



145 S. Bohemia Ave.

Cecilton, Maryland 21913

Property Features

- Commercial Buildings: +/- 10,000 SF
- Potential for +/- 500 feet Highway Frontage
- +/- 3.064 Acres on (4) Parcels,
Available Individually or Collectively:
 - #110 @ +/- .6816 acres, Zoned C
 - #111 @ +/- .3546 acres, Zoned C
 - #148 @ +/- 1.98 acres, Zoned C
 - #213 @ +/- .0474 acres, Zoned CR
- Uses: Retail, Self Storage, Outside Storage,
Auto/Boat Repair, Industrial
- Accessible to north and southbound traffic and
from side streets
- Public Water & Sewer
- Asking Price: \$1,150,000
- Lease Price: \$8,000/month NNN or
- Ground Lease: \$2,000/acre/month



For more information:

Neil Kilian, SIOR, CCIM

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Tim Plemmons, Senior Associate

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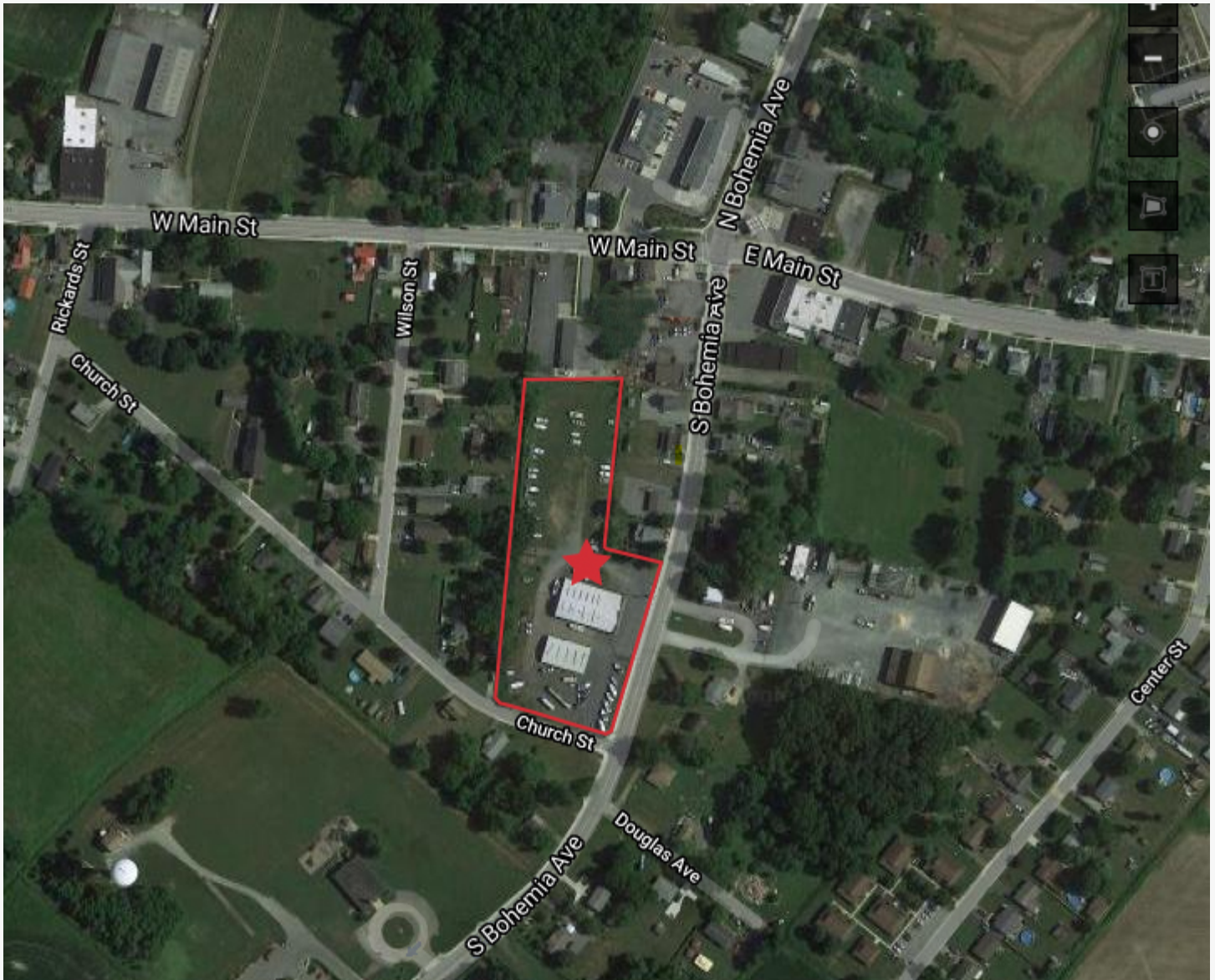
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10 Corporate Circle, New Castle, DE 19720
302 322 9500

