

2 ACRE PRIME FRONTAGE LAND FOR SALE

6100 WASHINGTON BLVD, ELKRIDGE MD 21075



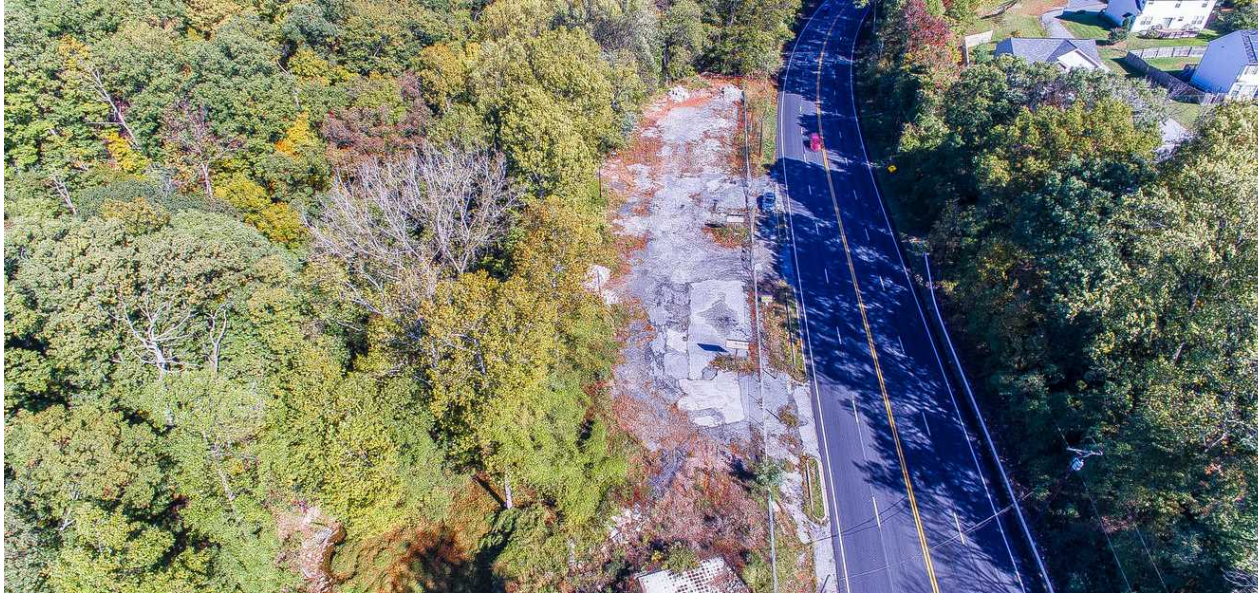
TRAFFIC COUNT
36,702 VPD



- B1 ZONING
- LOCATED ON I-95 CORRIDOR BETWEEN I-195 AND MD-100

LAND FOR SALE

6100 Washington Blvd | 6100 Washington Boulevard | Elkridge, MD 21075



OFFERING SUMMARY

PRICE:	\$799,000
LOT SIZE:	2 Acres
ACCESS:	4 entrances off Route 1
ZONING:	B1
PERMITTED USES:	Retail sales and services
APN:	1401171518

PROPERTY HIGHLIGHTS

- 2 acres prime frontage
- All structures have been demolished
- Primed for new development
- Zoned B-1 - https://library.municode.com/md/howard_county/codes/zoning/220814?nodedid=HOWARD_CO_ZONING_REGULATIONS_S118.0BULODI
- 4 entrances off Washington Blvd (US-1)
- Mix of commercial and residential in surrounding area
- Heavy traffic area
- 3/4 mi to I-895, 1 1/2 mi to I-195, 3 mi to I-695, 5 minutes to Halethorpe Rail Station (MARC), 5 minutes to BWI Airport/Amtrak

