

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$2,900,000

**LOT SIZE:** 0.46 Acres

**BUILDING SIZE:** 9,156 SF

**YEAR BUILT:** 1874

**RENOVATED:** 2005

**ZONING:** Commercial

**MARKET:** Talbot County,  
Maryland

**SUB MARKET:** Eastern Shore Of  
Maryland

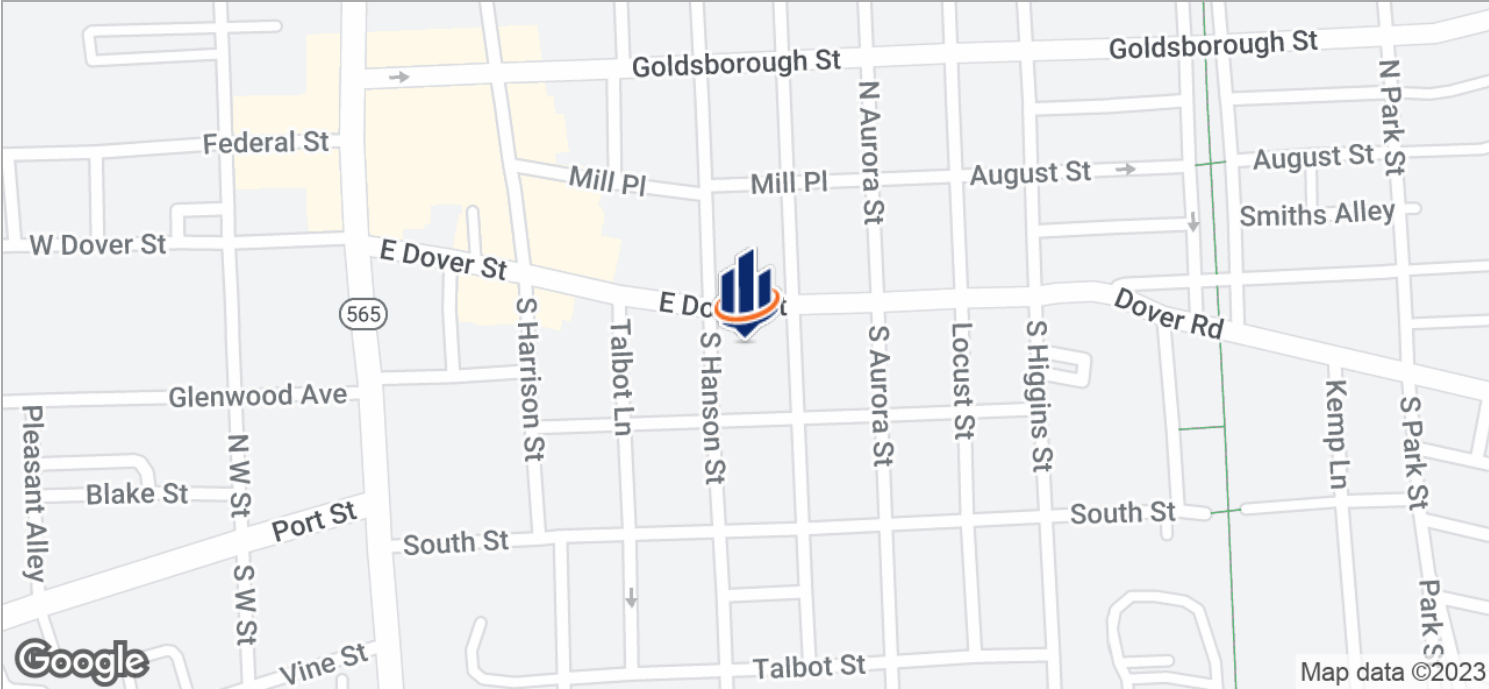
**CROSS STREETS:** Hanson Street

## PROPERTY DESCRIPTION

The Inn at 202 Dover is a Maryland Historic Inn and proud member of the Historic Hotels of America. Dedicated to providing personalized service found in a traditional Bed and Breakfast, The Inn at 202 Dover is a historic mansion that was built in 1874 and currently serves as an integral part of historic Easton, Maryland. Providing luxurious travel accommodations just a short block from downtown shopping, art galleries and theater, the Inn has been referred to as Easton's "Inn of Distinction." There are many reasons for this, not the least of which is the grace and dominance of the building itself. The Inn encompasses over 9,000 square feet of space on 0.46 acres of land and is located on the corner of East Dover and Hanson Street. The Inn has great visibility and is in great condition!