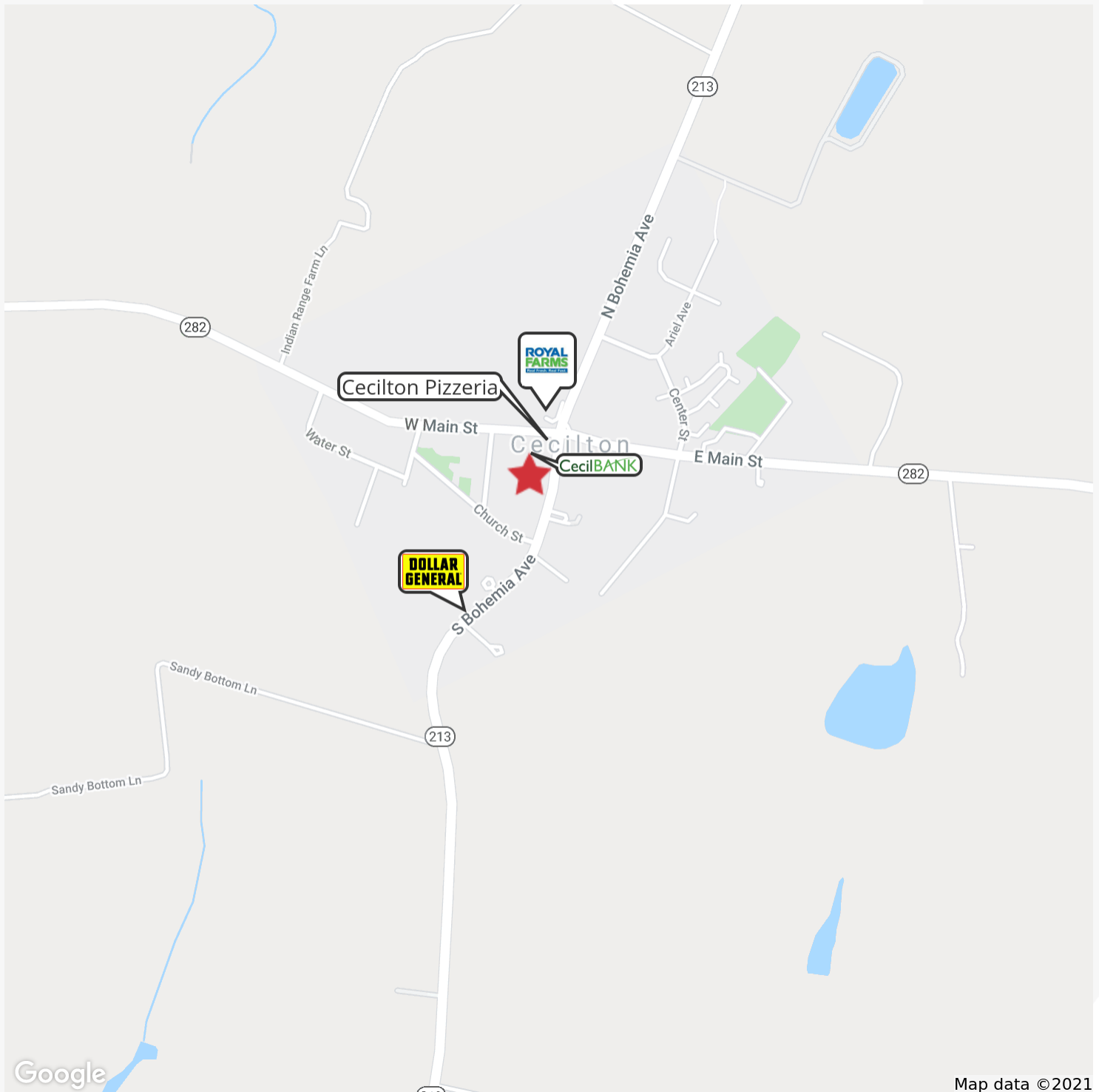
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