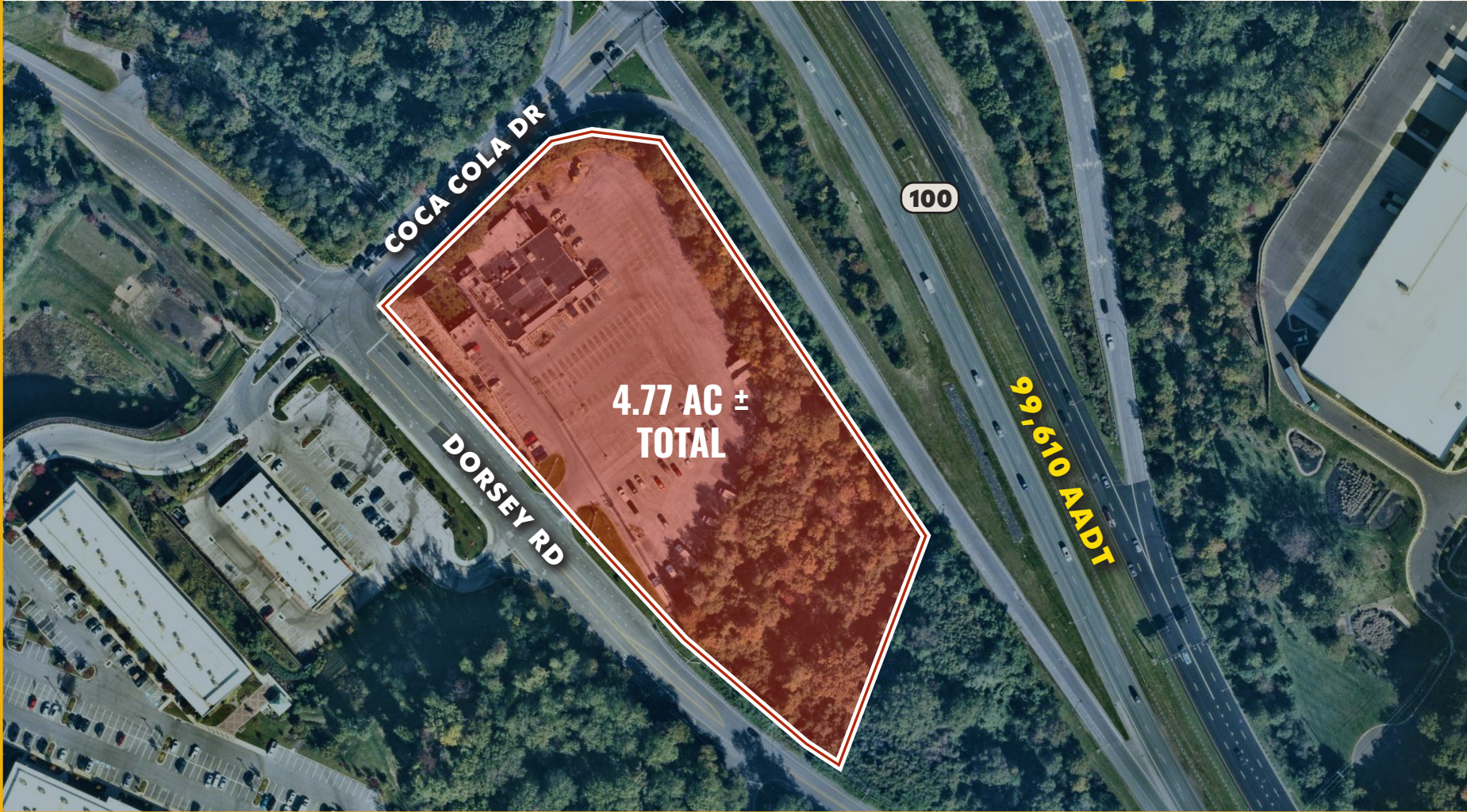




TIMBUKTU PAD SITES

1726 DORSEY ROAD | HANOVER, MARYLAND 21076

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Proposed redevelopment at the site of existing popular restaurant, "Timbuktu"
- Multiple pad site scenarios at fully-lit intersection
- Proposed uses include Gas/Convenience, Hotel, Fast Food/Sit-Down Restaurant and Banquet Hall
- High visibility location just off of Route 100
- Ideally situated in-between I-95 and BWI Airport, with easy access to Route 100, I-295 & I-97
- Close to Arundel Mills Mall
- 1/2 mile from Azure Oxford Square (1,500 homes ±)

