

FOR SALE RESTAURANT PADSITE

PAD SITE
4320 Mountain Road
Pasadena, MD 21122



OFFERING SUMMARY

Sale Price: \$2,950,000

Lot Size: 1.75 Acres

Zoning: C2

Price / SF: \$38.70

PROPERTY OVERVIEW

Prime Pad site Opportunity on Mountain Rd Near MD-100 next to Starbucks and across from Regional Giant Anchored Shopping Center. Permitting process 80% complete. Total 1.75(+/-) acres, commercial SF available zoned C2.

PROPERTY HIGHLIGHTS

- 80% pad site development plan ready to submit
- Public Water and Sewer available
- Next to Starbucks and Across the Street from Giant Anchored Shopping Center
- Plans based on 3100 sf +/- building with drive thru
- Existing Utilities Include Electricity, Cable, and Telephone
- Minutes to BWI Airport and In-Between Gibson Island, Severna Park, and Glen Burnie
- Total 1.75(+/-) Acres, Commercial SF Available Zoned C2

Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

**DOUGLAS
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

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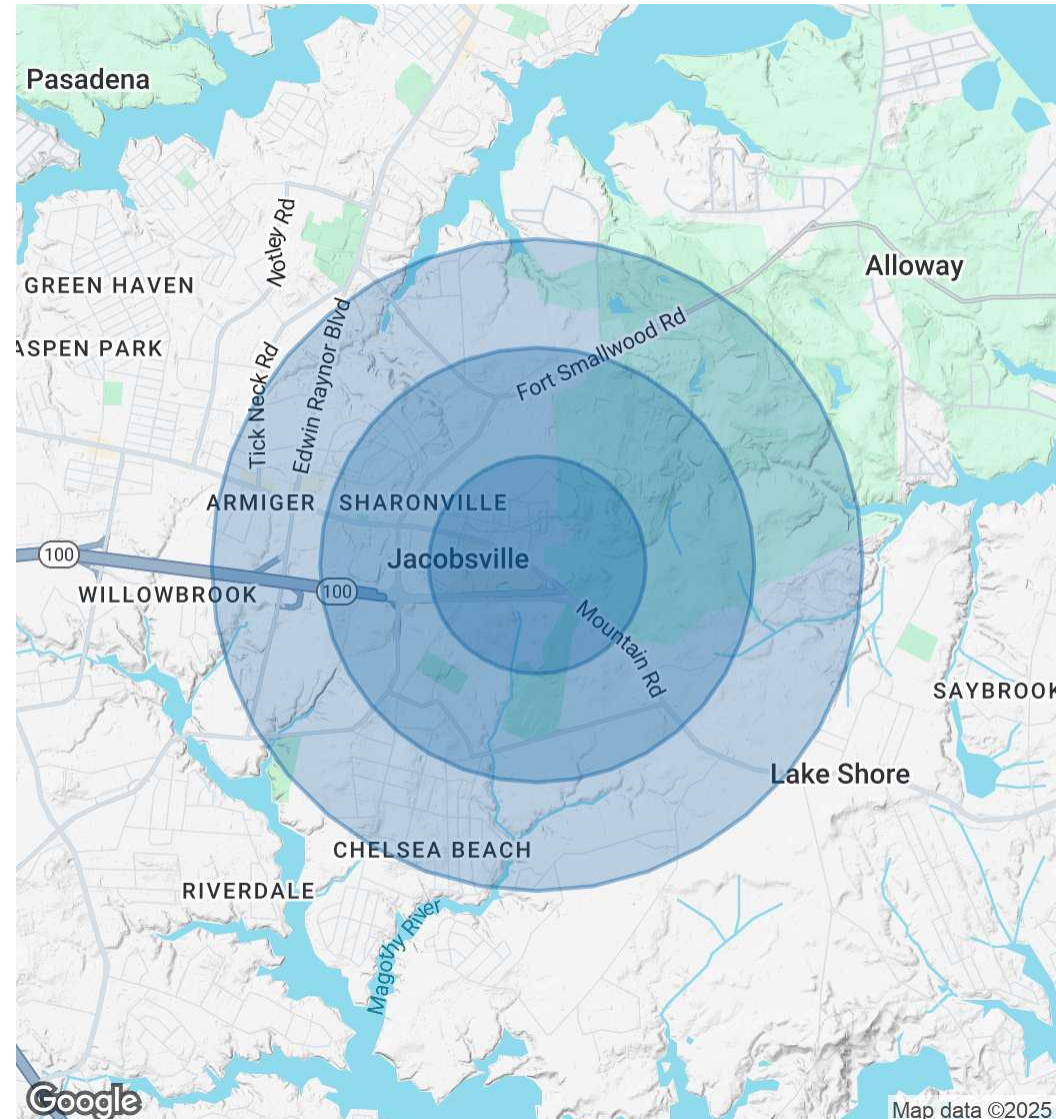
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	843	5,141	11,691
Average Age	46.1	41.1	40.2
Average Age (Male)	45.9	40.3	38.8
Average Age (Female)	47.2	43.0	42.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	306	1,968	4,468
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$121,294	\$113,855	\$115,774
Average House Value	\$370,788	\$338,435	\$349,446

* Demographic data derived from 2020 ACS - US Census



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