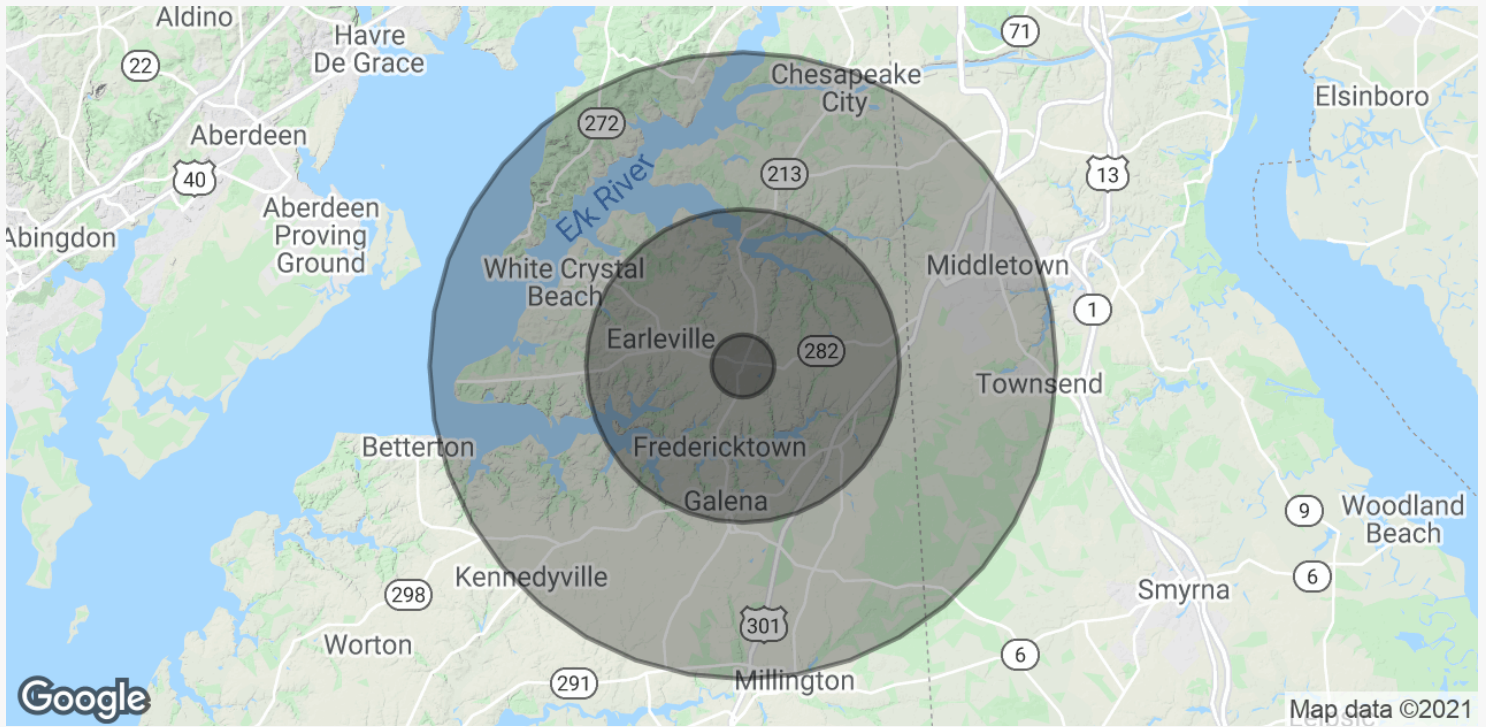




