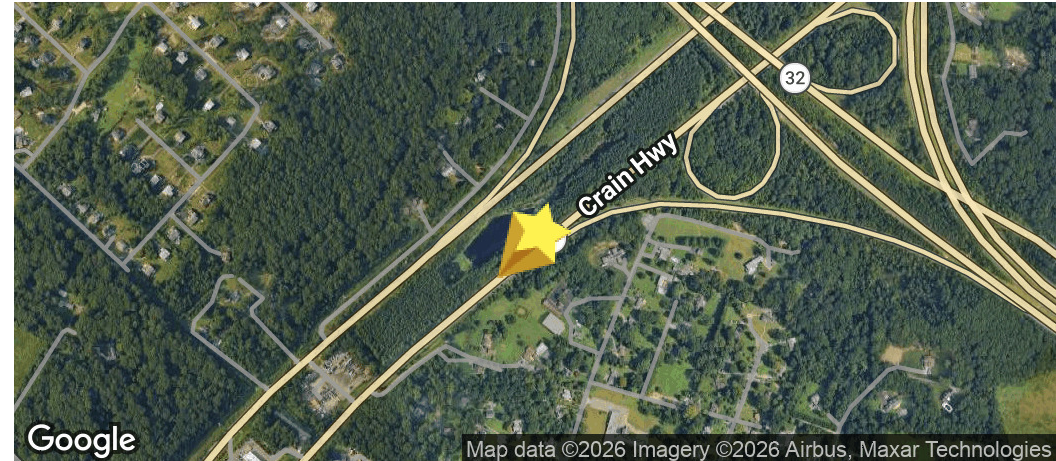


GROUND LEASE RT 3 FRONTAGE AT ANDERSON'S CORNER

MD ROUTE 3

Maryland 3
Gambrills, MD 21054



OFFERING SUMMARY

Lease Rate:	Starting at \$75,000 per year (NNN)
Lot Size:	1.24 Acres
Zoning:	Current Split Zoning (C2/RLD) County Recommended: Full C2 (CZ-R5-GAM-1344)
Traffic Count	+/- 74,000 VPD

PROPERTY OVERVIEW

• Ground lease opportunity on a 1.24-acre site fronting the northbound side of MD Route 3 in Gambrills, Maryland. With approximately 112 feet of road frontage, the site is well positioned for a range of commercial uses, including QSR, retail, or service-related concepts. Anne Arundel County Comprehensive Rezoning Application CZ-R5-GAM-1344 recommends conversion of the remaining RLD portion to C2, creating a unified commercial zoning district across the entire parcel – a meaningful upgrade to the site's long-term development flexibility.

Potential Uses: Coffee Shop, QSR, Medical Office, Professional Office, Financial Institution, Retail Service Business, Convenience Retail

Utility Infrastructure Nearby: Public Water & Sewer infrastructure exists within the Route 3 corridor. Recent commercial and industrial developments along Route 3 have included utility extensions and future expansion provisions. Utility information available upon request

DEVELOPMENT STATUS

- 1.24 Acres
- Approximately 112' MD Route 3 Frontage
- Current Split Zoning (C2/RLD)
- County Recommended: Full C2 (CZ-R5-GAM-1344)
- High Visibility Route 3 Location

Presented By:

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**DOUGLAS
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

GROUND LEASE LOCATION OVERVIEW

MD ROUTE 3

Maryland 3
Gambrills, MD 21054



LOCATION OVERVIEW

The site sits along one of Anne Arundel County's busiest commercial corridors, within a dense retail trade area anchored by national tenants including Wawa, Royal Farms, Dunkin', Target, Wegmans, PNC, and Chase. The surrounding Waugh Chapel and Crofton submarkets serve a well-established, high-income residential base, with average household incomes exceeding \$169,000 within a five-mile radius and a population base of more than 133,000 people in that same area. Combined with the pending rezoning upgrade, the corridor's traffic volume, retail co-tenancy, and area demographics position this site as a standout opportunity for tenants seeking visibility and accessibility along a primary regional commute route.



