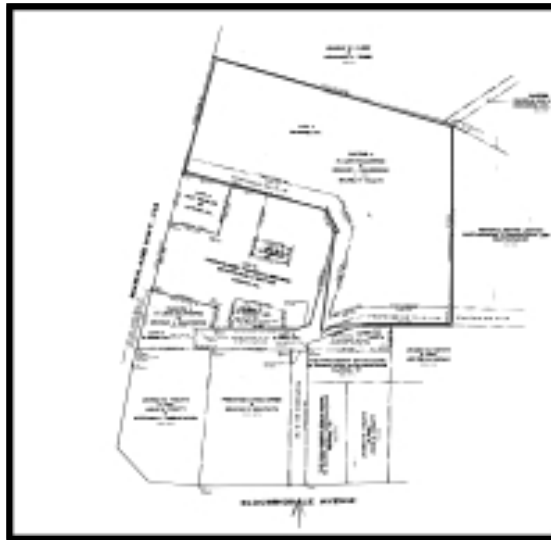




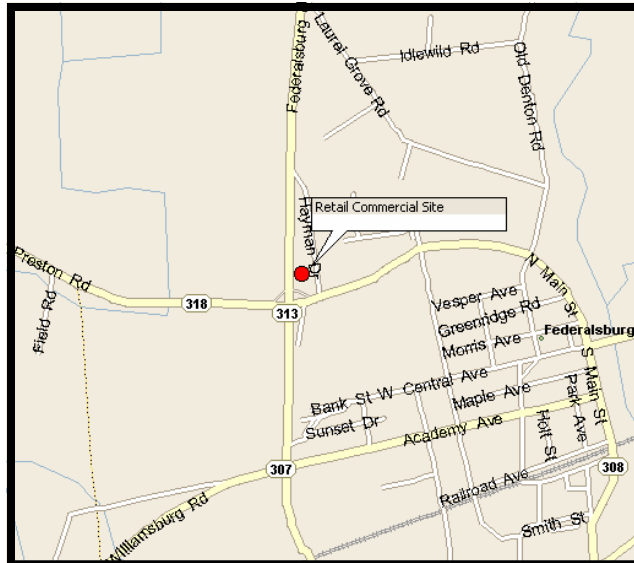
OXFORD COMMERCIAL, LLC
Real Estate Investment Counselors

15 Goldsborough Street
Easton, Maryland 21601
410.770.9717

For Sale
Federalsburg, MD
Retail Development Opportunity



- Excellent visibility from both Route 318 and Route 313
- Existing Food Lion and Dollar General anchor location
- New residential developments adjacent to site
- Excellent potential
- Traffic counts of 5,750 on Route 318 and 5,200 on Route 313



Brokerage, Consulting, Development, Management



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PROPERTY FACTS

Location: East of MD RT 313, West of Federalsburg, MD

Land Area: Lot 1—10.68 acres
Lot 8—2.78 acres

Zoning: Commercial

Identification: Tax Map 200, Parcel 1030, Lot 1 and Lot 8

Structure: None

Utilities: City water and sewer, natural gas

Asking: \$995,000

Please contact Chris Sadler on 410.770.9717 or 443.822.7577 for additional information



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