

FOR LEASE

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

LAND FOR LEASE

2811 Mountain Rd
Pasadena, MD 21122

Presented By:

Scott Douglas

Principal Broker

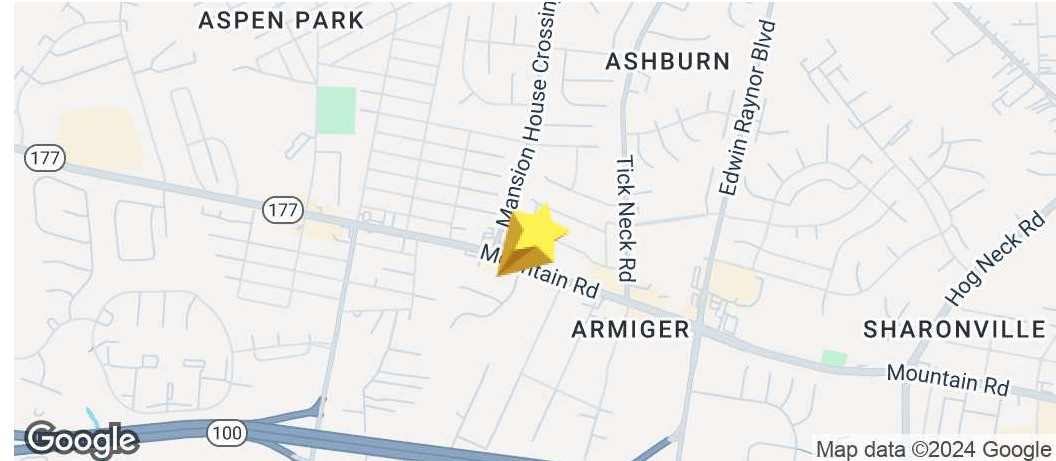
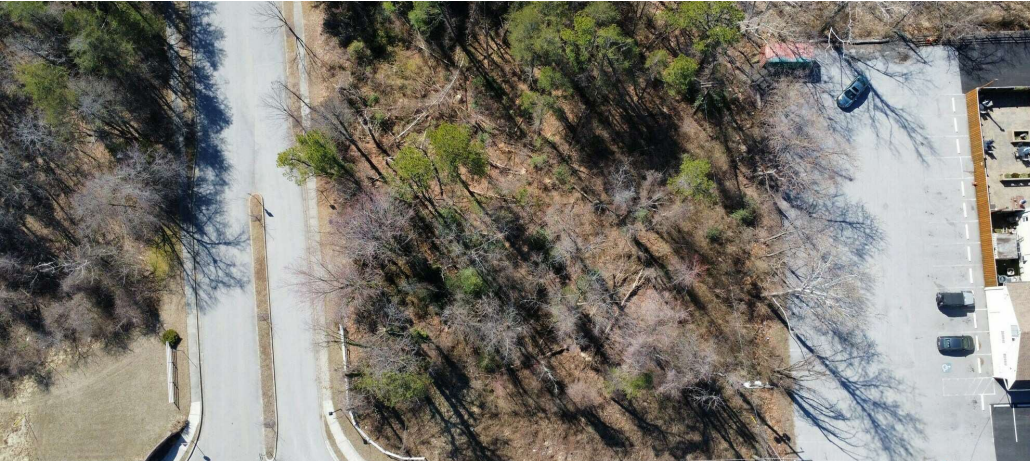
301.655.8253

sdouglas@douglascommercial.com

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OFFERING SUMMARY

Available SF: 30,492(+/-)

Lease Rate: Negotiable

Lot Size: 1.4 Acres

Zoning: C3

PROPERTY OVERVIEW

Ground lease or land lease. Remarkable prospect for those seeking to establish a presence in a prime location. The 1.4-acre plot, with 0.7 acres designated as C3 forest conservation, ensures a unique setting that combines natural beauty with commercial development. Amount and term for this property is negotiable. This property has 4 water allocation units available. Utilities (electrical, gas, water) are already available. The corner location at Mountain Road and Sagamore Way guarantees visibility and accessibility, benefiting from the nearby community's presence.

PROPERTY HIGHLIGHTS

- 4 water allocation units available
- Utilities (electrical, gas, water) already available
- Feasibility study completed in 2021
- Easy Access to/from Rt. 100, Ritchie Highway and Edwin Raynor Blvd.
- Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses: Dog Day Care Facilities, Dog Grooming Parlors, Meat, Seafood, and Poultry Markets, Offices, Professional and General, Personal Fitness Studios, Veterinary clinics if overnight stays are limited to those necessary for medical treatment, without outside runs or pens.

