

# BUILD TO SUIT OPPORTUNITY

📍 15920 Old Frederick Rd,  
Woodbine, MD 21797

## PROPERTY OVERVIEW

Waverly Real Estate Group is pleased to announce it is looking for users for this former bank branch located in Woodbine, MD. The subject property consists of a 3,000 SF freestanding, retail building. It is located on 2.88 acres along Woodbine Road, in a well populated commercial area of Howard County.

Woodbine is an unincorporated rural community in Howard and Carroll counties, Maryland (Subject site is located within Howard County). It is part of the Baltimore metropolitan area. It is located southeast of Frederick, west of Baltimore, north of Washington, D.C., and east of Mount Airy. The primary method of travel to and from Woodbine is by I-70, the main east/west highway serving the area.

Please call for more information.

## KEY HIGHLIGHTS

- Lot Size: 2.88 Acres
- Building Size: 3,000 SF
- Year Built: 1967
- Zoning: B-2 (Business: General) District
- Cross Streets: Old Frederick Road & Woodbine Road



**DONALD REUWER**

📞 410-707-7054

✉️ dreuer@ldandd.com



## PROPERTY DESCRIPTION

The subject property consists of a single story 3,000 SF freestanding, retail building in Woodbine, MD with a full basement. This former bank branch is located on 3 acres along Woodbine Road, in a well populated commercial area of Howard County.

The site was developed in 1967 and has been well maintained. A majority of the site consists of unimproved land, located behind the former bank branch structure. This property's position directly off Old Frederick Road makes it easily accessible from the main road, with left turn access. The site boasts four points of access along Ridge Road and Woodbine Road which allow for easy ingress and egress to the site. The property conveys with 24 free parking spaces, two drive-thru lanes and a pylon sign.

The property is zoned B-2 (Business: General) District. The B-2 District is established to provide for commercial sales and services that directly serve the general public.

## SECTION 119.0: - B-2 (BUSSINESS: GENERAL) DISTRICT

### PURPOSE

- The B-2 District is established to provide for commercial sales and services that directly serve the general public.

### USES PERMITTED AS A MATTTER OF RIGHT

- Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repairs and incidental sales of parts.
- Motor vehicle, construction equipment and farm equipment sales and rentals.
- Pizza delivery service and other services for off-site delivery of prepared food.
- Recreational vehicle, marine equipment and boat sales, maintenance and repair facilities.
- Rental centers which rent a variety of goods including equipment and tools.
- Restaurants, carryout.
- Restaurants, fast food.
- Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.
- Offices / Medical uses

# BUILD TO SUIT OPPORTUNITY

📍 15920 Old Frederick Rd,  
Woodbine, MD 21797

## MIDRANGE AERIAL



All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

# BUILD TO SUIT OPPORTUNITY

15920 Old Frederick Rd,  
Woodbine, MD 21797

## SITE PLAN



All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.