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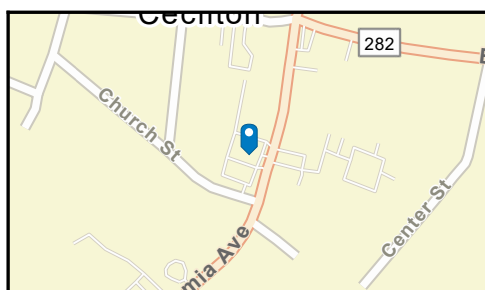
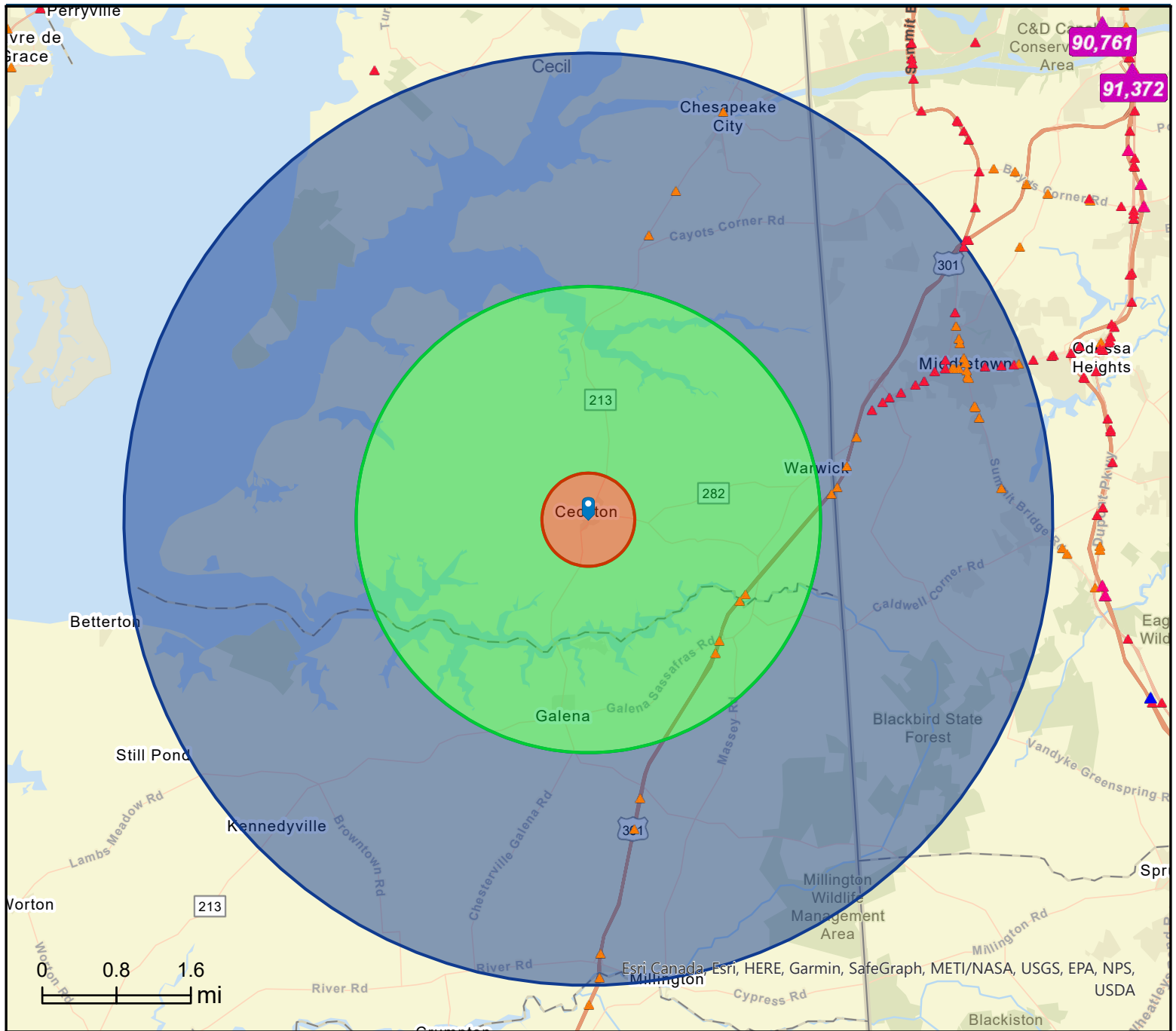




POPULATION	1 MILE	5 MILES	10 MILES
Total Population	173	4,631	28,542
Average age	46.0	44.6	41.0
Average age (Male)	45.2	44.2	40.5
Average age (Female)	47.5	45.4	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	69	1,792	10,166
# of persons per HH	2.5	2.6	2.8
Average HH income	\$80,921	\$78,802	\$85,564
Average house value		\$357,787	\$352,817

* Demographic data derived from 2010 US Census



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

