



SALE

Rock Hall Redevelopment Opportunity

5585 SOUTH MAIN STREET

Rock Hall, MD 21661

PRESENTED BY:

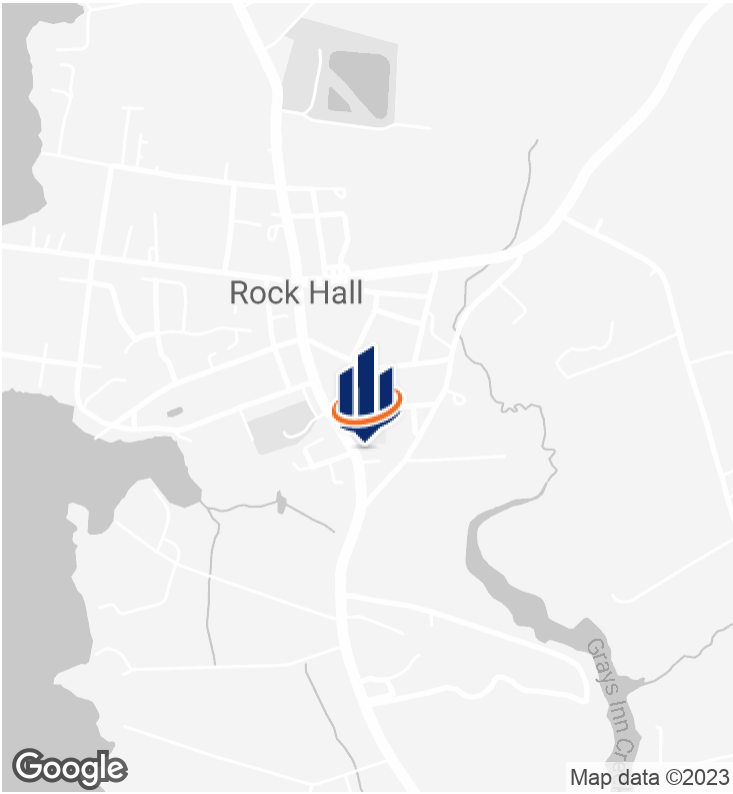
ROSS BENINCASA

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MD #5006326

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$550,000
BUILDING SIZE:	18,400 SF
LOT SIZE:	1.35 Acres
PRICE / SF:	\$29.89
YEAR BUILT:	1945
ZONING:	Other

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PROPERTY OVERVIEW

Former school building near downtown Rock Hall offers significant opportunity for developer or owner-user to rehabilitate and create community-oriented space. Potential location for assisted living facility, multifamily housing, academic center, or other specialty use. Environmental remediation for mold and asbestos necessary.

Using the current footprint, developers can convert the building into up to 20 modern apartments. Alternatively, there’s potential for a mixed-use concept with retail or office space on the ground floor, and comfortable living spaces above. With Rock Hall’s status as a popular resort spot, this property is ideally placed for both local community needs and to attract tourists. If you’re looking for a valuable investment or development project, this property stands out as a top choice.

PROPERTY HIGHLIGHTS

- Unique former school building in beautiful Rock Hall, Maryland
- Grant eligible project for remediation
- Estimates ready for remediation and renovation
- Opportunity for developer to create community-oriented project

