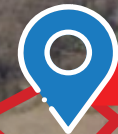


FOR LEASE/SALE

834-896 Crain Highway, Gambrills, MD 21054



MD RT 3 / Crain



SUBJECT



**20,000+/- SF Finished Pad Adjacent to
Proposed 86,000 SF Self Storage**

William C. Steffey

410.703.6553

bsteffey@hyattcommercial.com

HIGHLIGHTS

- Zoned C2 for versatile commercial opportunities
- Prime location in the Gambrills Crofton area
- High visibility and traffic on Robert Crain Highway
- Close proximity to major highways for accessibility
- Surrounded by established and growing residential neighborhoods
- Proximity to Waugh Chapel Town Center & Village
- Strong demographic profile in the surrounding area

OFFERING



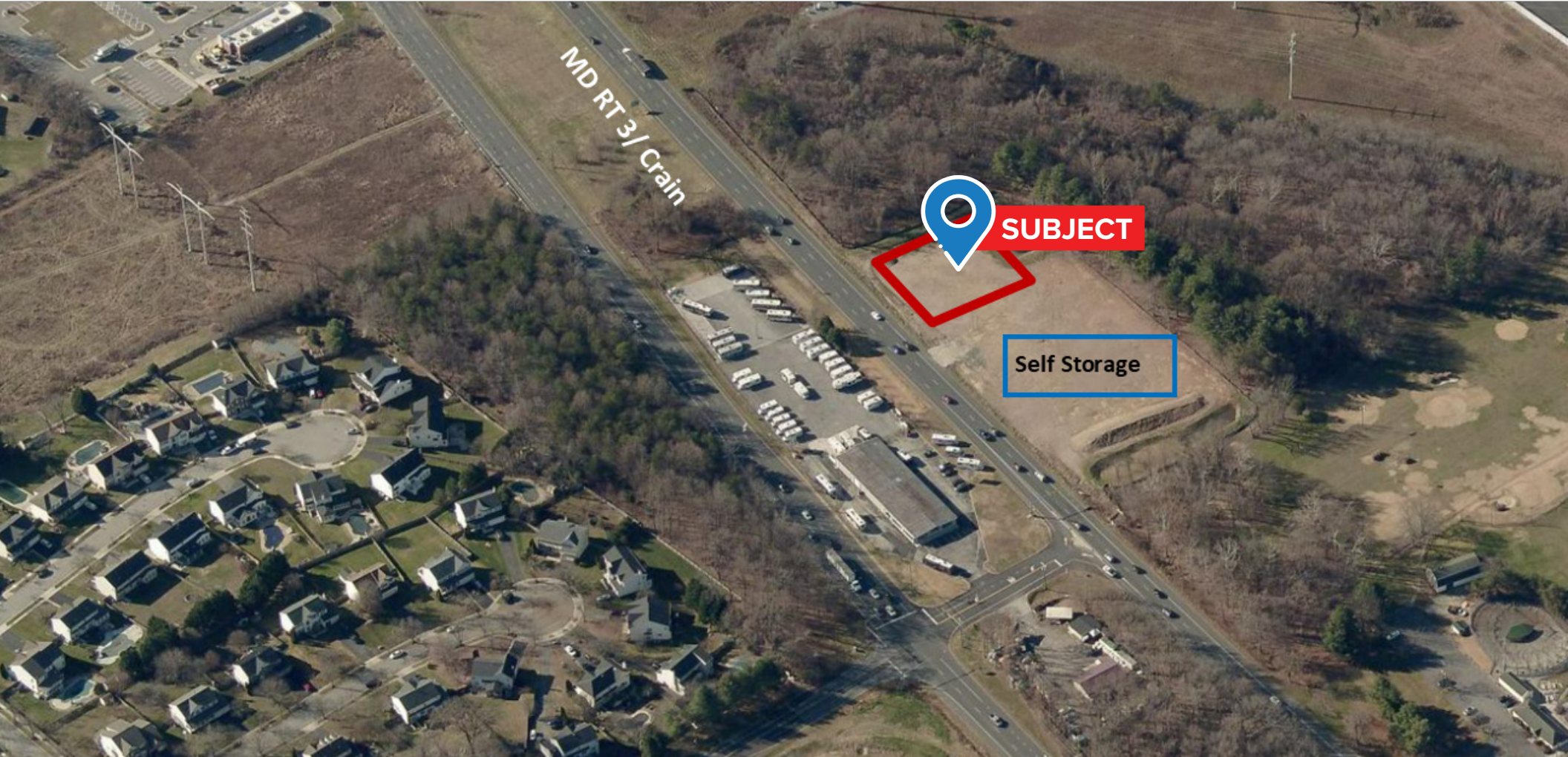
FOR LEASE/SALE

LAND

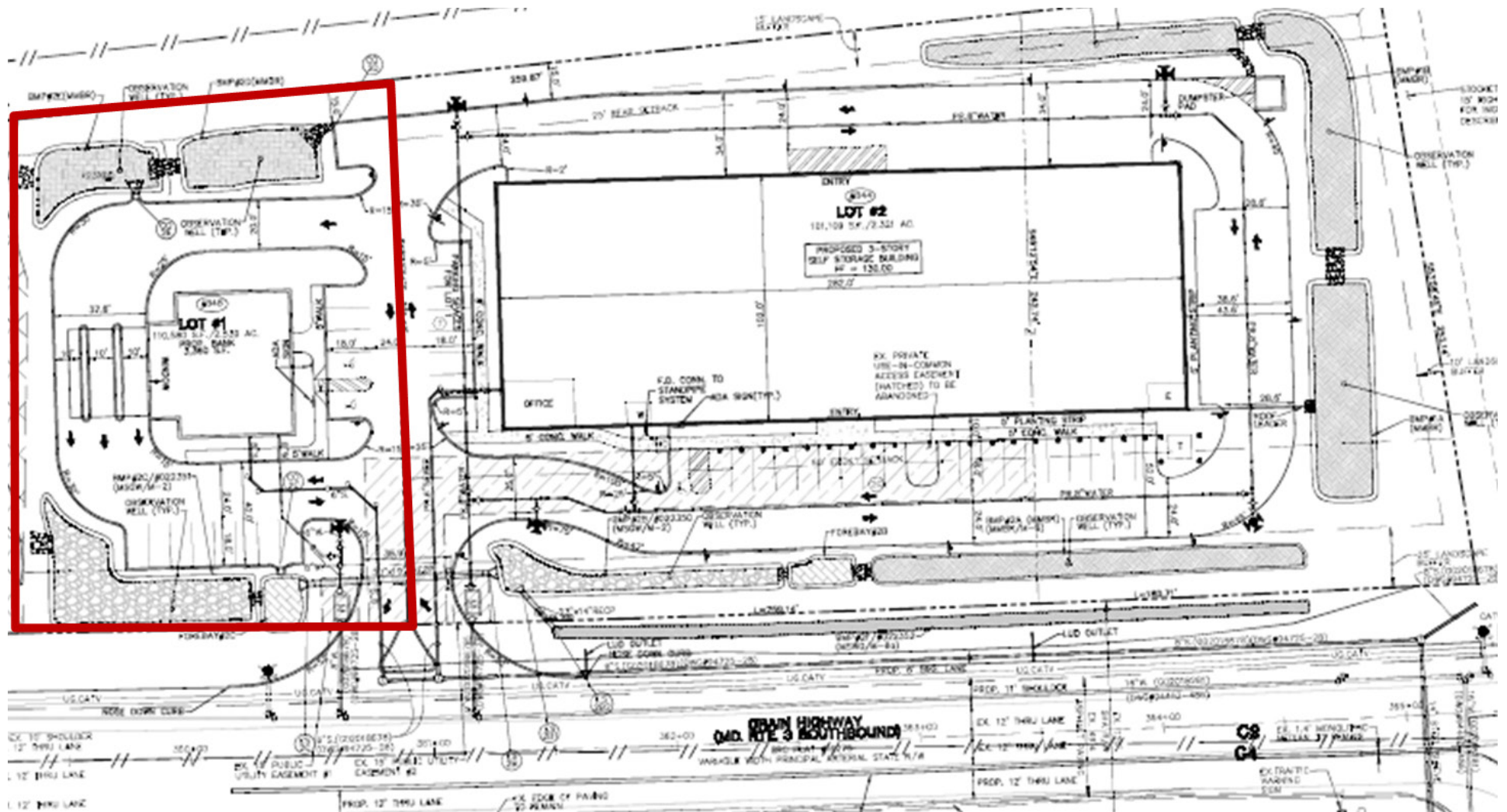
Lot Size ----- 20,000 SF

Lease Rate ----- Negotiable

Sale Price ----- Subject to Offer



SITE PLAN




RETAILER MAP




DEMOGRAPHICS




2024 SUMMARY	1 MILE	2 MILES	3 MILES
Population	5,545	25,006	54,297
Households	2,104	8,864	20,125
Families	1,434	6,438	13,829
Average Household Size	2.64	2.82	2.68
Owner Occupied Housing Units	1,510	7,205	15,164
Renter Occupied Housing Units	594	1,659	4,961
Median Age	37.3	38.4	38.2
Median Household Income	\$127,948	\$148,134	\$129,884
Average Household Income	\$165,016	\$183,728	\$167,545




