

FOR SALE  
**± 4.7 ACRES** C-2 ZONING



# DORSEY @ HARMANS ROAD

## SEVERN, MD

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# EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present for sale Dorsey @ Harmons, a 4.7+/-AC land development opportunity zoned C-2 to allow for most commercial uses with supporting parking. Located between BWI and Arundel Mills Mall, one of the region's busiest commercial hubs, this property has over 1,000 feet of frontage along Dorsey road. Two signalized intersections span the property with high traffic counts giving the property strong retail fundamentals. Growth in this corridor is driven by it's location along the I-95 and I-295 highways connecting the DC and Baltimore metropolitan areas with a combined population of over 10 million people.



# LAND DESCRIPTION

Address	Dorsey @ Harmans Road Severn, MD
Size	4.7 ±Acres (1.2 ±Acre outside of flood plain)
Zoning	C-2 Commercial Office Districts
Assessed Value	\$1,025,000.00
Map-Grid-Parcel	0008-0023-0483
Account Number	900007827

## PERMITTED USES

- Adult/Child Daycare
- Veterinarian/Dog Care
- Specialty Retail
- Schools
- Health Clubs

## TARGET USERS

- Retail Developers
- Self Storage Users
- Medical Office
- Local/Regional/National Retail Pad
- Speculative Land Investors