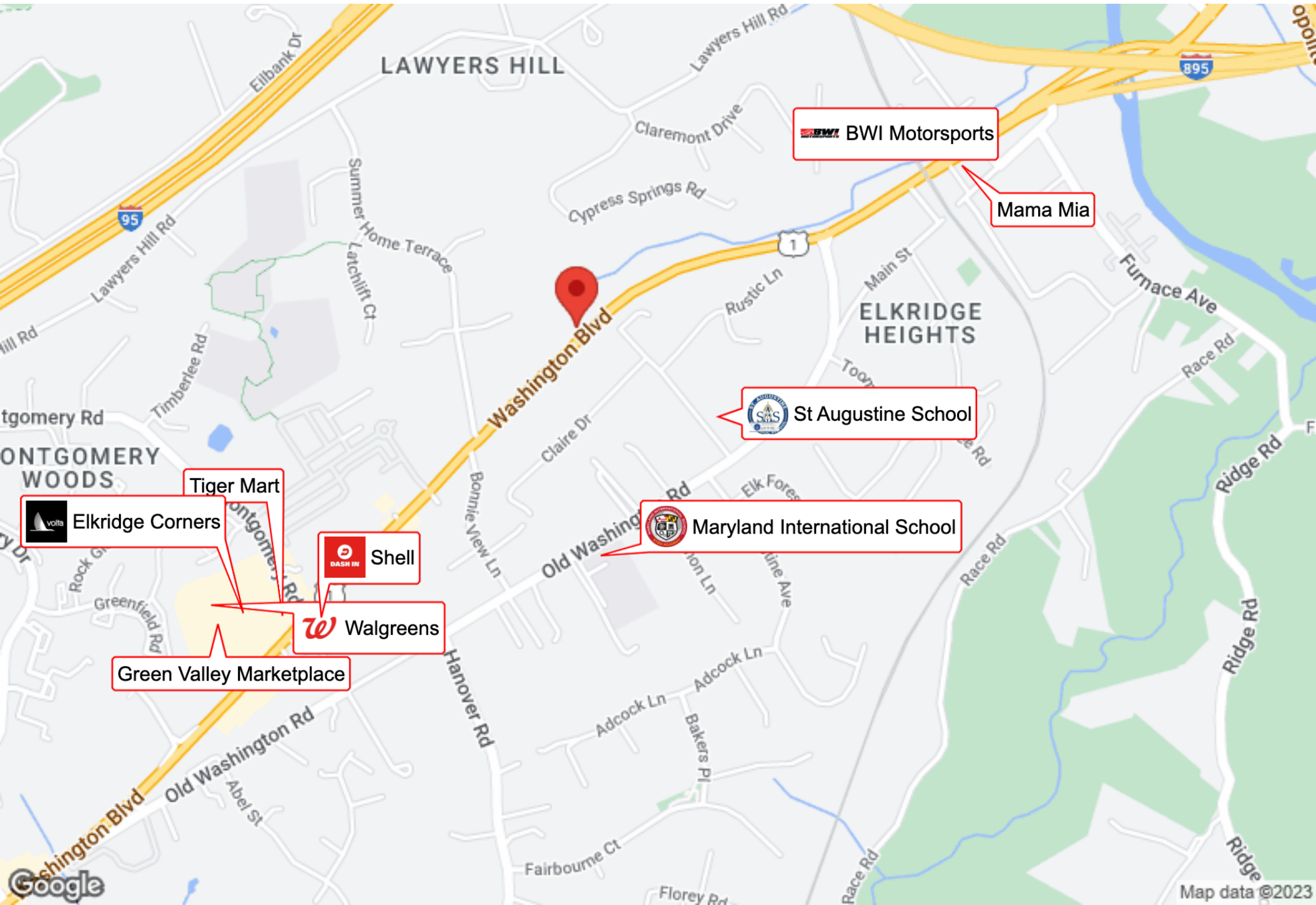
Helen Dellheim


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Business Map


6100 Washington Blvd | 6100 Washington Boulevard | Elkridge, MD 21075



 BWI Motorsports

Mama Mia


 St Augustine School

 Maryland International School

Tiger Mart

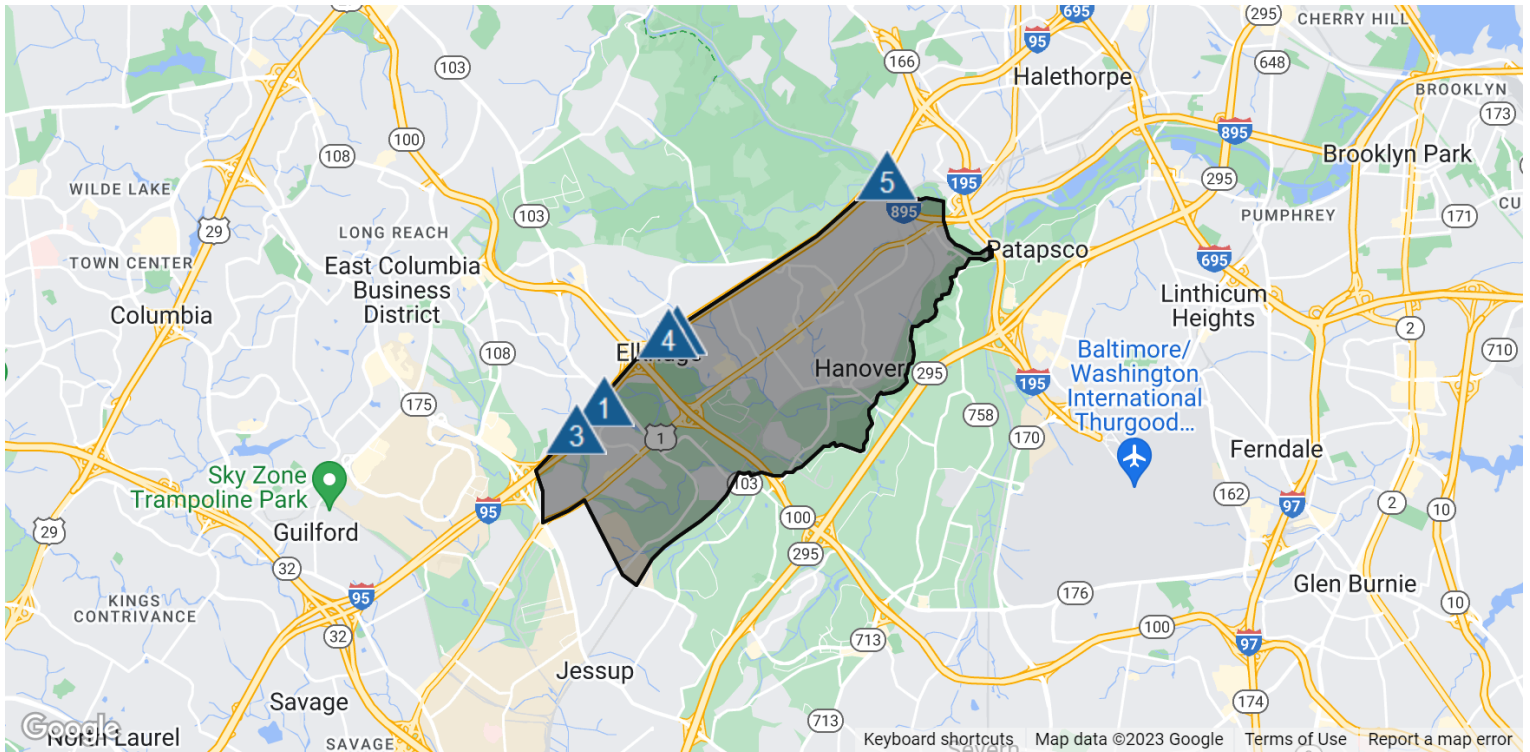
 Elkrige Corners

 Shell

 Walgreens

Green Valley Marketplace

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

207,441

2022 Est. daily traffic counts

Street: I-95
 Cross: Meadowridge Rd
 Cross Dir: NE
 Dist: 0.08 miles

2

205,984

2022 Est. daily traffic counts

Street: –
 Cross: –
 Cross Dir: –
 Dist: –

3

196,390

2022 Est. daily traffic counts

Street: I-95
 Cross: Meadowridge Rd
 Cross Dir: NE
 Dist: 0.51 miles

4

192,116

2022 Est. daily traffic counts

Street: I-95
 Cross: Hwy 100
 Cross Dir: SW
 Dist: 0.41 miles

5

180,664

2022 Est. daily traffic counts

Street: –
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2018	▲ 207,242	AADT

Historical counts

Year	Count	Type
2018	▲ 205,205	AADT
2017	▲ 206,435	AADT

Historical counts

Year	Count	Type
2012	▲ 197,902	AADT
2011	▲ 195,334	AADT
2010	▲ 194,069	AADT

Historical counts

Year	Count	Type
2012	▲ 191,280	AADT
2011	▲ 193,062	AADT
2010	▲ 192,871	AADT
2009	▲ 192,100	AADT
2008	▲ 188,042	AADT

Historical counts

Year	Count	Type
2017	▲ 180,448	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



HELEN LEE DELLHEIM

MANAGING DIRECTOR

" Make your next move a WIN "

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