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Map data ©2026

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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

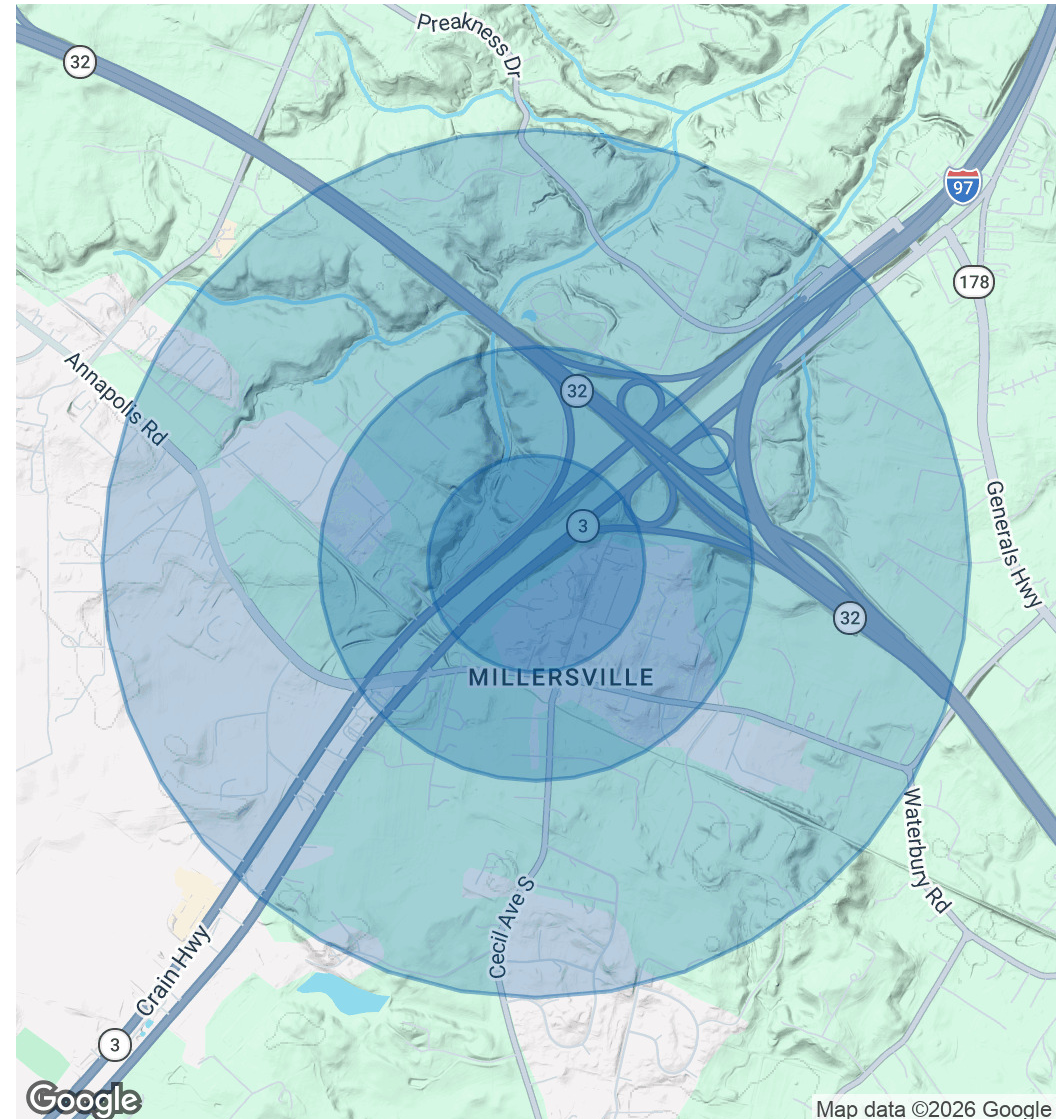
FOR LEASE DEMOGRAPHICS

MD ROUTE 3

Maryland 3
Gambrills, MD 21054

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	50	226	1,007
Average Age	51.2	49.6	48.8
Average Age (Male)	41.9	43.8	46.0
Average Age (Female)	53.7	51.2	49.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	78	368
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$195,171	\$173,701	\$160,145
Average House Value	\$680,274	\$632,751	\$609,842

2023 American Community Survey (ACS)



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GROUND LEASE RT 3 FRONTAGE AT ANDERSON'S CORNER

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