ADDITIONAL PHOTOS



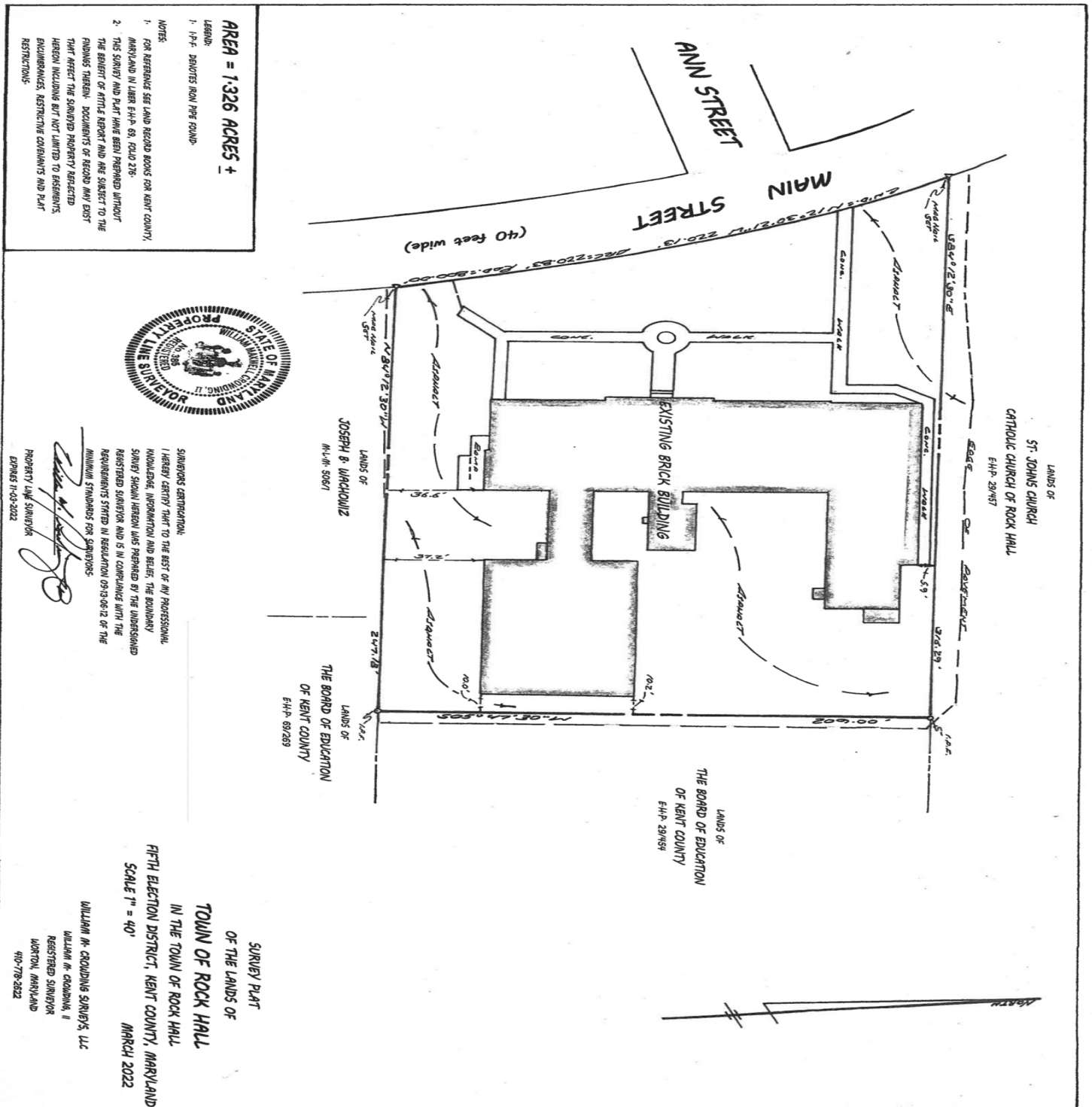
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SITE PLANS



