

210 FALLEN HORSE CIRCLE

QUEENSTOWN, MD

Mixed-Use Retail/Office Space for Lease



SUITES AVAILABLE

1,120 - 4,716 SF

USES

Retail
Medical Office
Commercial Office

PARKING

6 per 1,000 SF

RENTAL RATE

\$14.00 PSF



10,000

Square Feet



185

Apartment
Units



57

Parking
Spaces



8

Facade Signage
Spaces Available



77,000

Average Daily
Traffic

PROPERTY HIGHLIGHTS

- ✓ 185 Residential Units provide existing customer base
- ✓ Most competitive rent in the market
- ✓ Located directly off of Route 50 with 77,000 Average Daily Traffic
- ✓ [Enterprise Zone Tax Credit Available \(click to learn more\)](#)
- ✓ Directly adjacent to major medical hub & senior living community
- ✓ Ideal for any food use, medical tenant, or non-profit organization
- ✓ Shell space available for maximum customization
- ✓ Opportunity to lease existing fully fit-out space and expand into shell space in the future

A: 1906 Towne Centre Blvd. Suite 270 Annapolis, MD 21401

E: mason.popham@thomas-park.com | **W:** www.thomas-park.com | **P:** 410.280.0220

SHOPPING

< 5 minutes to major employers & retailers

ROUTE 50

0.1 miles

ANNAPOLIS

15 miles

BALTIMORE

35 miles

WASHINGTON, D.C.

40 miles



SURROUNDING AREA

210 Fallen Horse Circle has a distinct geographical advantage being located directly on Route 50, which serves as the lone artery for entering and exiting the Eastern Shore of Maryland.

This location will serve the 77,000 cars that pass it each day and the 100,000+ cars that pass it during summer months. Beach-goers will also frequently sit in stop & go traffic directly at this location, providing an ideal opportunity for a quick-service

provider or convenience shop. In addition to transients, local Queenstown residents are in need of closer, more convenient food options that don't require traversing Route 50 during peak traffic.

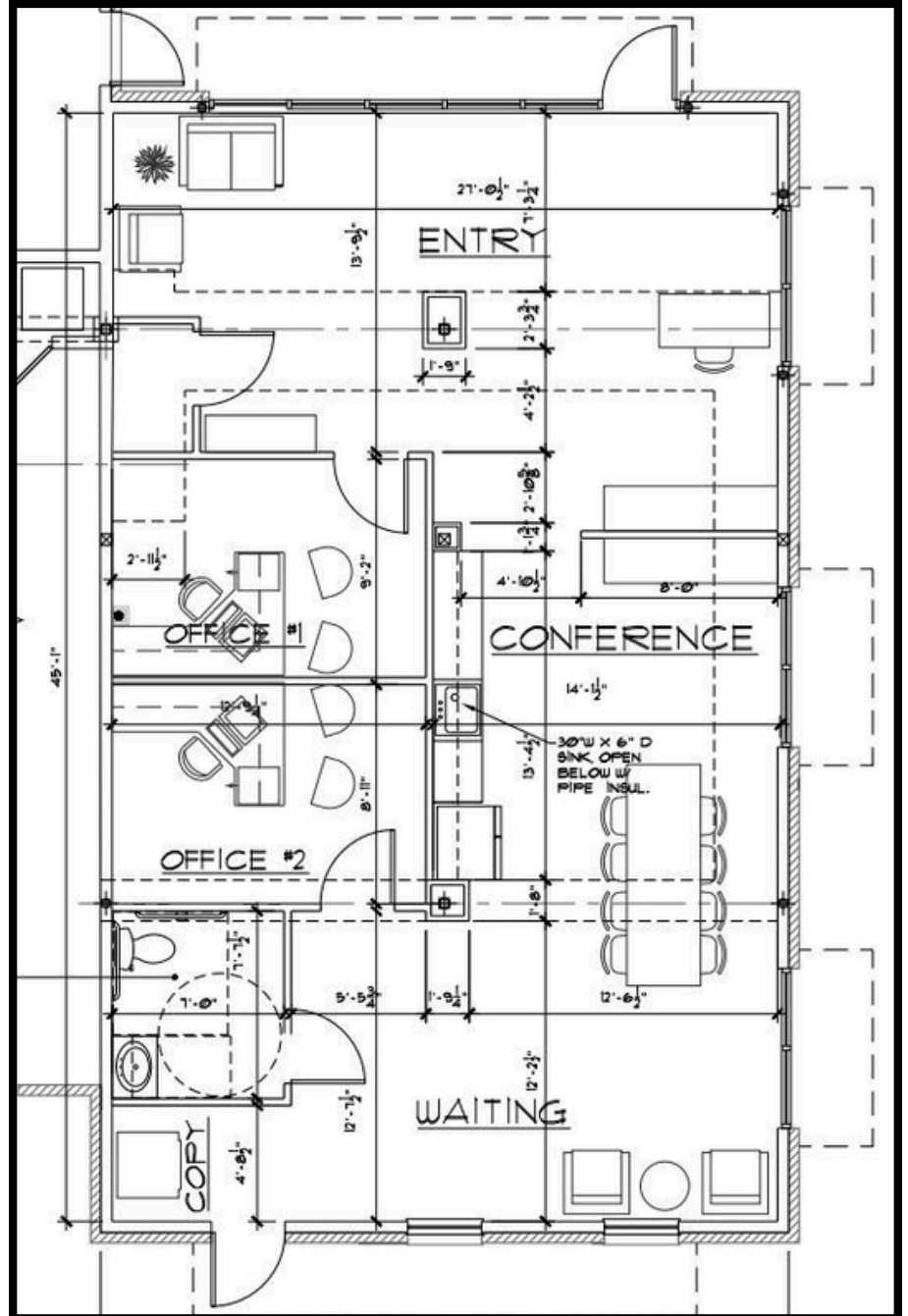
This location also serves as the primary medical hub serving Queen Anne's County. 210 Fallen Horse Circle provides a unique opportunity to practices who desire best-in-class co-tenant's at a much lower rental rate.

