

8493 OCEAN GATEWAY

EASTON, MD

5,712 SF 2ND GENERATION RESTAURANT ON 1.8 ACRES

ROUTE  OCEAN GATEWAY 34,871 VPD





RAPPAPORT
CULTIVATING PLACES

8493 OCEAN GATEWAY

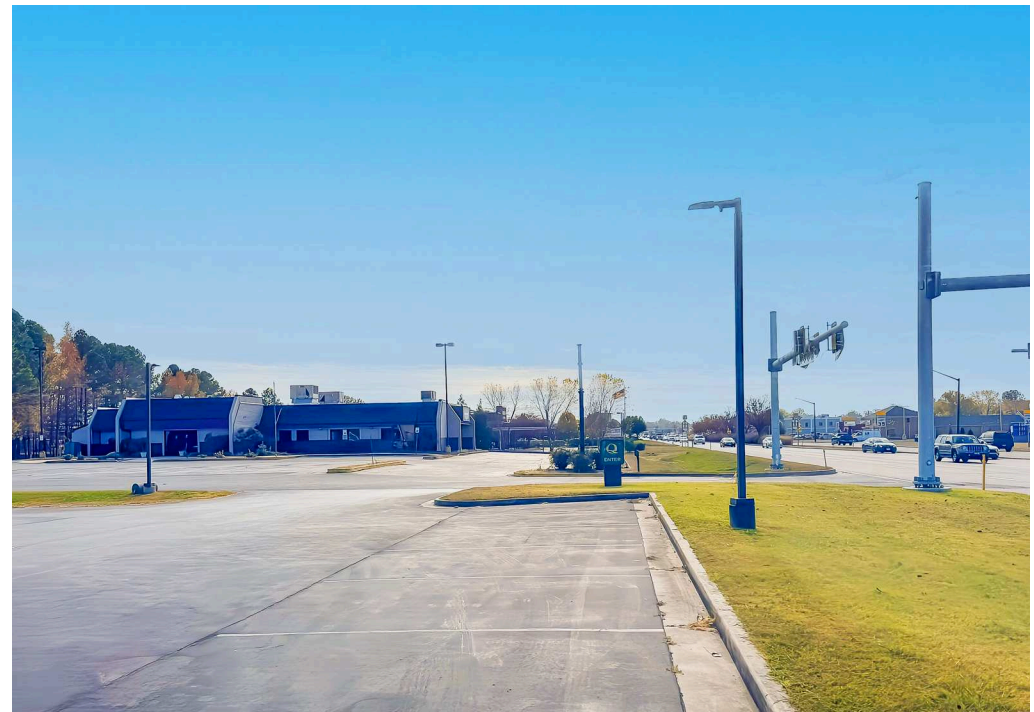
EASTON, MD

- | 5,712 SF free-standing building, formerly a Denny's, now a second-generation restaurant opportunity located on a 1.8-acre parcel of land.
- | Conveniently located at a fully signalized light (shared with Royal Farms)
- | Prime location directly off Ocean Gateway (Route 50), with 35,646 vehicles per day, featuring a large, dedicated monument sign
- | Area retailers include Dunkin', Royal Farms, Dairy Queen, and Burger King (coming soon)

DEMOGRAPHICS 2025

| | 3 MILES | 5 MILES | 7 MILES |
|---|-------------------------|-----------|-----------|
|  POPULATION | 18,297 | 22,722 | 24,679 |
|  DAYTIME POPULATION | 10,961 | 12,129 | 12,327 |
|  HOUSEHOLD INCOME | \$95,433 | \$111,899 | \$112,433 |
|  TRAFFIC COUNTS | 34,871 on Ocean Gateway | | |

