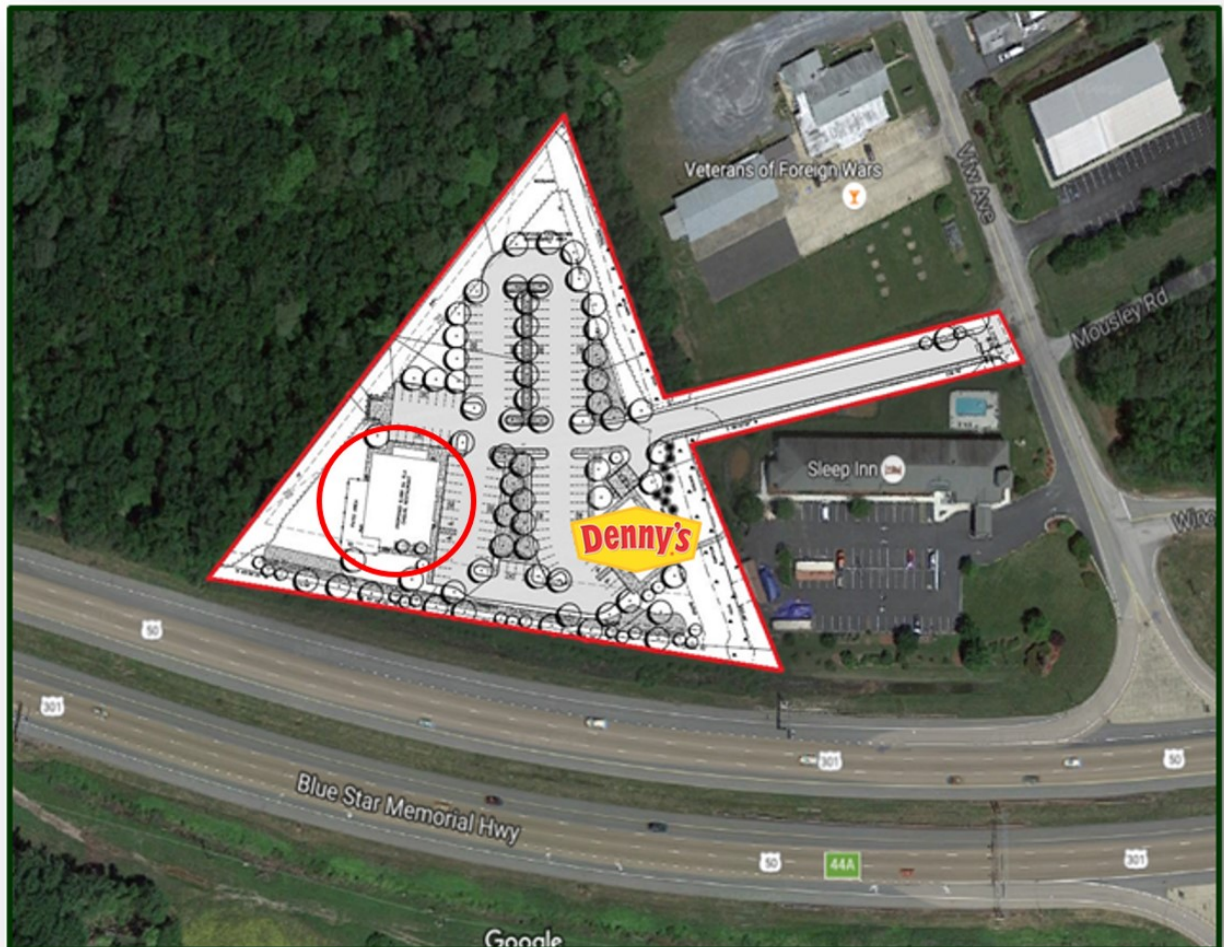


Exclusive Listing:
Grasonville Pad Site
Join Denny's with Route 50 Frontage
VFW Avenue
Grasonville, MD 21638
Queen Anne's County



Contact: Mike Sponseller
msponseller@hogancompanies.com

2661 Riva Road, Suite 300 Annapolis, Maryland 21401
Office: (410) 266-5100 Toll Free: (866) 22-HOGAN Fax: (410) 266-9432
www.hogancompanies.com

Project Summary and Offering Terms

Brokerage • Consulting • Investment • Development



- Property Offered:** Grasonville Hospitality, a commercially- zoned property, located in Grasonville, Maryland, presents the sale of restaurant pad site. The second pad site may also be constructed into 14,000 sf of inline retail, with an opportunity to lease or sell.
- Pad Sites:** Pad Site 1: 6,400 SF—166 Seats/Patrons
- Status:** 4-6 weeks for permits
- Utilities:** Stubbed utilities
- Zoning:** Urban Commercial (UC)
- Amenities:** Route 50 frontage, 80,000 cars per day, East and Westbound access, adjacent to a 59 room Sleep Inn hotel, 2.5 miles from Kent Narrows.
- Driving Directions:** From US-301 N/ US-50 E to Chester River Beach Road in Grasonville, take exit 43 B. Continue on Chester River Beach Road to VFW Avenue.
- Pad site ground lease:** \$100,000 / year
- Pad site sale price:** \$1,000,000.00
- In-line lease:** Negotiable

For additional information/inquiries contact Mike Sponseller at
 (410) 266-5100 ext. 122 or (443) 699-2290 cell
msponseller@hogancompanies.com .

All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.