

# Retail Parcels Downtown Elkton



## Property Overview

Discover a unique investment opportunity in the heart of Elkton! .347 AC of Zoned B-1, across 7 parcels on Spotswood Ave a little over one block from Stuart Ave (Rt 340 Business).

Situated in the heart of Elkton, this land benefits from high visibility and easy access from major roads and highways, ensuring a steady flow of traffic and potential customers.

## Property Highlights

- This property offers a versatile range of development possibilities, perfect for entrepreneurs and investors looking to establish a successful business in a growing community. Close to schools, parks, shopping centers, and other local amenities, this property is ideally positioned to serve the needs of the community and attract a loyal customer base.

## Property Details

<b>Price:</b>	\$220,000
<b>Lot Size:</b>	.347 AC
<b>Price / Acre:</b>	\$634.006
<b>Access:</b>	Spotswood
<b>Cross Streets:</b>	Hill
<b>Permitted Uses:</b>	Most Retail
<b>Zoning:</b>	B-1
<b>APN:</b>	131B1-4-B9-17, 131B1-4-B9-17A, 131B1-4-B9-18, 131B1-4-B9-18A, 131B1-4-B9-19, 131B1-4-B9-20, and 131

Ed Martin, CCIM - Principal Broker

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KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103

Manassas, VA 20109

Each Office is Independently  
Owned and Operated



# Property Photos

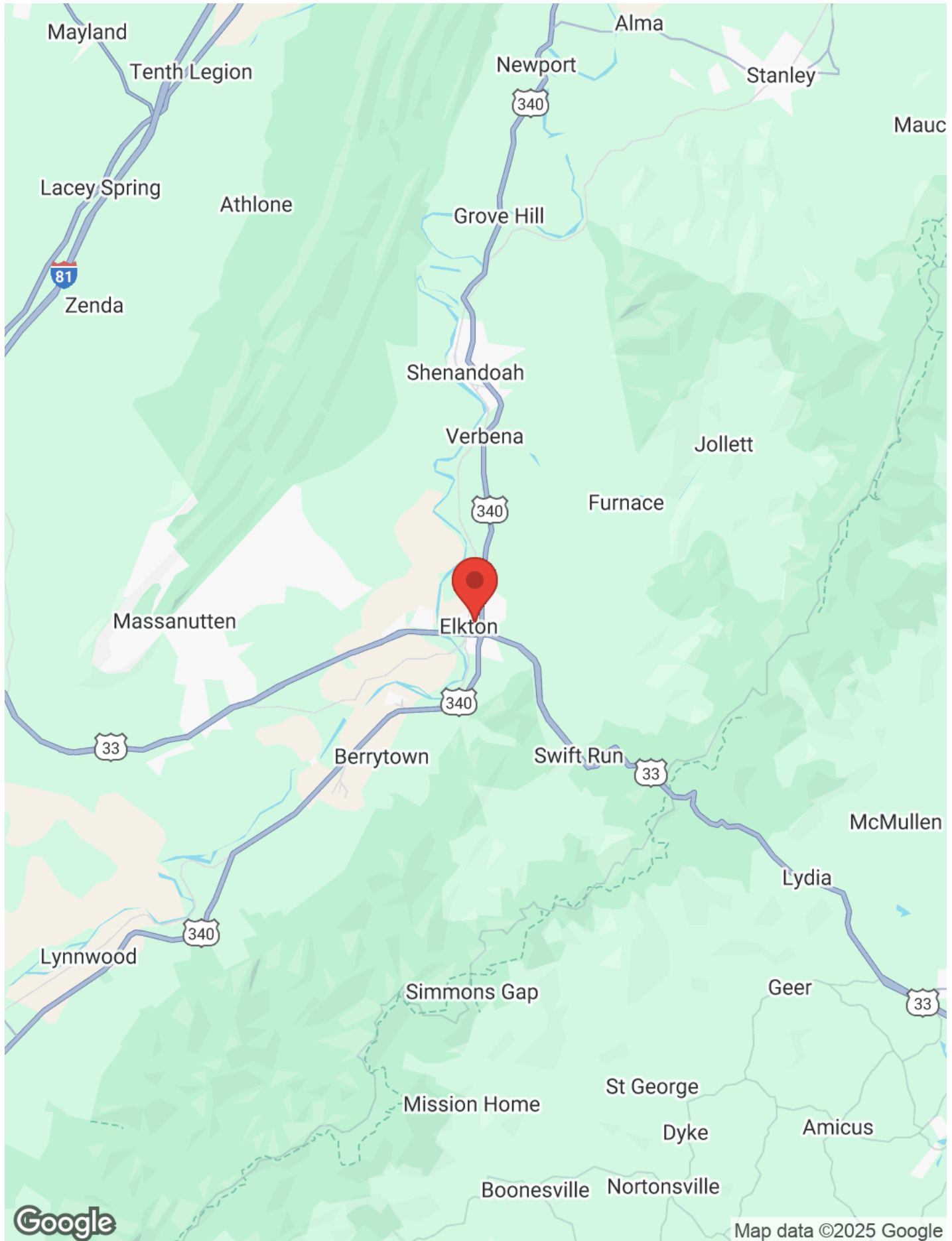




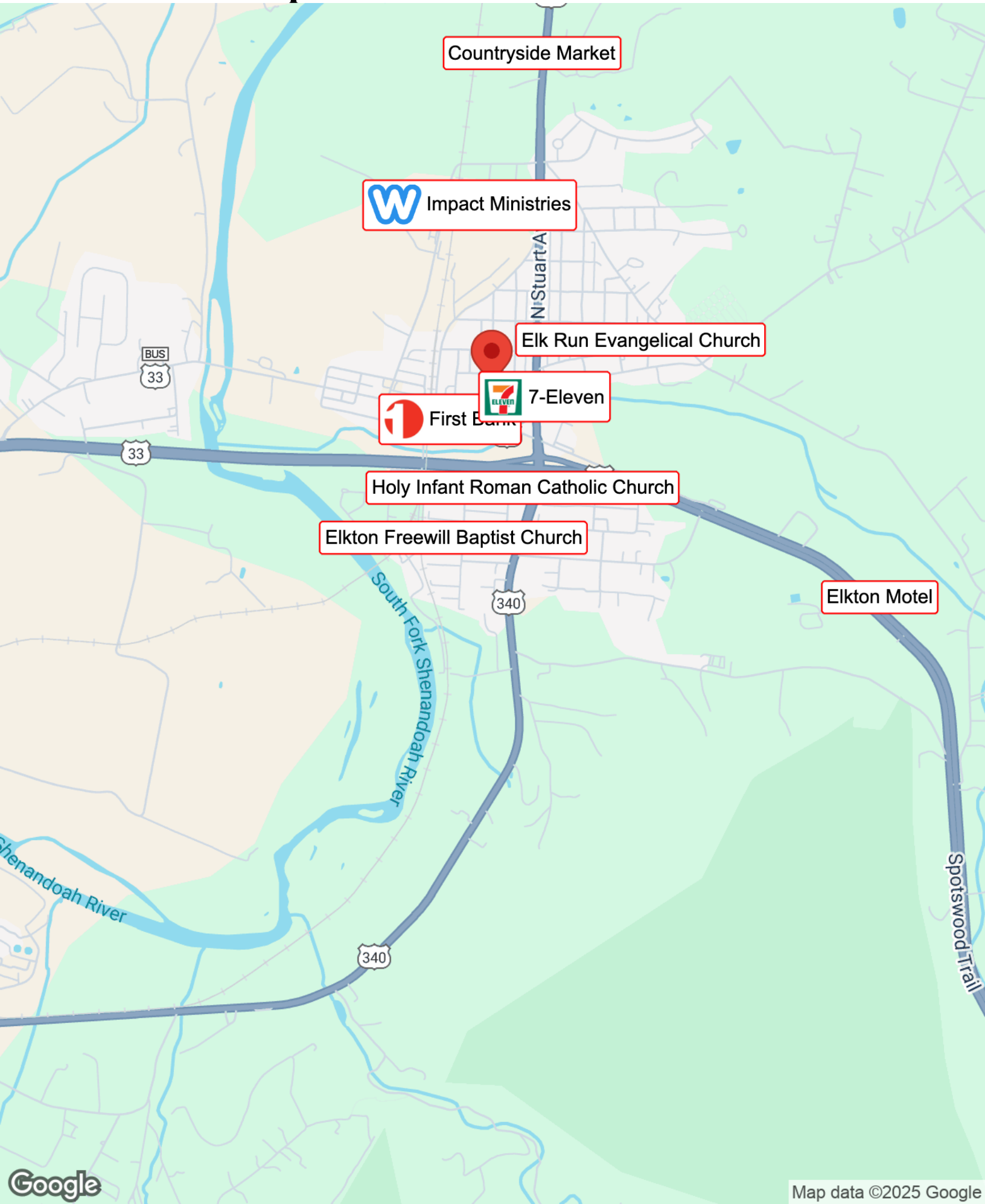
# Aerial Map



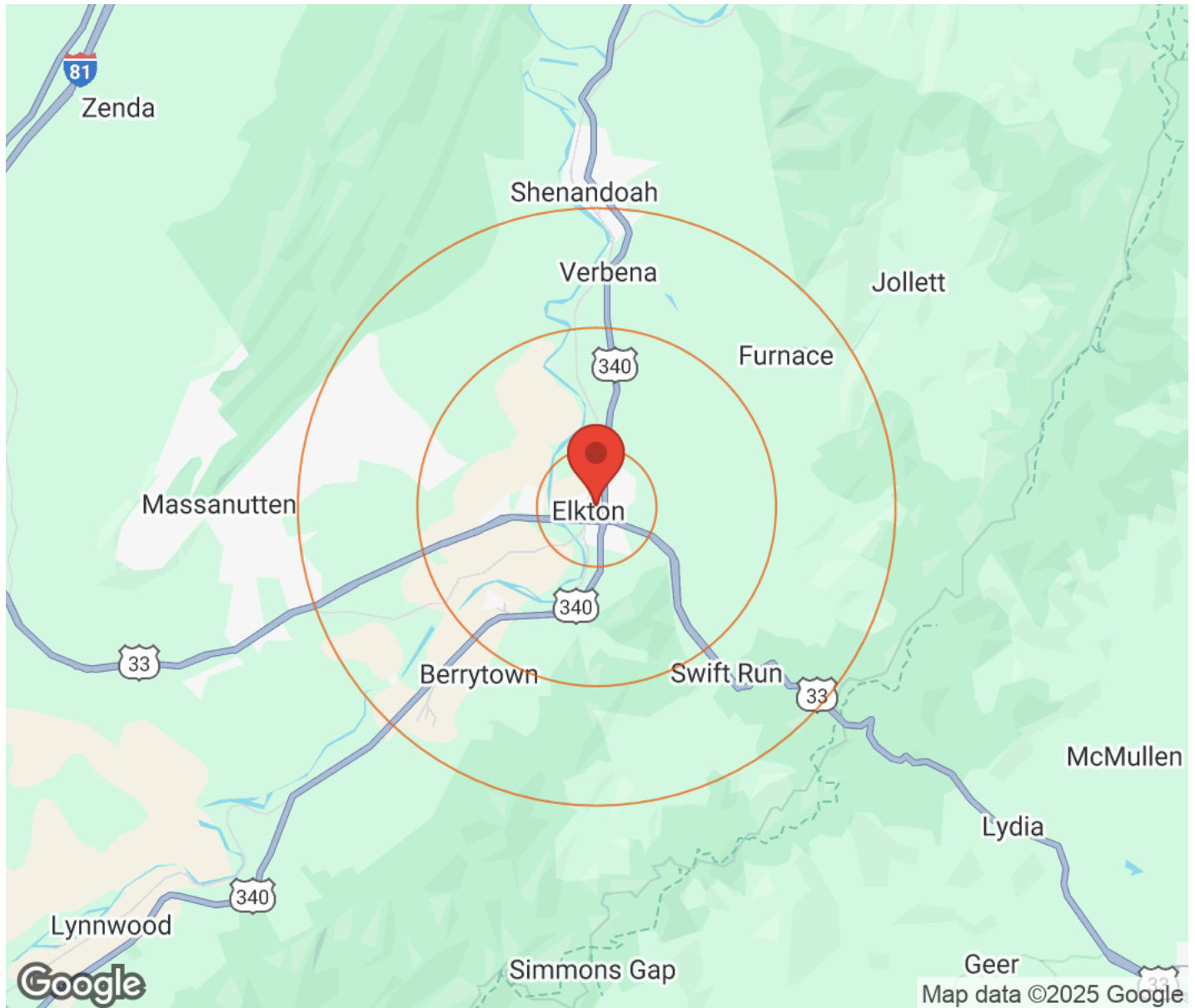
# Regional Map



# Business Map



# Demographics



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	1,203	3,159	5,283	Median	\$61,126	\$63,844	\$68,799
Female	1,257	3,310	5,448	< \$15,000	179	295	380
Total Population	2,460	6,469	10,731	\$15,000-\$24,999	66	223	396
				\$25,000-\$34,999	74	179	254
				\$35,000-\$49,999	172	463	676
				\$50,000-\$74,999	141	375	706
				\$75,000-\$99,999	99	330	591
				\$100,000-\$149,999	217	574	888
				\$150,000-\$199,999	92	192	332
				> \$200,000	49	111	248
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	438	1,153	1,897	Total Units	1,212	3,043	5,021
Ages 15-24	258	659	1,109	Occupied	1,089	2,741	4,471
Ages 25-54	908	2,331	3,883	Owner Occupied	659	1,907	3,280
Ages 55-64	335	934	1,565	Renter Occupied	430	834	1,191
Ages 65+	523	1,393	2,277	Vacant	123	301	549
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>				
White	2,153	5,703	9,494				
Black	113	243	397				
Am In/AK Nat	N/A	N/A	2				
Hawaiian	N/A	1	2				
Hispanic	149	384	602				
Asian	10	39	68				
Multi-Racial	34	96	160				
Other	1	4	6				

# Professional Bio



## Ed Martin, CCIM

Principal Broker

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- 📍 0225075345, Virginia

Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.