2 Signalized Intersections  
Harmans & Dorsey Road



±20,000 cars  
per day



C-2 Commercial  
Office Districts



±1,000 feet along  
Dorsey Road



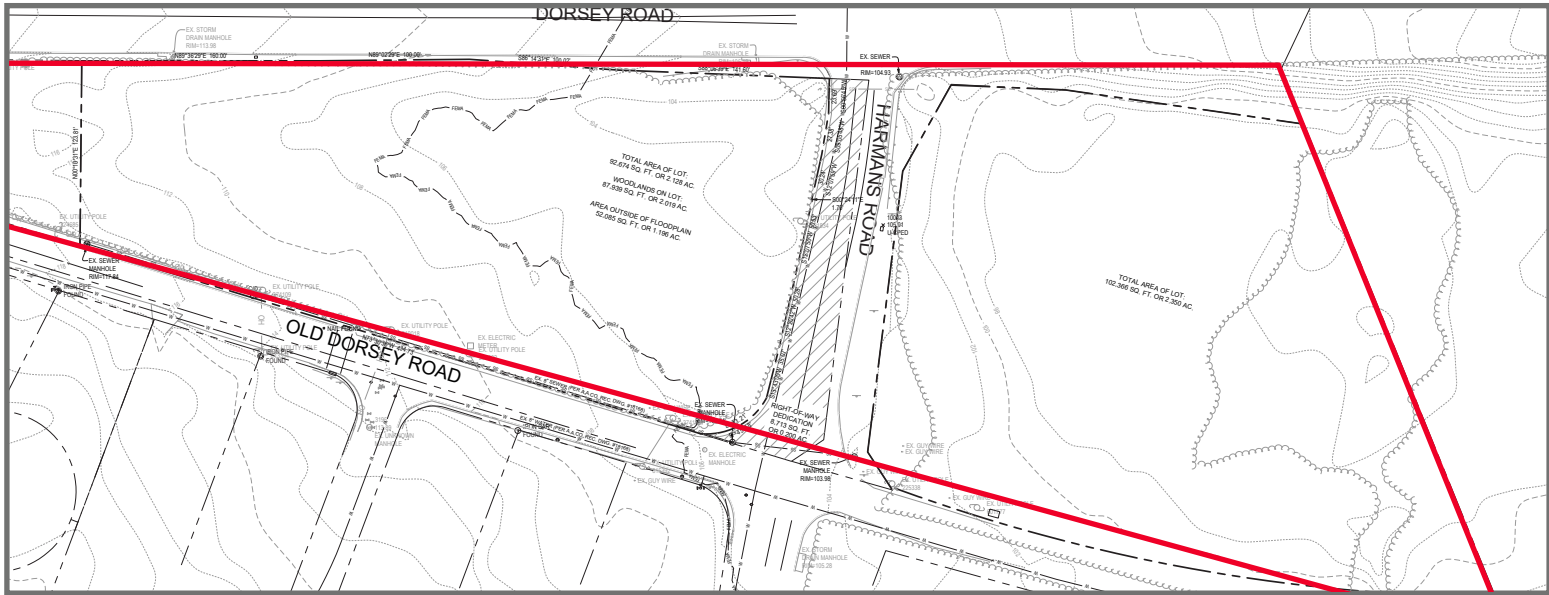
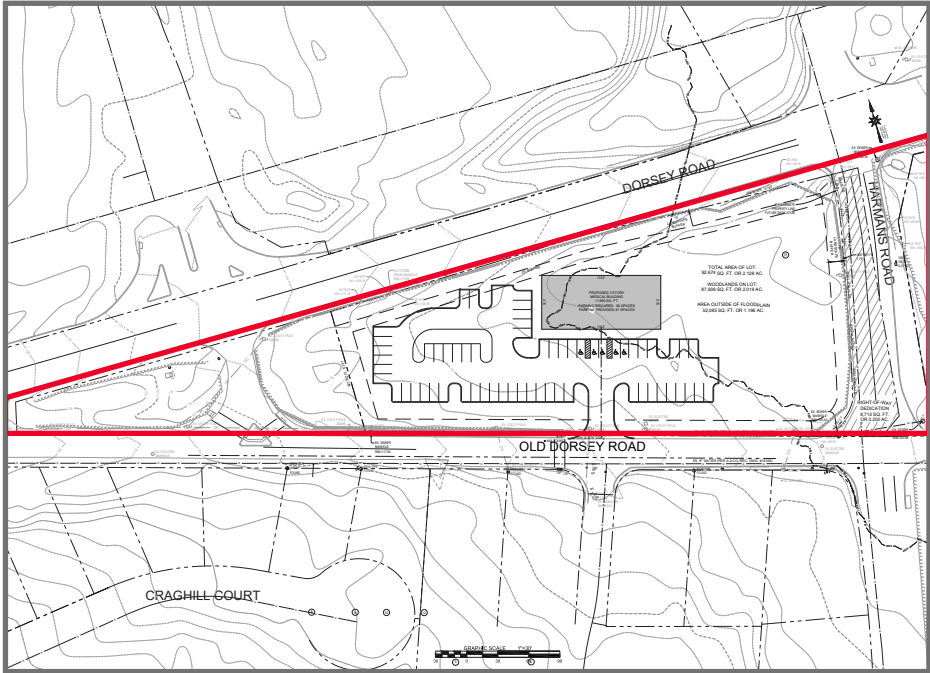
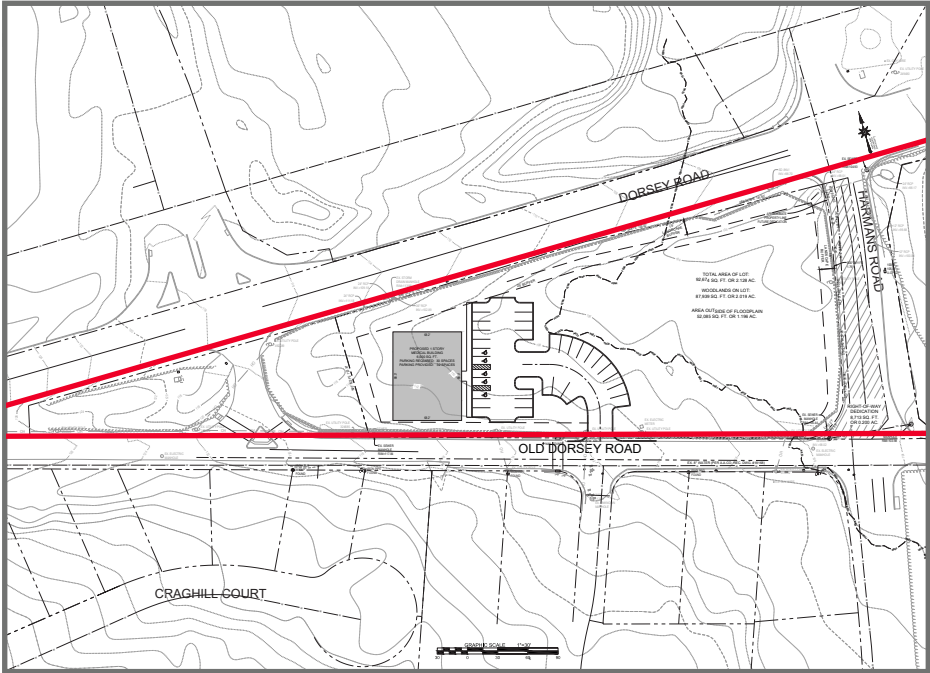
Less than 1 Mile  
from BWI











# LOCATION MAP





# DEVELOPMENT CONCEPT PLAN

# 2024 DEMOGRAPHICS

Radius	 Total Population	 Total Households	 Average Household Size	 Average Household Income	 Average Home Value	 Average Age
1 mile	3,898	1,502	2.57	\$157,714	\$475,424	40.0
5 miles	192,836	70,633	2.63	\$136,532	\$445,639	36.2
10 miles	817,036	310,760	2.58	\$137,025	\$444,166	37.2

