±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

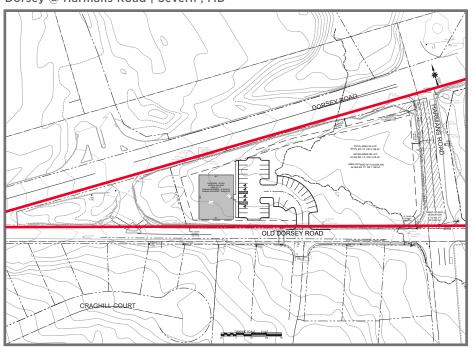


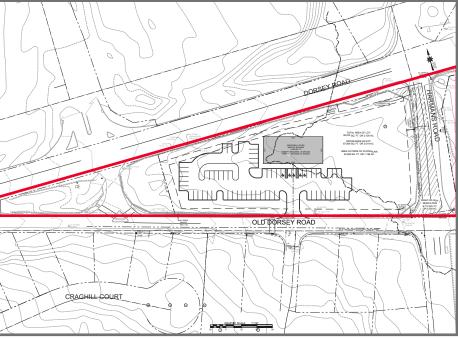
±1,000 feet along
Dorsey Road

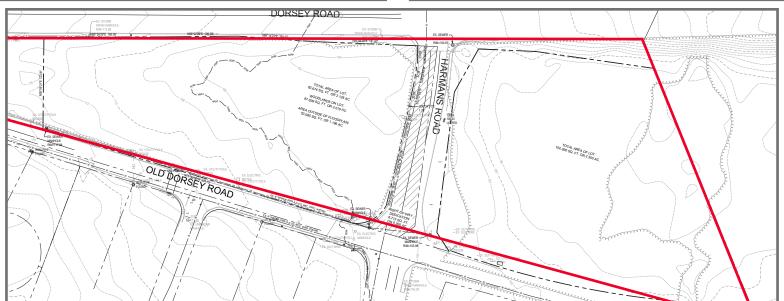


Less than 1 Mile from BWI









CONCEPT PLAN

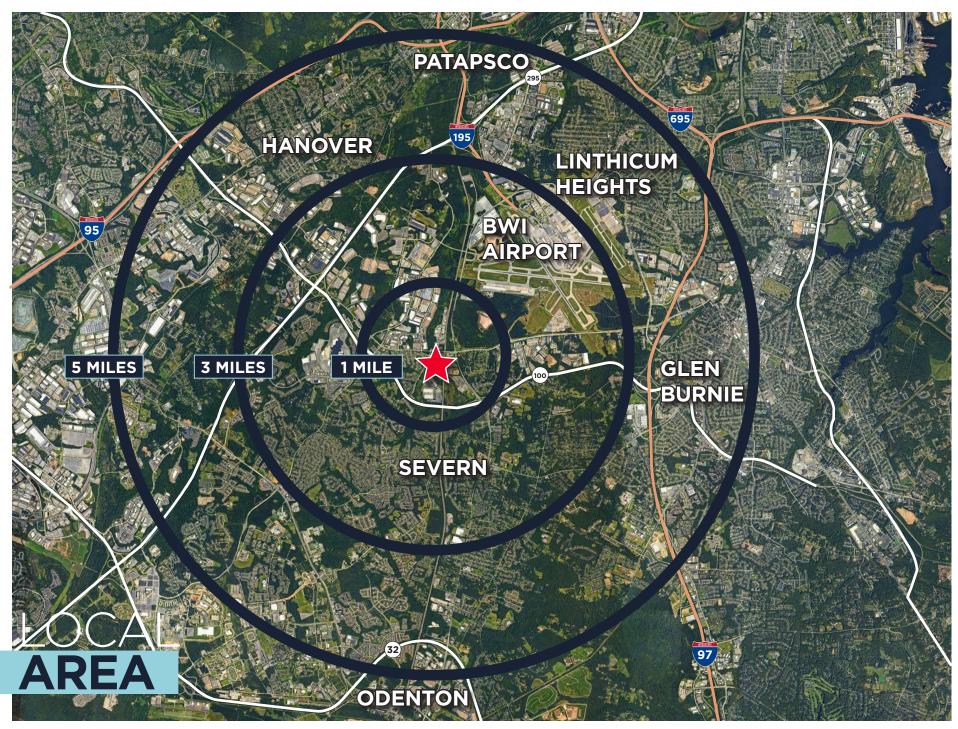
2024 DEMOGRAPHICS

Radius	ၯၟႝၯၟႝၯၟႝၯၟႝ ၯၟၯၟႝၯၟႝၯၟႝၯၟ 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	



FORMORE INFORMATION

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