

727-738 MD ROUTE 3 SOUTH,
GAMBRILLS, MD 21054

FOR LEASE

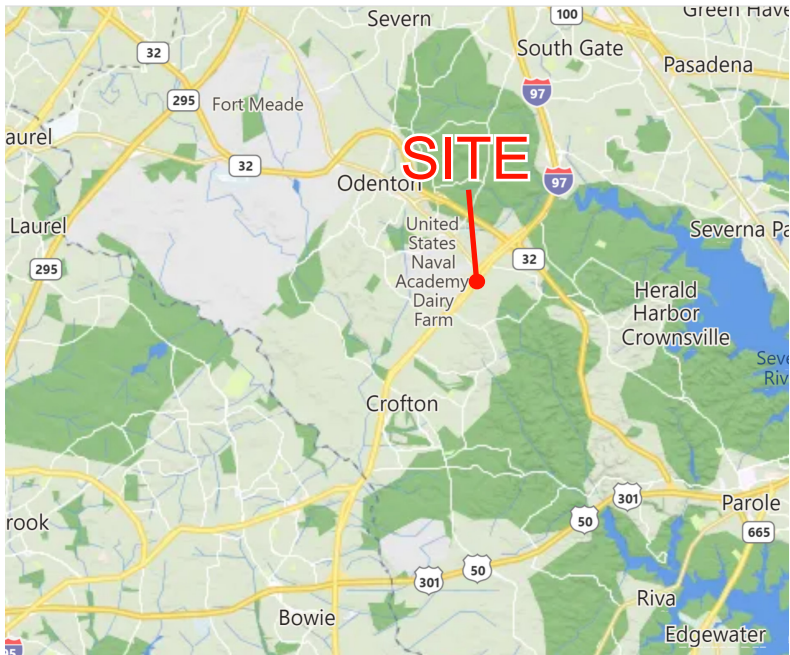
3 Parcels – High Visibility on Crain Hwy MD-3 Rare Opportunity Near I-97 & MD-32

- Total of ± 3.83 acres over 3 parcels
- Parcel 12:** 2.1 acres – 5,200 sqft building and covered gas ports = \$25,000 NNN/mo
(Currently BP Gas station, available 6/15/26)
- Parcel 54:** 1.23 acres – 4,800 sqft building = \$17,000 NNN/mo - (available 6/15/26)
- Parcel 178:** half acre – 1,872 sqft building = \$6,000 NNN/mo - (available immediately)
- Zoned C-4, includes all retail, office, service, automotive, contractors, and outside storage uses



TODD BAILEY, CCIM
Associate Broker

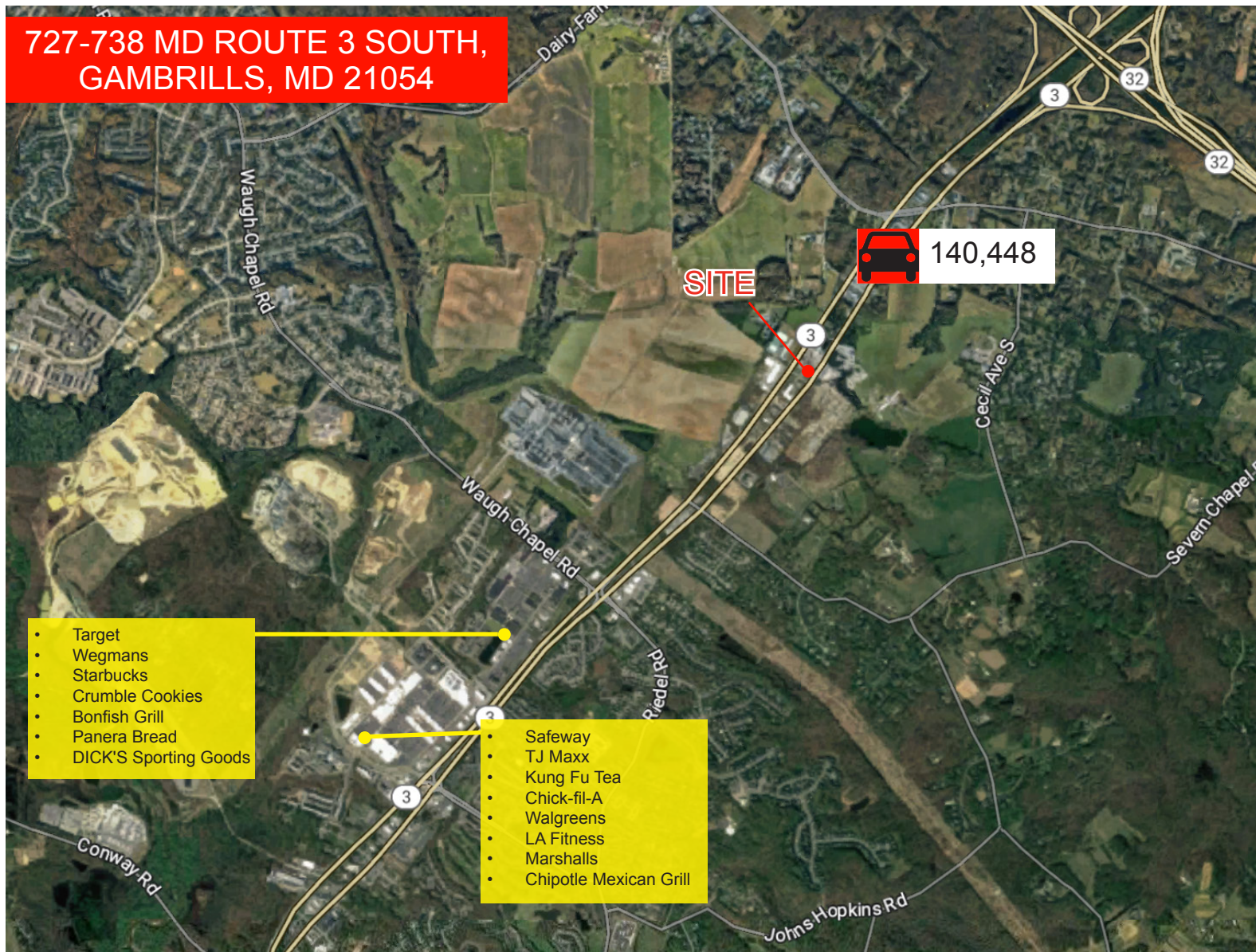
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Demographics

	1 mile	3 miles
Population	1,402	45,699
Households	517	16,897
Median Age	39.80	39.50
Median HH Income	\$118,389	\$130,104
Daytime Employees	4,038	14,969
Population Growth '23 - '28	0.85%	2.17%
Household Growth '23 - '28	0.98%	2.24%

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