SITE SIZE:	4.77 ACRES ±
AVAILABLE:	1-3 AC ± PAD SITES
TRAFFIC COUNT:	99,610 AADT (ROUTE 100) 14,832 AADT (COCA COLA DR) 13,240 AADT (DORSEY RD)
ZONING:	C3 (GENERAL COMMERCIAL)
RENTAL RATE:	NEGOTIABLE
ASKING PRICE:	NEGOTIABLE



PROPOSED USES:



AERIAL / SITE OUTLINE

Dimensions are approximate.



CONCEPTUAL 1



100

99,610 AADT

COCA COLA DR

14,832 AADT

DORSEY RD

103

13,240 AADT

GAS CANOPY
6 PUMPS

CONVENIENCE STORE
4,500 SF

HOTEL
5 STORIES
80 ROOMS



CONCEPTUAL 2A/B



100

99,610 AADT

COCA COLA DR

CONCEPTUAL 2A

RESTAURANT
7,200 SF

HOTEL
5 STORIES
80 ROOMS

14,832 AADT

DORSEY RD

103

13,240 AADT

CONCEPTUAL 2B

RESTAURANT
7,200 SF

HOTEL
5 STORIES
80 ROOMS



CONCEPTUAL 3



COCA COLA DR

14,832 AADT



103

DORSEY RD

13,240 AADT

100

99,610 AADT

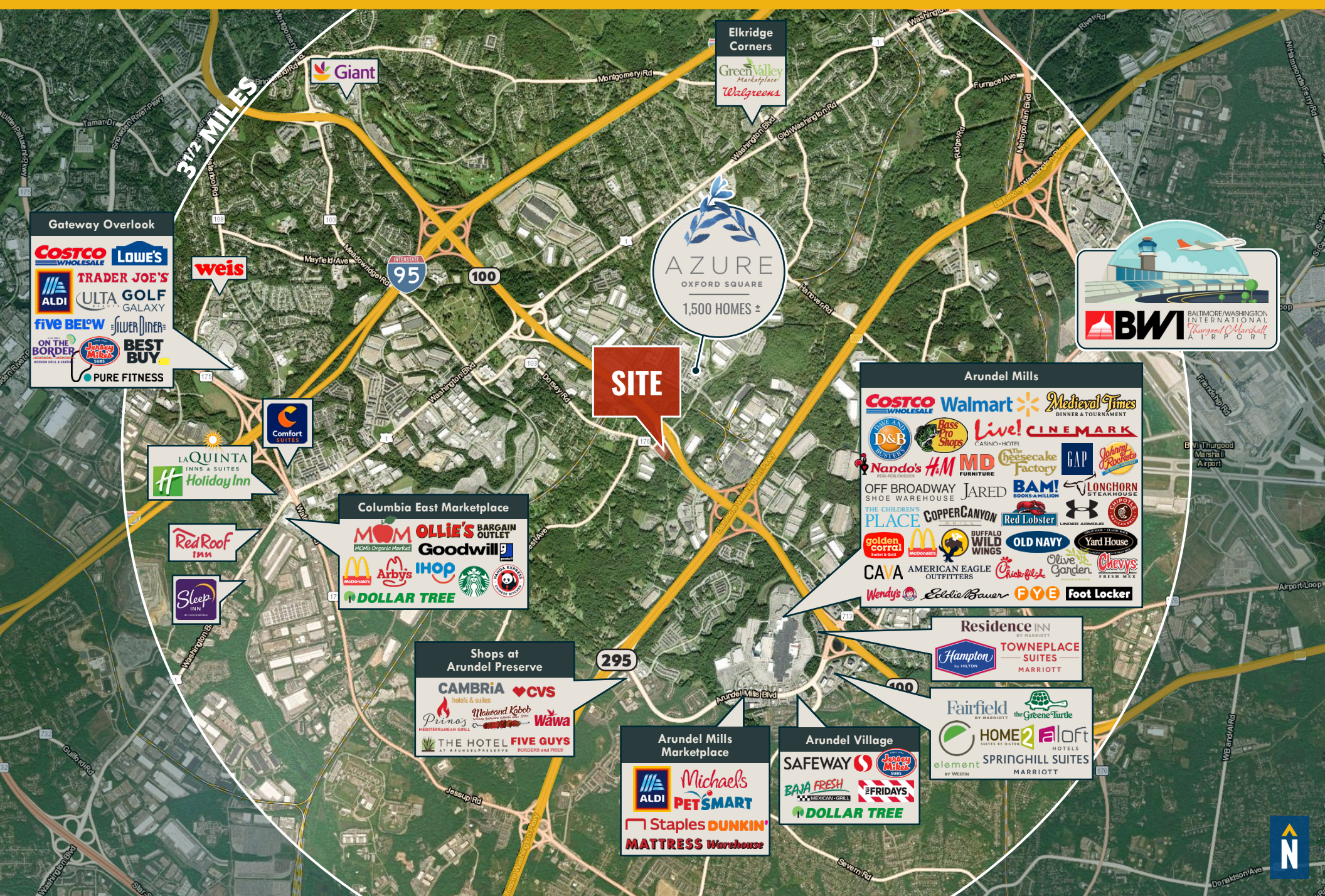
GAS CANOPY
6 PUMPS

CONVENIENCE STORE
4,500 SF

RESTAURANT
7,200 SF



MARKET AERIAL



3 1/2 MILES

Giant

Elkridge Corners
Green Valley Marketplace
Walgreens

Gateway Overlook
Costco Wholesale, Lowe's, Trader Joe's, ALDI, Ultra Golf Galaxy, Five Below, Silver Diner, Jersey Mike's, Best Buy, Pure Fitness

weis