54,297
Population




2.68
Average HH Size



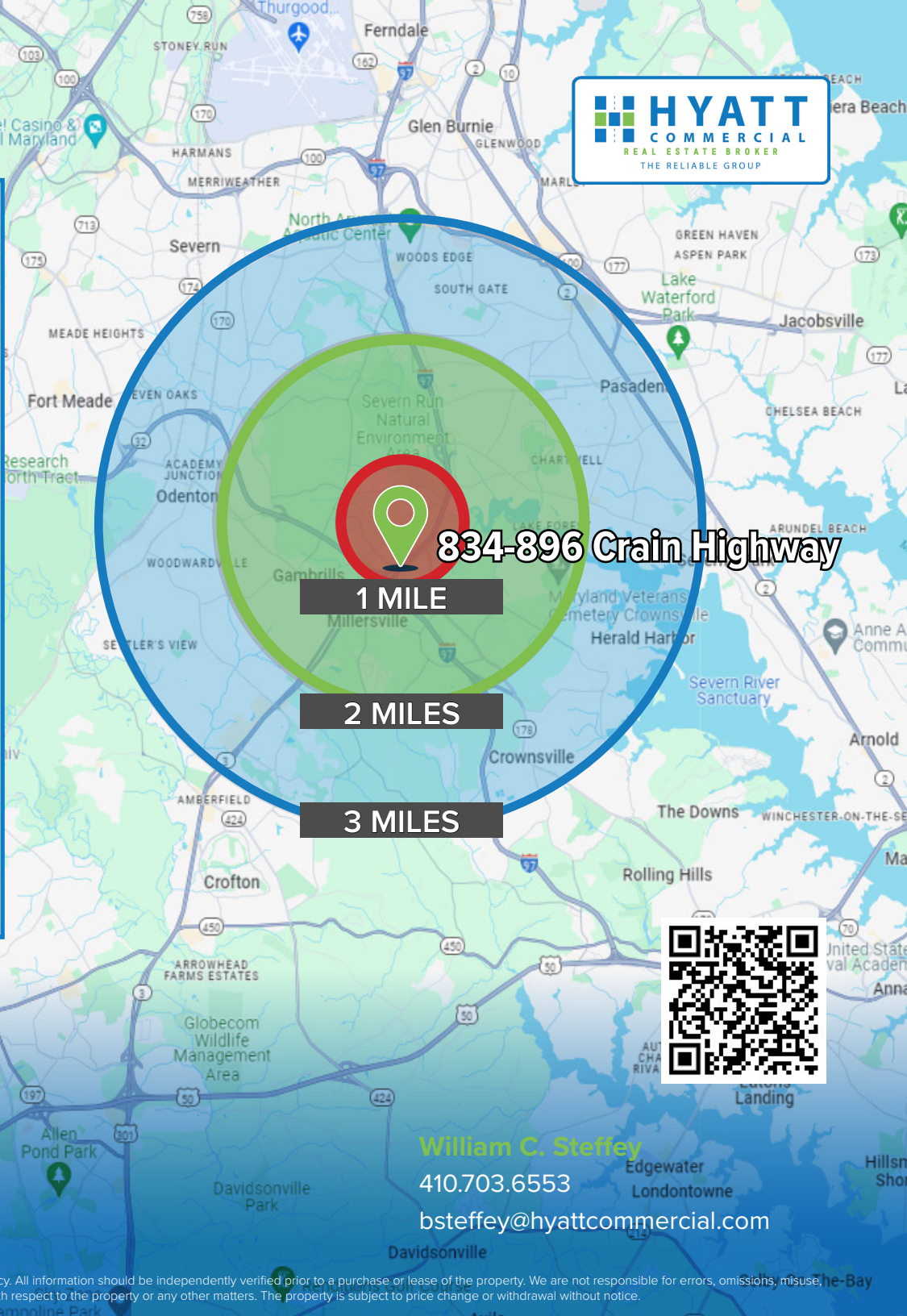
38.2
Median Age



\$129,884
Median HH Income



[VIEW FULL REPORT](#)



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