### PAD SITE Cavetown, MD

11840 Mapleville Rd. Cavetown, MD

1.67 Acres available in the Smithsburg
– Cavetown market. One of the fastest
growing areas in Washington County –
and the market is under served.

Build to Suit Capabilities Available



#### **HIGHLIGHTS**

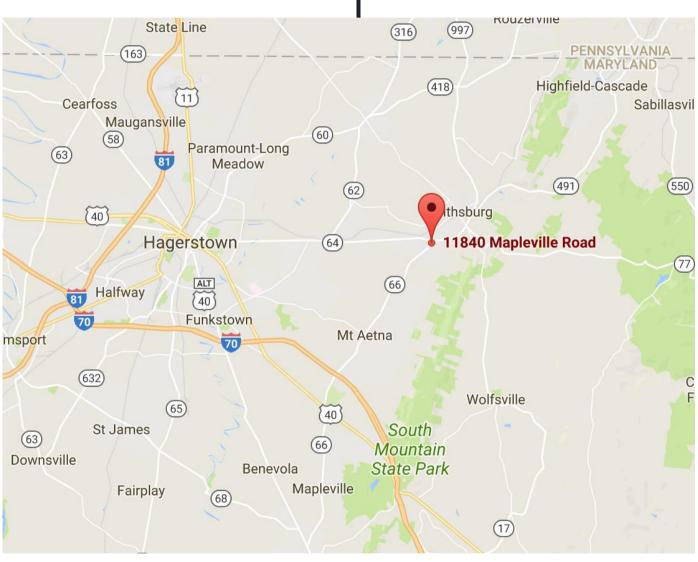
- Ideal convenience store or fast food location
- Site is located on the primary commuter route to I-70 and the Baltimore-Washington, DC metro areas
- Area has seen the largest residential growth in the County



## PAD SITE Cavetown, MD

11840 Mapleville Rd. Cavetown, MD

TRAFFIC COUNTS MD-64- 13,150 VPD MD-66-9,682 VPD



DEMOGRAPHICS	3 miles	5 miles	TRADE AREA
Population	7,921	21,353	261,486
Ava. HH Income	\$86.375	\$83.653	\$55.142



# PAD SITE Cavetown, MD

111840 Mapleville Rd. Cavetown, MD

### Concept



