

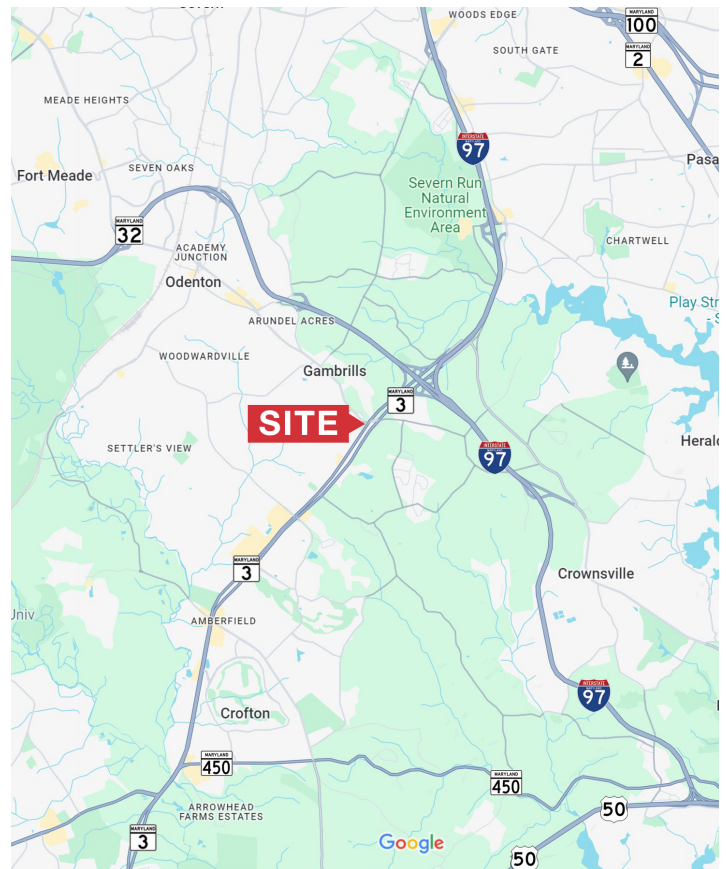


# 690 Crain Highway

Gambrills, Anne Arundel County,  
MD 21054

## Property Features

- Retail Ground Lease Opportunity
- Size: 1.06 acres
- Zoning: C-3 (General Commercial Districts). This District is generally intended for larger arterial strip commercial development and shopping centers that offer a wide range of commercial uses that serve a broad market area. These commercial uses typically have larger space and land requirements and are located along major roadways.
- Location: S. Crain Highway (Rt. 3) in Gambrills, MD is located approximately 1 mile south of I-97 and Rt. 32 and 1.5 north of Waugh Chapel Shopping Center.
- Water/Sewer: PERC approved with future services in the Water and Sewer Master Plan
- Development Standards: Minimum lot size is 10,000 square feet. Maximum lot coverage by structures and parking is 80%. Maximum Floor Area Ratio is 2.0. Maximum height is 45 feet based on minimum setbacks and can increase to 72 feet provided setbacks are increased as per formula.



**Steve Catalano**

301 646 9310

scatalano@naimichael.com

**Jim Miers**

301 605 3846

jmiers@naimichael.com

10100 Business Parkway  
Lanham, Maryland 20706

+1 301 459 4400

[naimichael.com](http://naimichael.com)



For Lease

# 690 Crain Highway

Gambrills, Anne Arundel County, MD

## Demographics

	1 mile	3 mile	5 mile
Population	924	44,214	125,046
Households (HH)	368	15,806	46,290
Avg HH Income	\$154,049	\$175,273	\$170,594



