

FOR LEASE

1034 MD-3, Gambrills, MD 24104



**Amazing Location
on Route 3**

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PROPERTY DESCRIPTION

- Join Versa-Tile & Marble at this premier location in Gambrills.
- Perfect for office users - such as CPAs, law firm, contractor, builder, insurance or a real estate office. Or a retail use - such as a nail salon, massage or a medical spa.

HIGHLIGHTS

- Amazing visibility with an average of 85,000 cars passing daily
- Signage opportunity facing both directions on Route 3
- Fully built-out and move-in ready
- Private bathrooms on each floor
- Space not divisible

OFFERING



FOR LEASE

AVAILABLE SPACES

Lease Rate ----- \$25.50 SF/yr (NNN)

Property Type ----- Retail / Office

1st Floor ----- 1,482 SF

2nd Floor ----- 1,062 SF

Total ----- 2,544 SF



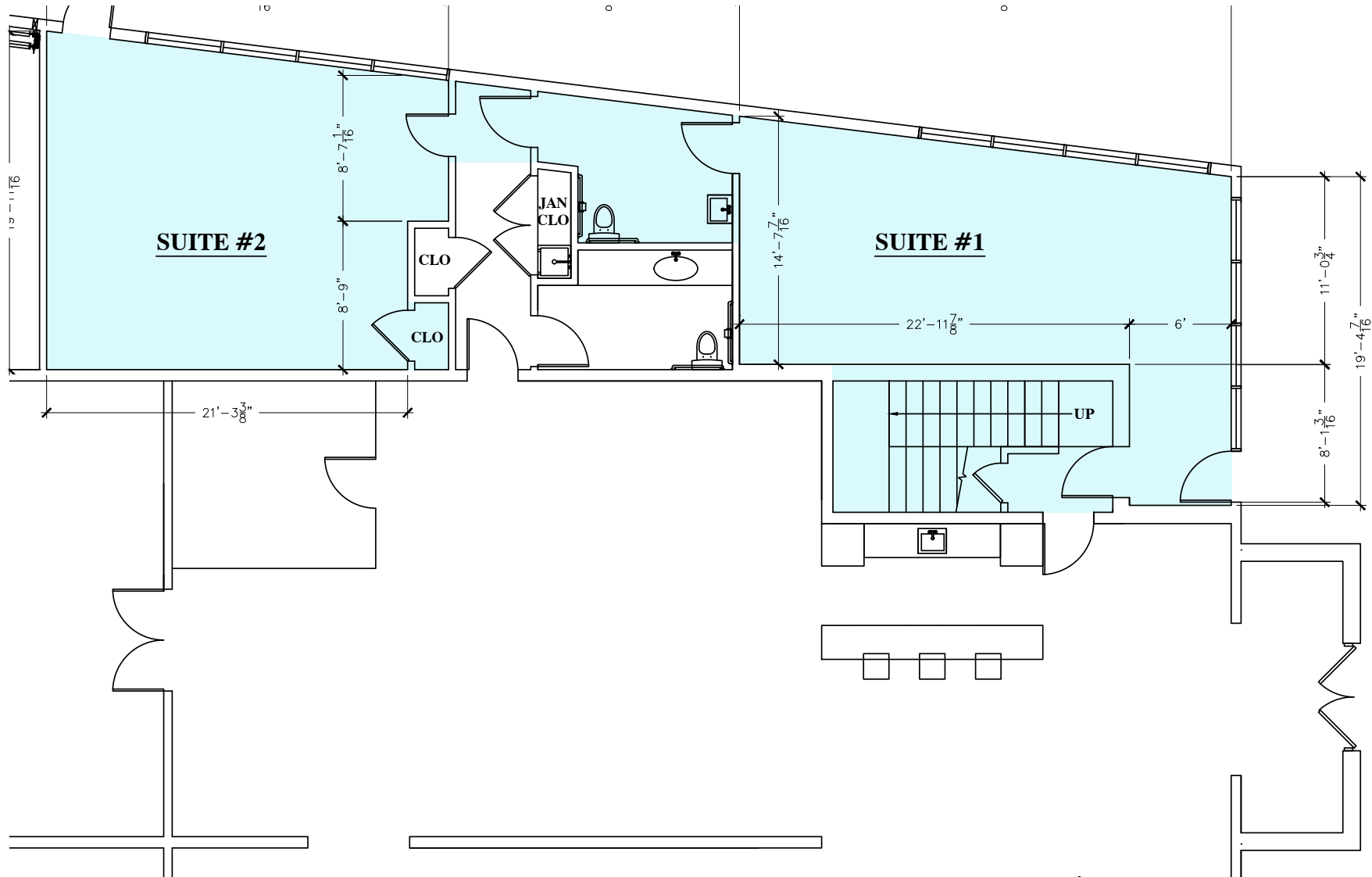
1ST FLOOR



2ND FLOOR

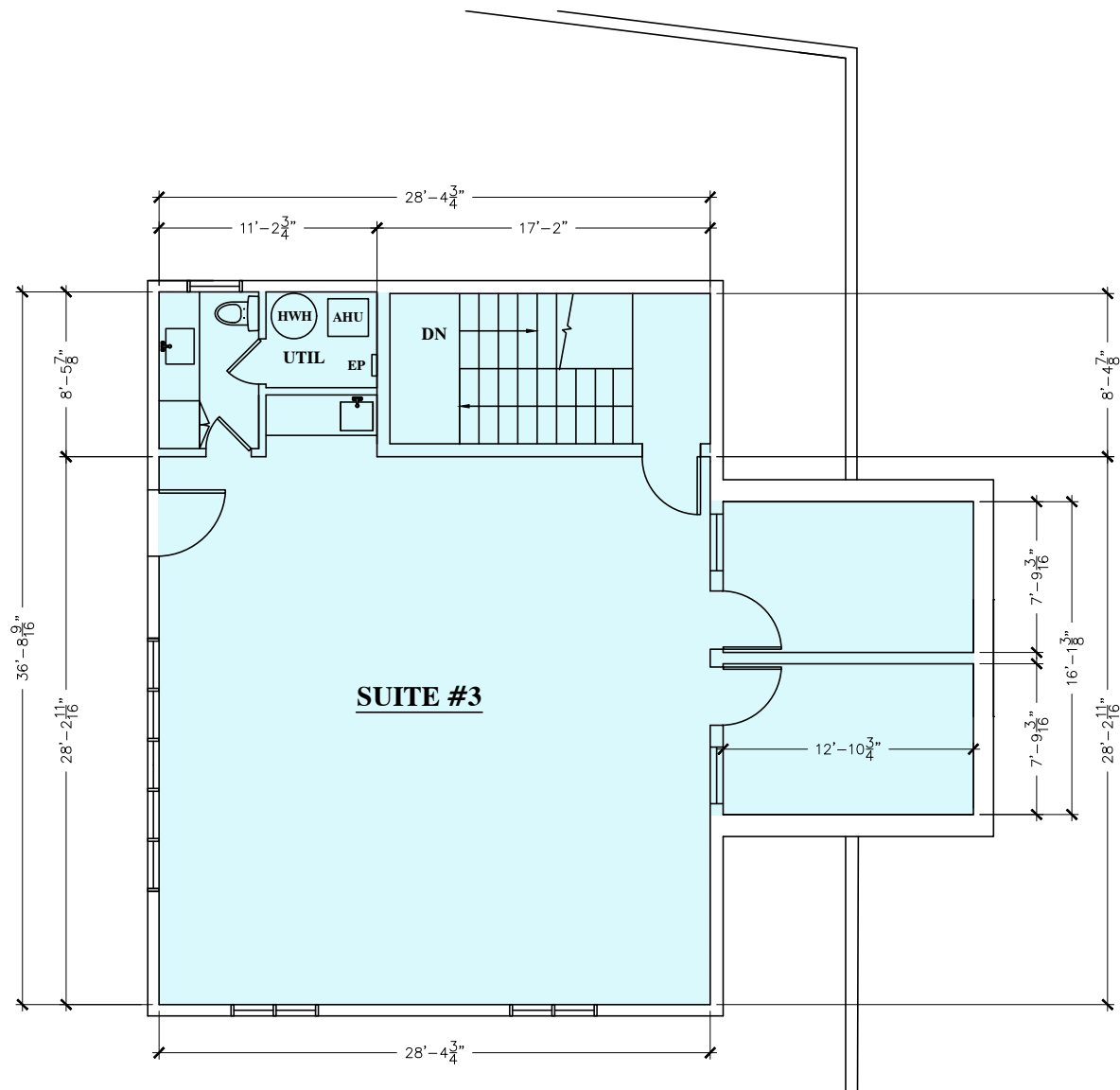


1ST FLOOR PLAN



SUITES #1 & #2 (FIRST FLOOR) - SCALE: $\frac{1}{8}" = 1'-0"$
VERSA-TILE & MARBLE
1034 MD ROUTE 3, GAMBRILLS, MD

2ND FLOOR PLAN



SUITE #3 (SECOND FLOOR) - SCALE: 1/8" = 1'-0"
VERSA-TILE & MARBLE
1034 MD ROUTE 3, GAMBRILLS, MD

RETAILER MAP



EVERGREEN RD

JOHN HOPKINS RD

GRAIN HIGHWAY

GRAIN HIGHWAY

SUBJECT



DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,737	56,070	99,668
Households	5,203	20,702	37,111
Families	3,559	14,653	25,347
Average Household Size	2.64	2.69	2.64
Owner Occupied Housing Units	3,854	16,567	28,600
Renter Occupied Housing Units	1,349	4,135	8,511
Median Age	36.7	39.3	39.3
Median Household Income	\$129,126	\$139,875	\$131,226
Average Household Income	\$167,475	\$182,407	\$173,853



99,668
Population



2.64
Average HH Size



39.3
Median Age



\$131,226
Median HH Income



[VIEW FULL REPORT](#)

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