

LEASE

Easton Bowl Restaurant

101 MARLBORO AVENUE

Easton, MD 21601

PRESENTED BY:

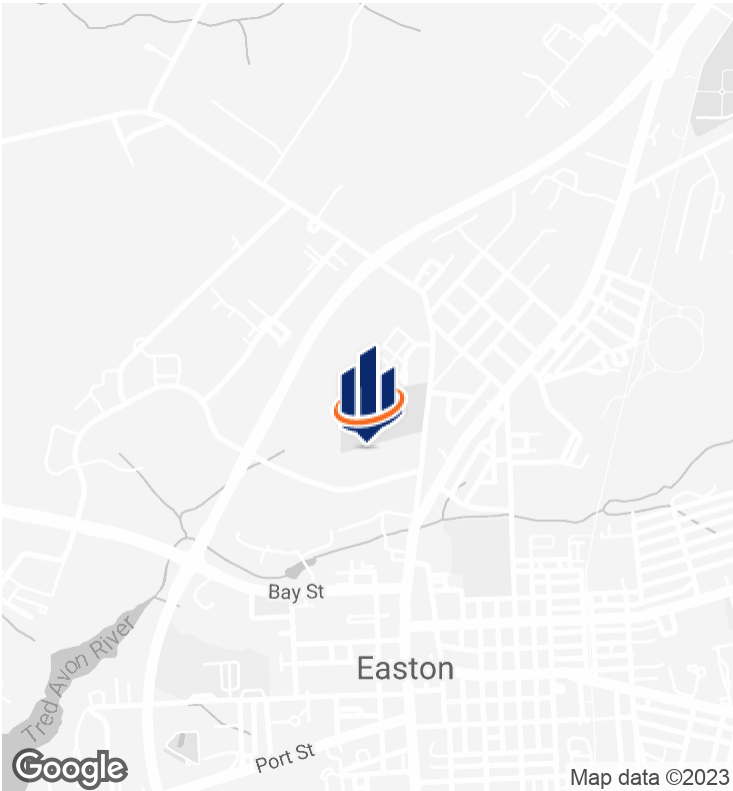
ROSS BENINCASA

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MD #5006326

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4,000.00 per month (Gross)
BUILDING SIZE:	20,735 SF
AVAILABLE SF:	1,581 SF
LOT SIZE:	1.51 Acres
ZONING:	CG

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PROPERTY OVERVIEW

Explore this turnkey restaurant space located within the Easton Bowling Alley. The space comes fully equipped with all necessary kitchen equipment and front-of-house items. This is an excellent opportunity for an entrepreneur or chef to implement their own food concept.

The restaurant benefits from a built-in customer base due to its location inside the busy bowling alley and busy strip center. Landlord is open to the creation of a separate entrance as well, allowing for a unique brand identity while still drawing from the existing foot traffic.

This lease opportunity offers a ready-to-use space in a high-traffic center, ideal for launching or expanding a dining business. Contact us today to schedule a walkthrough and discuss lease terms.

PROPERTY HIGHLIGHTS

- Unique, turnkey restaurant opportunity
- High traffic location in a busy strip center
- Built in customer base inside Easton Bowling Alley
- Possibility of separate exterior entrance

ADDITIONAL PHOTOS



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RETAILER MAP



Easton Point
Google

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DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	10,027	20,696	37,076
AVERAGE AGE	42.0	47.1	49.2
AVERAGE AGE (MALE)	38.3	44.5	47.9
AVERAGE AGE (FEMALE)	45.5	49.2	50.7
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,054	10,473	19,445
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$68,792	\$84,170	\$90,055
AVERAGE HOUSE VALUE	\$270,472	\$334,670	\$411,261

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



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Advisor

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Direct: **443.390.2463** | Cell: **443.390.2463**

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PROFESSIONAL BACKGROUND

Ross Benincasa serves as a Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. A strategic partner to his clients, he prides himself on building relationships and helping his clients maximize the value of their investment.

Benincasa specializes in data-driven brokerage, national marketing, and historic district development. He has extensive experience in community development, hospitality, and government relations, serving as the director of an economic development and communications firm before joining SVN.

In addition to his work at SVN, Benincasa consults local municipalities and community organizations on marketing and planning strategies. He has been a part of master planning processes and strategic marketing initiatives and uses this experience to price and position his clients' properties in a deliberate way. He has been a featured speaker at Main Street America and the National Main Street Center's national conferences.

In 2022, Benincasa's economic development firm was named "Best Consulting Firm" on the Eastern Shore by APG Media. He was also nominated as "Best Commercial Realtor in Talbot and Dorchester Counties" by Coastal Style Magazine.

Benincasa is heavily involved in the local community. He is an elected commissioner in the Town of Hillsboro and serves as a director on several boards in Talbot County.

MEMBERSHIPS

National Main Street Center - Allied Member

SVN | Miller Commercial Real Estate
19 Bay Street, Suite 1
Easton, MD 21601

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