## Traffic Counts

AADT just north of site on -

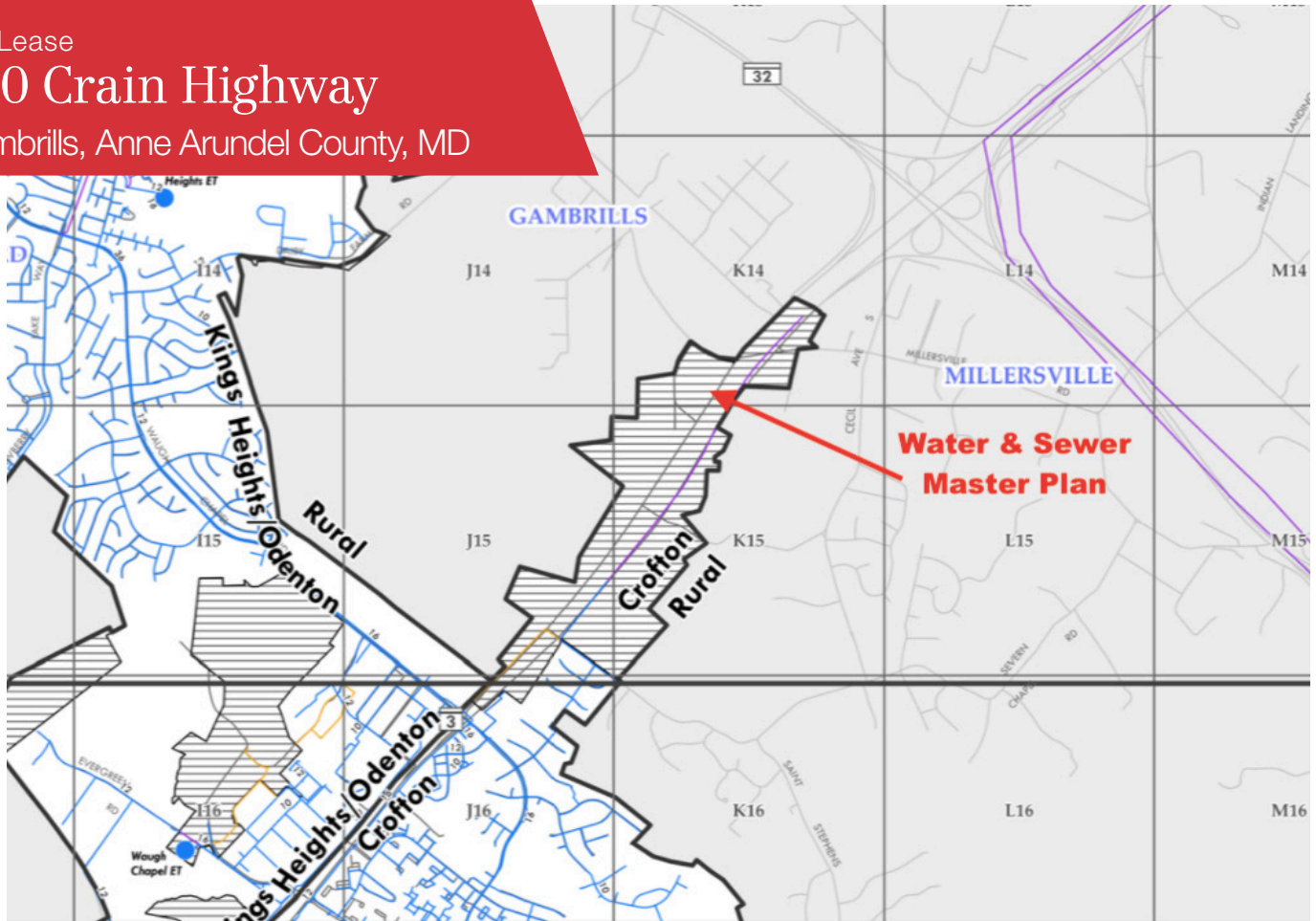
Crain Highway (Rt. 3) - **70,072**

Annapolis Road (Rt 175) - **11,290**

Minimum lot size	10,000 square feet
Maximum coverage by structures and parking	80% of gross area
Minimum setbacks for principal structures:	
Side lot line	None, except when abutting a residential district 25 feet
Rear lot line	None, except when abutting a residential district 15 feet
All lot lines	60 feet from right-of-way line of a divided principal arterial road
Minimum setbacks for accessory structures in the side or rear yard:	
Side lot line	10 feet
Rear lot line	10 feet
Minimum lot depth	150 feet
Maximum floor area ratio	2.0
Maximum height limitations for development in which less than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer	60 feet except that all setbacks are increased by one foot for each foot of height in excess of 45 feet
Maximum height limitations for development in which more than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer	72 feet if all setback requirements are increased by one foot for each foot of height in excess of 45 feet
Rear service area	Accessible by a 15-foot wide unobstructed right-of-way



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 Gambrills, Anne Arundel County, MD





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