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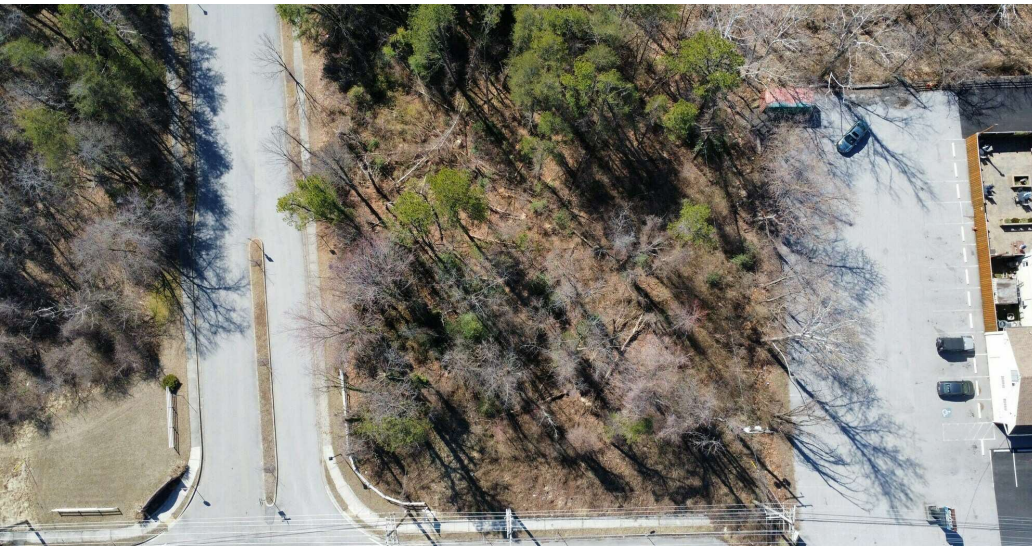