AREA RETAILERS



8493 OCEAN GATEWAY EASTON, MD



Easton Marketplace
KOHL'S **ULTA** **weis**

Easton Plaza
HARBOR FREIGHT **FAMILY DOLLAR**

ROYAL FARMS Educational Systems
Federal Credit Union

Quality Inn

8493 Ocean Gateway

Sakura **Easton**



Tred Avon Square
ACME **tropical CAFE** **Shore United Bank**

CVS pharmacy

Wendy's **verizon**

Easton Historic District
POPULATION: 7,000
RESIDENTIAL UNITS:
9,000 buildings

Staples **POPARTS**

Auto Zone **jiffy lube**

Walgreens

ALDI

Walmart **Giant** **DOLLAR TREE**

MATTRESS Warehouse **Wawa**

Advance Auto Parts **Quikrete**

UM Shore Regional
Health Pain
Management Center

Saints Peter and
Paul Elementary
and Middle School

GOLDSBOROUGH STREET

50

OCEAN GATEWAY 34-871 VPD

MATTHEWS ROAD

DOVER ROAD

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EASTON, MD



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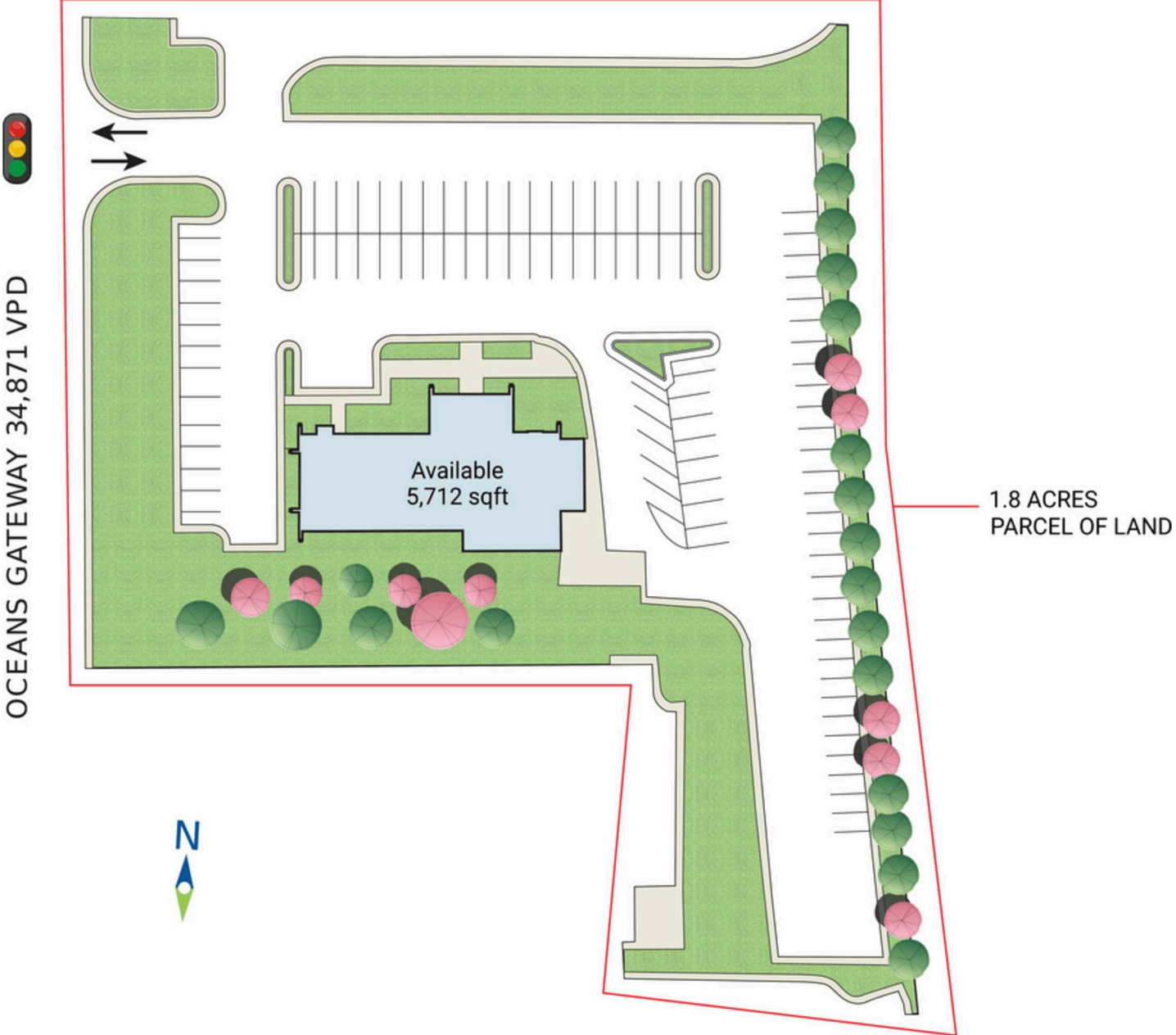
8493 Ocean Gateway



SITE PLAN

8493 OCEAN GATEWAY | EASTON, MD

5,712 SF 2nd Generation Restaurant on 1.8 acres





8493 OCEAN GATEWAY | 8493 OCEAN GATEWAY, EASTON, MD

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