AZURE
OXFORD SQUARE
1,500 HOMES ±

SITE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
Thurgood Marshall Airport

Comfort Suites
LA QUINTA INNS & SUITES
Holiday Inn

Red Roof Inn

Sleep Inn

Columbia East Marketplace
MOM'S Organic Market, OLLIE'S Bargain Outlet, Goodwill, McDonald's, Arby's, IHOP, Starbucks, Dunkin'

Shops at Arundel Preserve
Cambria, CVS, Pinos, Waiwand Kabob, Wawa, The Hotel, Five Guys

Arundel Mills Marketplace
ALDI, Michaels, PetSmart, Staples, Dunkin', Mattress Warehouse

Arundel Mills
Costco Wholesale, Walmart, Medial Times, D&B, Bass Pro Shops, Live! Cinemark, Nando's, H&M, MD Furniture, The Cheesecake Factory, GAP, Johnny Rockets, Off Broadway, Jared, BAM!, Longhorn, The Children's Place, Copper Canyon, Red Lobster, Under Armour, Golden Corral, McDonald's, Buffalo Wild Wings, Old Navy, Yard House, CAVA, American Eagle Outfitters, Chick-fil-A, Olive Garden, Chevy's, Wendy's, Eddie Bauer, FIVE, Foot Locker

Residence Inn
Hampton by Hilton, TownPlace Suites Marriott

Fairfield by Marriott, Home2 Suites by Hilton, The Green Turtle, Aloft Hotels, Element by Westin, Springhill Suites Marriott