Please note that a Non-Disclosure Agreement must be signed before any additional details regarding the Inn at 202 Dover can be shared. Contact the Listing Advisor, Chris Davis, for more information.

# Location Maps





# Additional Photos

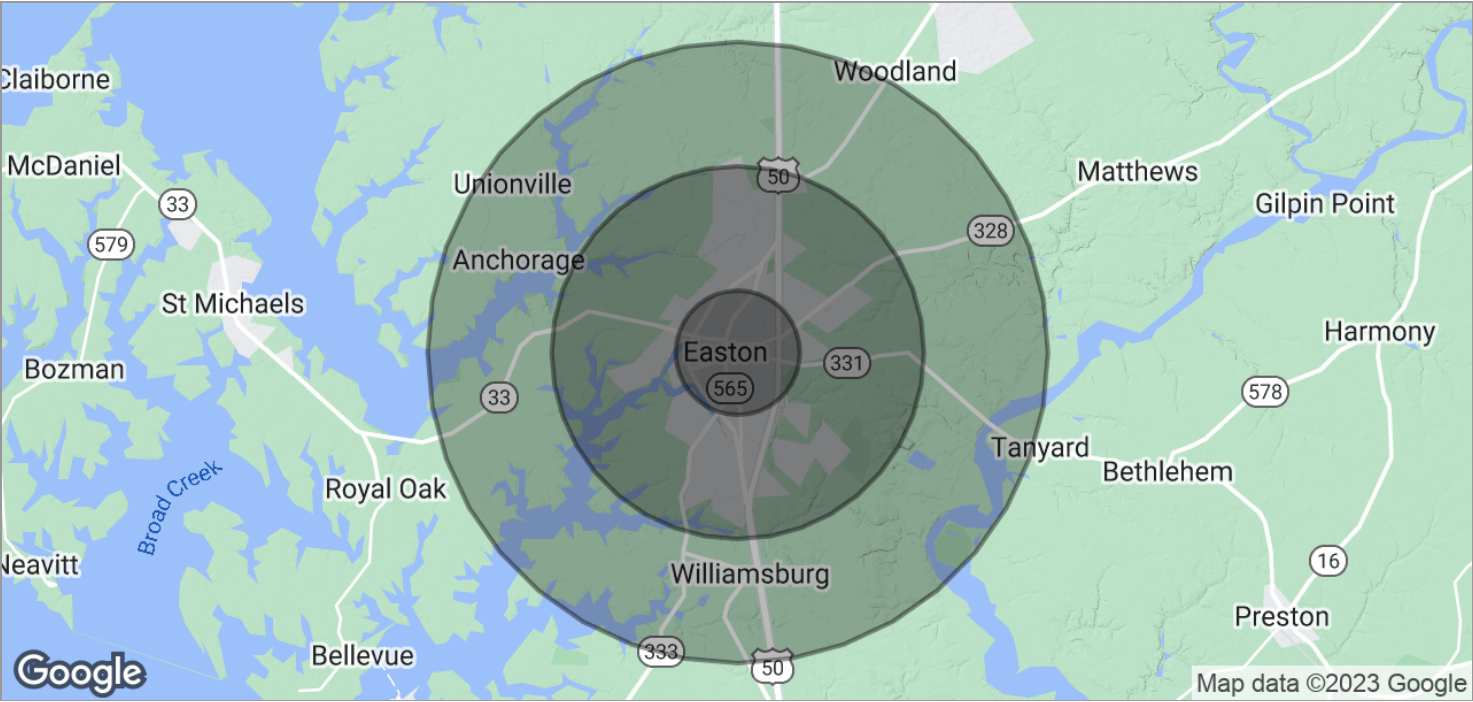


# Additional Photos





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,123	15,740	23,156
MEDIAN AGE	41.3	42.5	43.7
MEDIAN AGE (MALE)	36.6	39.1	41.5
MEDIAN AGE (FEMALE)	44.7	45.0	45.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,137	6,711	9,576
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$64,867	\$71,462	\$77,969
AVERAGE HOUSE VALUE	\$374,573	\$361,464	\$365,925

# Advisor Bio & Contact 1

## Miller Commercial realestate

Office Manager

SVN | Miller Commercial Real Estate

Phone: 410.543.2440

Fax: 410.543.1439

Email: [miller.commercial@svn.com](mailto:miller.commercial@svn.com)

Address: 206 E. Main Street  
Salisbury, MD 21801



# DISCLAIMER

THE INN AT 202 DOVER | ROOMS | EASTON, MD

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