**SUITE 100
FLOORPLAN**

1,277
RENTABLE
SQUARE FEET

MOVE-IN
READY
SUITE

SIGNAGE
AVAILABLE

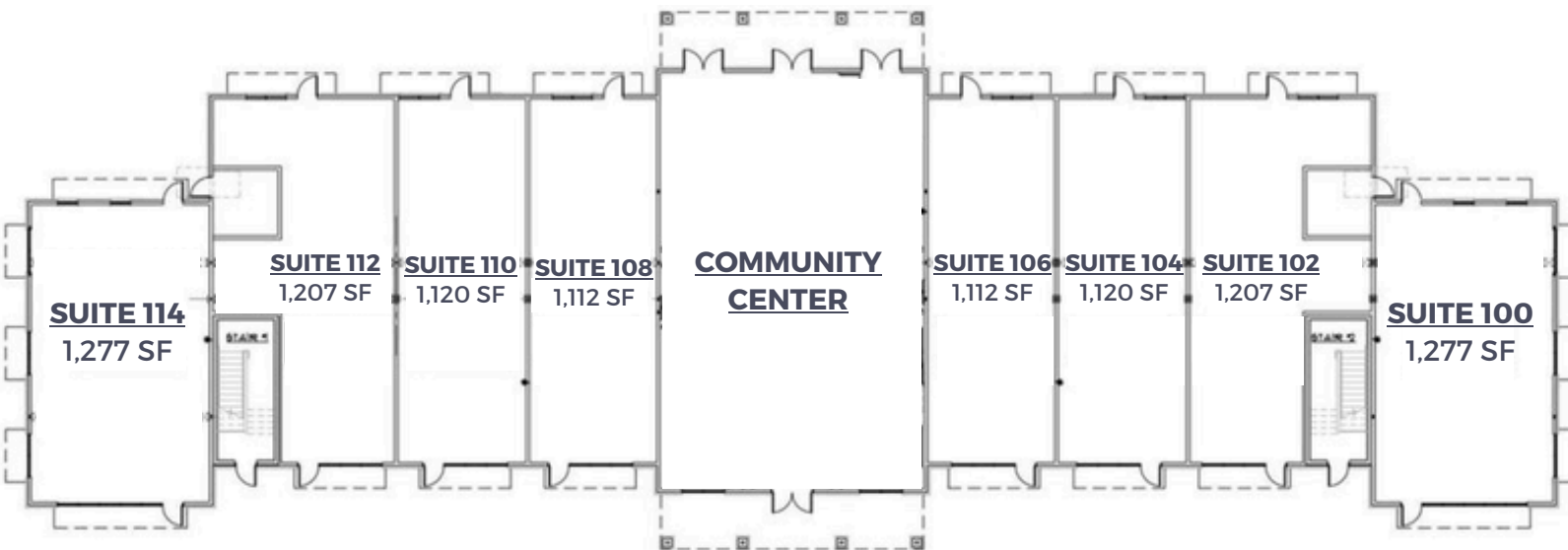


SUITES 100-114
FLOORPLAN

1,112 - 4,716
RENTABLE
SQUARE FEET

FLEXIBLE
FLOOR
PLATES

BUILD-TO-SUIT
OPPORTUNITY



4,716 SQUARE FEET
CONTIGUOUS

4,716 SQUARE FEET
CONTIGUOUS

Thomas Park is a **full-service commercial real estate firm** offering alternative investment strategies and third-party commercial real estate services.



Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.



MASON POPHAM

EXECUTIVE VICE PRESIDENT
THOMAS PARK COMMERCIAL

E: mason.popham@thomas-park.com

T: 410.280.0220



TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.



TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.