

2404 BRANDERMILL BLVD
GAMBRILLS, MD 21054

PRICE REDUCED!



Highly Visible Stand-Alone **Restaurant/Retail** Suburb Between DC, Baltimore, Annapolis, & NSA

- $\pm 10,104$ sqft building of restaurant/retail with additional waterfront patio space of $\pm 1,000$ sqft in the back
- Built-out **restaurant** with existing **kitchen equipment**, large bar, and dining areas - potential **entertainment venue**
- Ample parking and highly visible from **MD-301** (with a traffic count of roughly $\pm 110,000$ cars per day)
- **For Sale: ~~\$3,650,000~~ \$3,000,000 - Just Reduced!**
- **Lease Rate: ~~\$37.50 NNN~~ \$31.00 NNN per square foot**



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OUTDOOR PATIO



**Perfect Restaurant For *Dine-In* or *Carry-Out*
Growing Area Lacking *Entertainment* Venues
New High School Under Construction In Region**

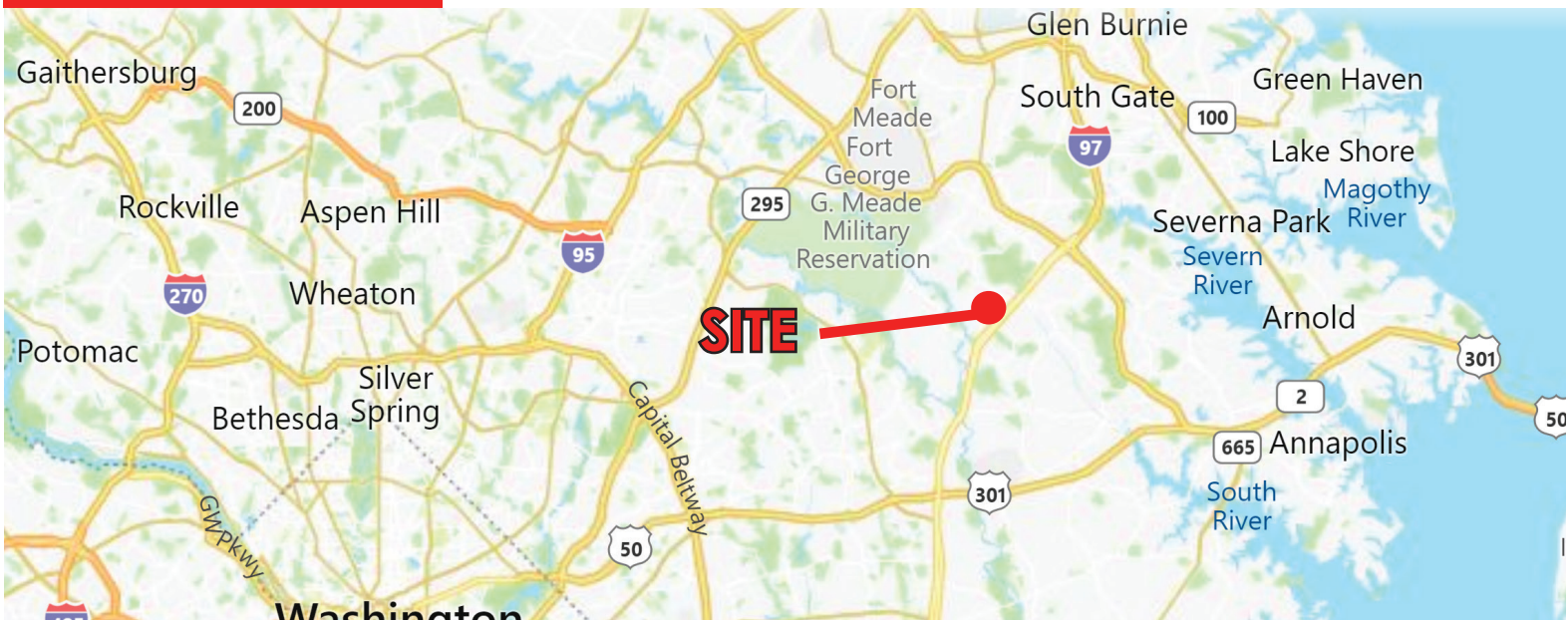


	1 Mile	2 Miles	3 Miles
2019 Total Population:	7,776	48,639	89,259
Average Age:	34.9	37.4	38
Total Households:	2,852	18,644	33,671
Median Household Inc:	\$124,468	\$112,874	\$112,155
Avg Household Size:	2.7	2.6	2.6

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FOR SALE OR LEASE

MD-3 Daily Traffic Count: ± 110,000 cars per day



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