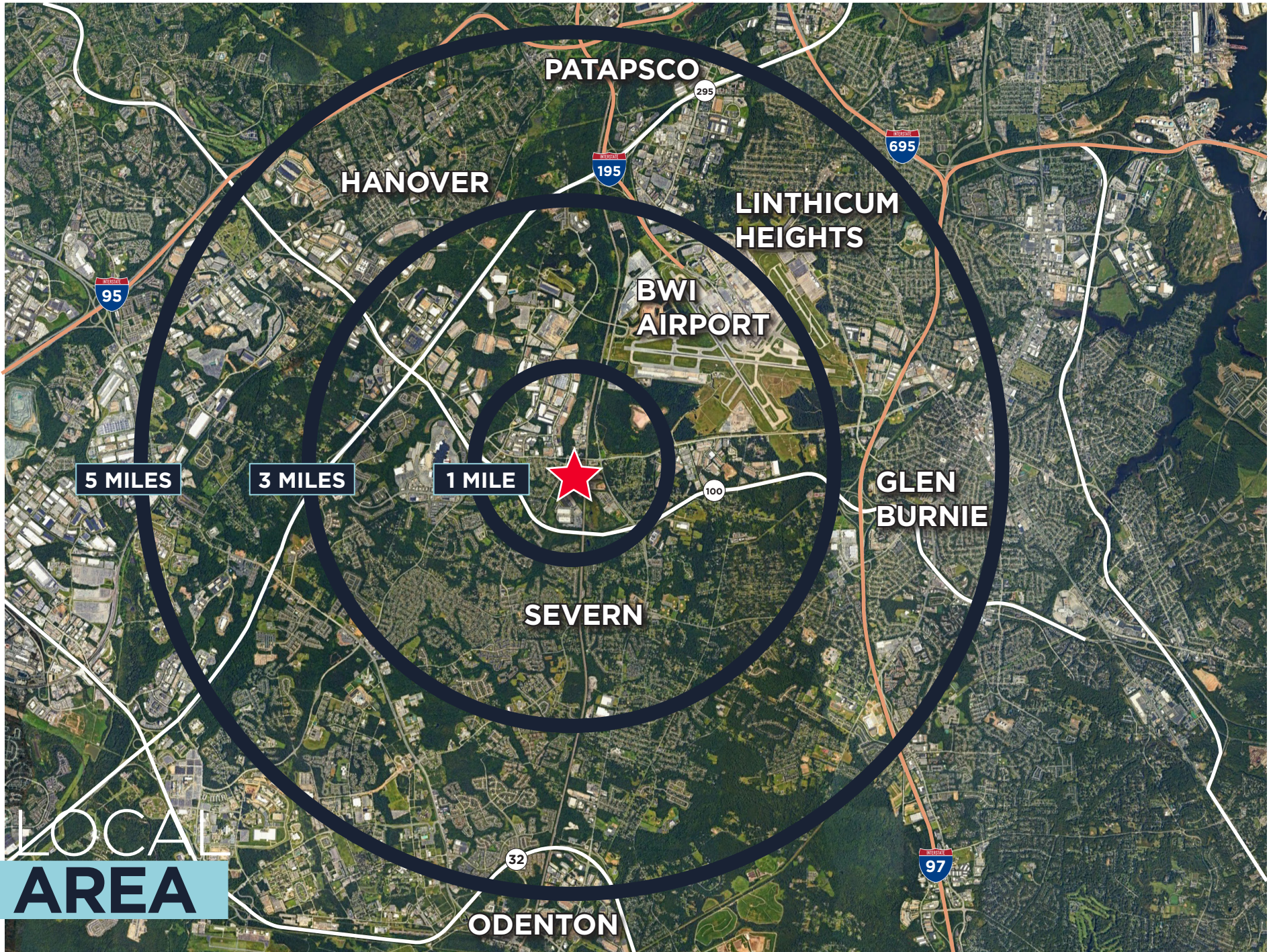


	Radius		
	1 mile	5 miles	10 miles
HS Diploma	14.3%	20.9%	19.8%
GED/Alternative	0.6%	3.4%	3.1%
Some College/No Degree	24.1%	18.2%	16.6%
Associate's Degree	10.8%	8.6%	7.3%
Bachelor's Degree	22.2%	24.5%	25.5%
Graduate/Professional Degree	26.2%	17.9%	20.5%



	Radius		
	1 mile	5 miles	10 miles
Total Daytime Population	6,465	213,494	829,305
Daytime Population: Workers	4,706	130,227	454,885
Daytime Population: Residents	1,759	83,267	374,420
Daytime Population Density	2069.40	2,735.80	2,625.50
Total (SIC01-99) Businesses	318	7,226	25,229
Total (SIC01-99) Employees	6,024	123,176	333,479





LOCAL  
AREA



# FOR MORE INFORMATION

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