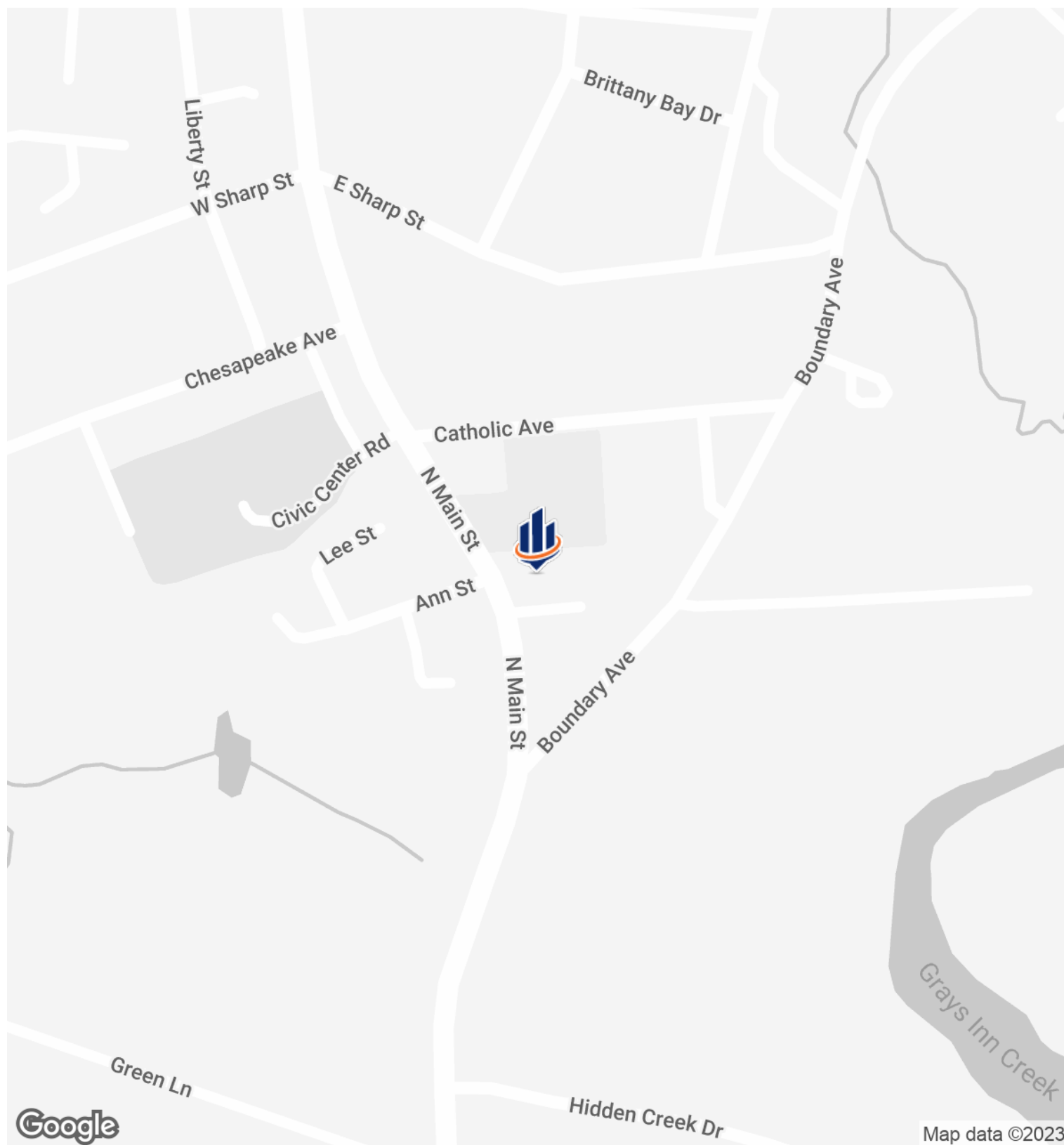
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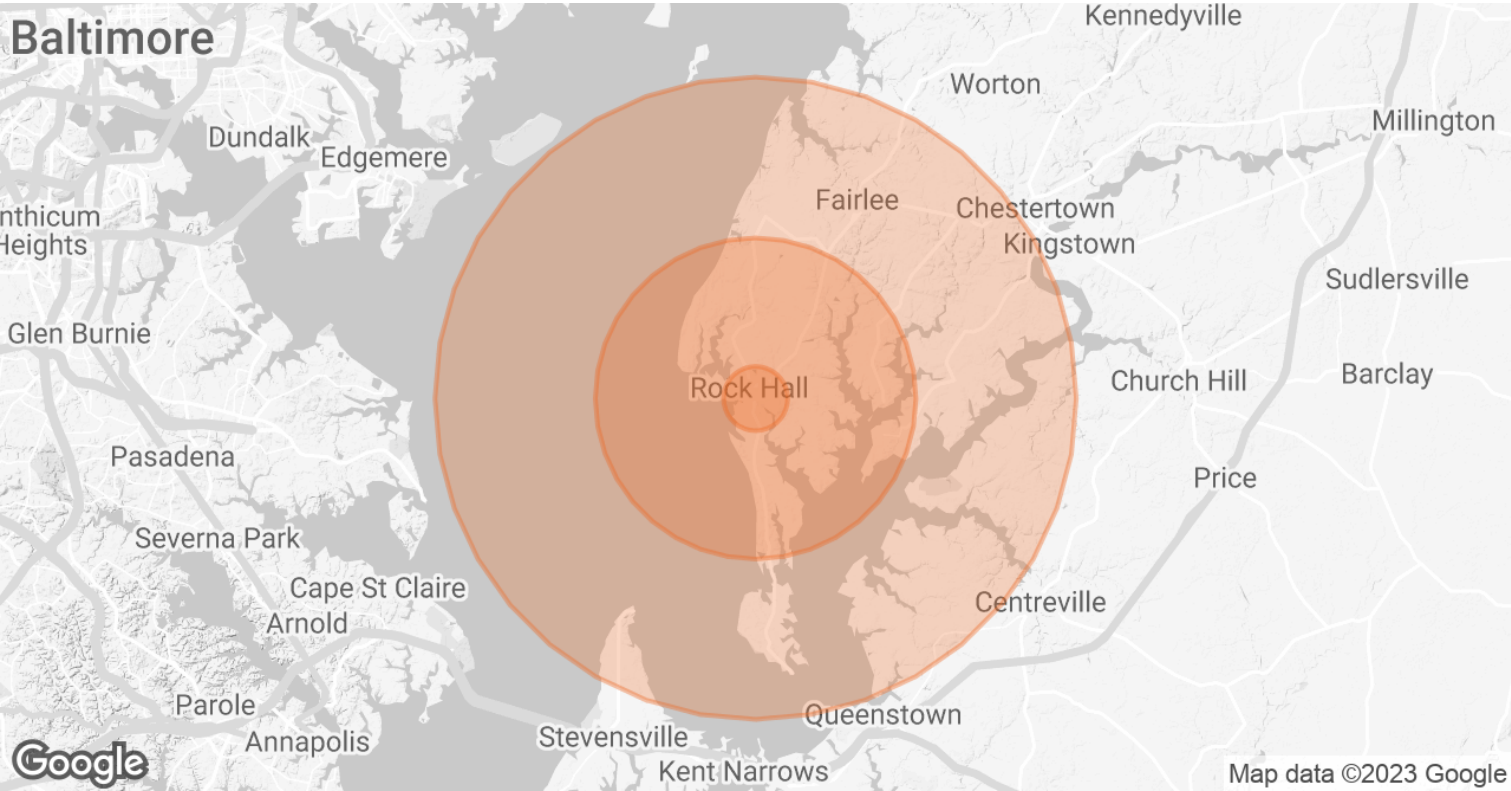
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	641	2,873	11,511
AVERAGE AGE	42.6	48.8	47.0
AVERAGE AGE (MALE)	35.4	46.2	45.3
AVERAGE AGE (FEMALE)	55.9	54.7	48.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	363	1,853	5,958
# OF PERSONS PER HH	1.8	1.6	1.9
AVERAGE HH INCOME	\$40,168	\$52,949	\$78,824
AVERAGE HOUSE VALUE	\$177,469	\$233,168	\$307,025

* Demographic data derived from 2020 ACS - US Census

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