</td>
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<tr>
<td>2019 Estimate</td>
<td>1,582</td>
<td>13,006</td>
<td>33,942</td>
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<tr>
<td>2010 Census</td>
<td>1,751</td>
<td>13,440</td>
<td>33,102</td>
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<tr>
<td>Growth 2019 - 2024</td>
<td>-1.39%</td>
<td>0.11%</td>
<td>1.31%</td>
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<tr>
<td>Growth 2010 - 2019</td>
<td>-8.61%</td>
<td>-3.23%</td>
<td>2.29%</td>
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<tr>
<td>Owner Occupied</td>
<td>657</td>
<td>8,196</td>
<td>63.02%</td>
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<tr>
<td>Renter Occupied</td>
<td>925</td>
<td>4,810</td>
<td>36.98%</td>
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<td><strong>2019 Households by HH Income</strong></td>
<td>1,562</td>
<td>13,007</td>
<td>33,944</td>
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<tr>
<td>Income: &lt;$25,000</td>
<td>237</td>
<td>1,742</td>
<td>13.39%</td>
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<tr>
<td>Income: $25,000 - $50,000</td>
<td>417</td>
<td>2,903</td>
<td>22.32%</td>
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<tr>
<td>Income: $50,000 - $75,000</td>
<td>285</td>
<td>2,333</td>
<td>17.94%</td>
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<tr>
<td>Income: $75,000 - $100,000</td>
<td>157</td>
<td>1,548</td>
<td>11.90%</td>
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<tr>
<td>Income: $100,000 - $125,000</td>
<td>248</td>
<td>2,041</td>
<td>16.69%</td>
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<tr>
<td>Income: $125,000 - $150,000</td>
<td>65</td>
<td>793</td>
<td>6.10%</td>
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<tr>
<td>Income: $150,000 - $200,000</td>
<td>116</td>
<td>1,119</td>
<td>8.60%</td>
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<tr>
<td>Income: $200,000+</td>
<td>57</td>
<td>626</td>
<td>4.06%</td>
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<td><strong>2019 Avg Household Income</strong></td>
<td>$79,176</td>
<td>$85,702</td>
<td>$81,526</td>
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<td><strong>2019 Med Household Income</strong></td>
<td>$59,715</td>
<td>$69,430</td>
<td>$63,362</td>
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TRANSACTION DETAILS

Offer Guidance
- Contact Listing Agents for Pricing and Terms

DISCLAIMER
This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.