Arundel Village
Safeway, Jersey Mike's, Baja Fresh, Fridays, Dollar Tree



DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



3,715

64,186

166,541

DAYTIME POPULATION



8,261

83,633

201,175

AVERAGE HOUSEHOLD INCOME



\$152,226

\$153,674

\$152,221

NUMBER OF HOUSEHOLDS



1,390

23,755

59,451

MEDIAN AGE

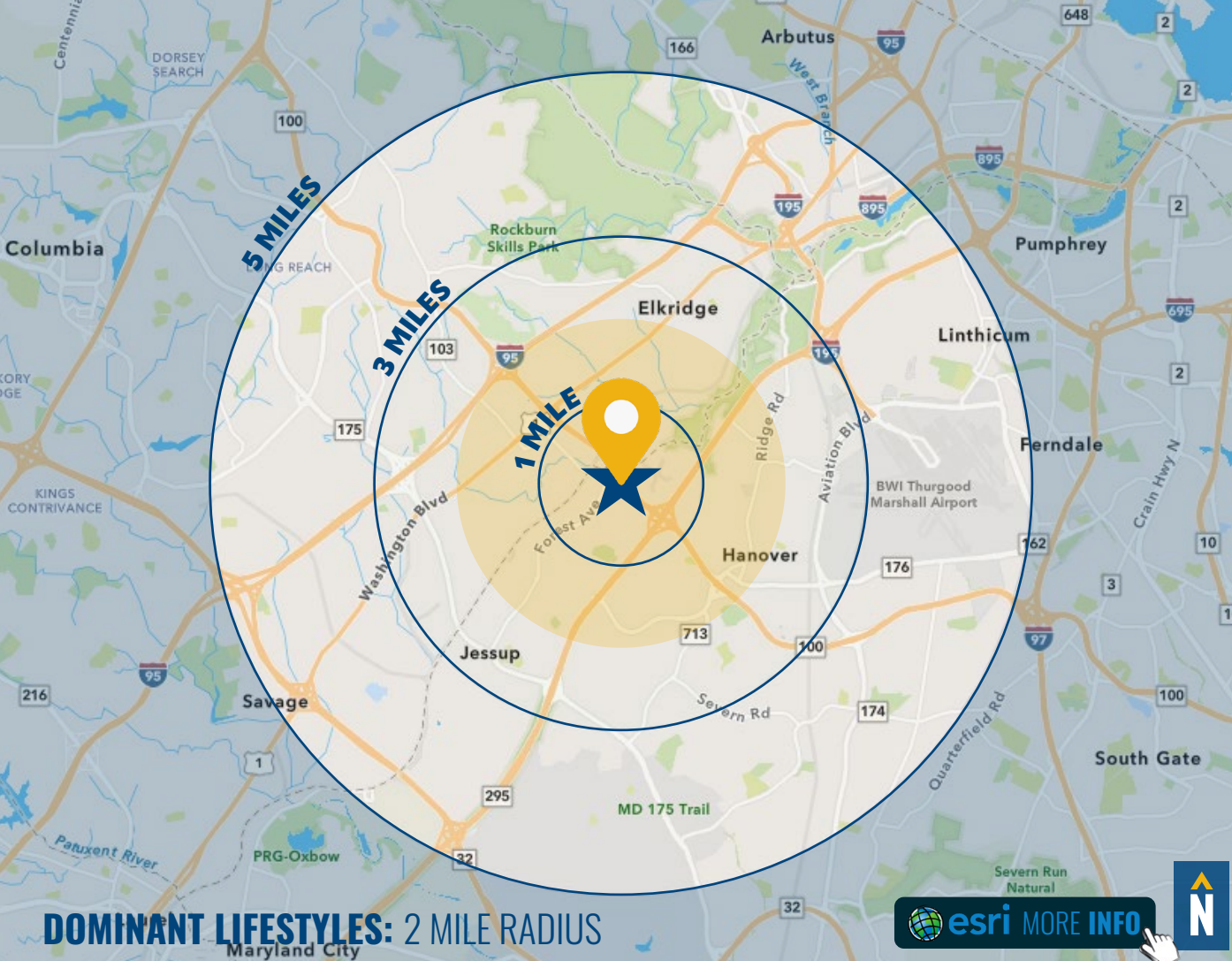


37.0

37.1

36.3

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



63%
ENTERPRISING
PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

14%
BOOMBURBS

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

Median Age: **34.0**
Median Household Income: **\$113,400**

10%
COMFORTABLE
EMPTY NESTERS

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

Median Age: **48.0**
Median Household Income: **\$75,000**

FOR MORE INFO **CONTACT:**



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



JOHN HARRINGTON

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4863

JHARRINGTON@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.