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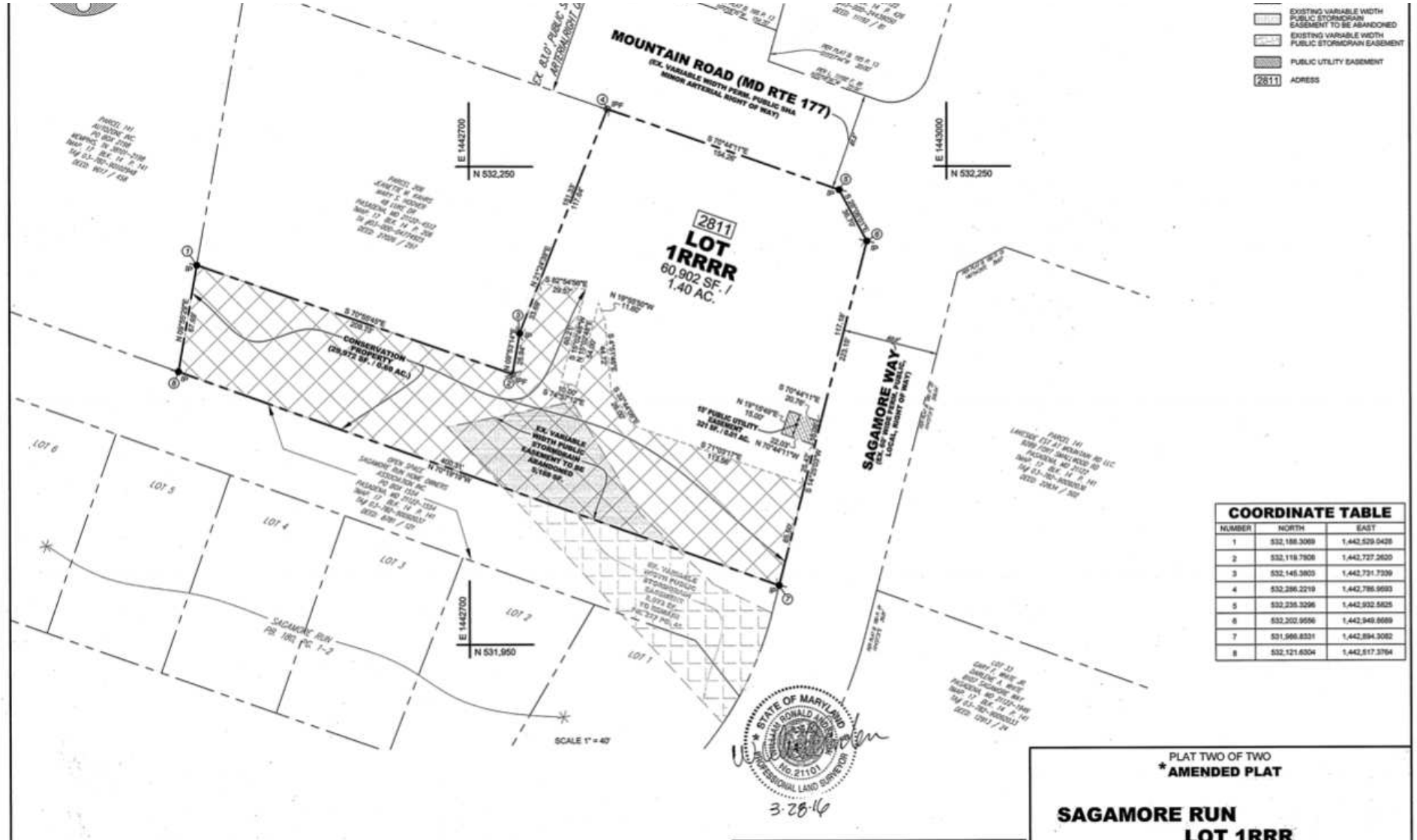
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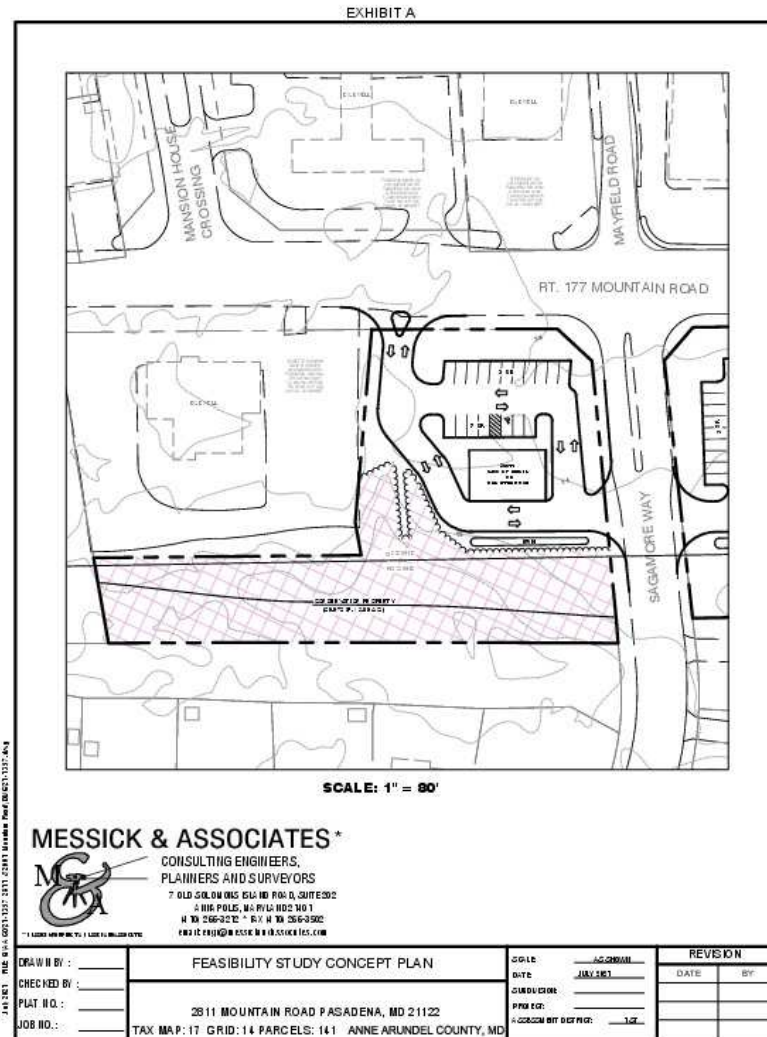
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REC'D COURT (Subdivision Plats, AA) Plat 17791-17792; Plat Book 345, pp. 15-16, MSA, S1235_10215, Date available 2016/07/21. Printed 03/02/2022.

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