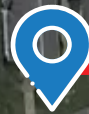


# FOR LEASE

## 5540 Muddy Creek Road, West River, MD 20778



5540 MUDDY CREEK RD

MUDDY CREEK ROAD

MUDDY CREEK ROAD



Retail Pad Site  
For Lease

George Shenas

410.260.6548

gshenas@hyattcommercial.com

Collin Mercier

443.684.9285

cmercier@hyattcommercial.com

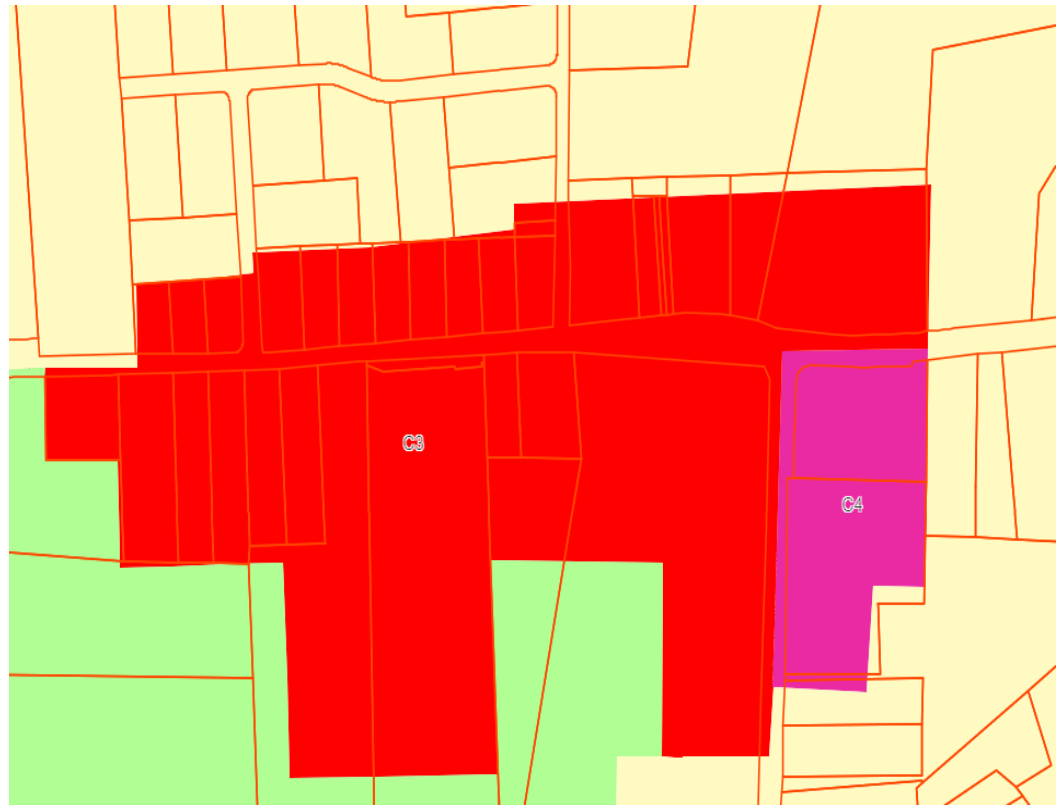
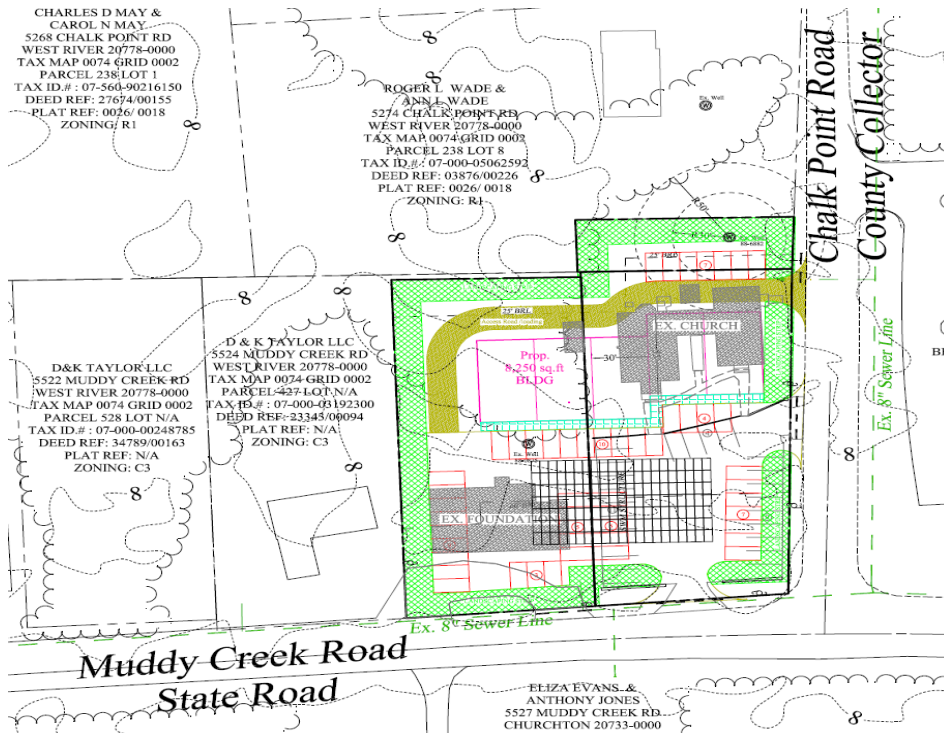


## LOCATION DESCRIPTION

Conveniently located at the hard corner of Muddy Creek Road and Chalk Point Road as you leave the Shady Side Peninsula in Southern Anne Arundel. At just over one acre of C-3 zoned land, this “morning” side of the road presents an opportunity to capture a cornered market restricted by one way in and one way out. The site also sits just north of Deal Churchton Rd, which adds commuter traffic for the Southern portion of Anne Arundel County heading north to Annapolis and Baltimore.

## HIGHLIGHTS

- New Ownership Willing to Ground Rent or Build to Suit
- Site will permit up to 8,000sf of building with a drive thru
- Over 10,000 Vehicles Pass Daily
- Zoned Anne Arundel County C3



## OFFERING



## FOR LEASE RETAIL PAD SITE

Lease Rate: ----- Deal Term Dependent


Property Type: ----- Retail

Land Size: ----- 1.14 Acres


Zoning: ----- C3

# DEMOGRAPHICS


2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,543	11,536	16,530
Households	591	4,639	6,479
Families	439	3,242	4,579
Average Household Size	2.61	2.48	2.55
Owner Occupied Housing Units	525	4,103	5,738
Renter Occupied Housing Units	66	536	741
Median Age	48.1	46.4	47.0
Median Household Income	\$155,481	\$116,400	\$120,773
Average Household Income	\$190,675	\$156,226	\$164,131




**16,530**  
Population




**2.55**  
Average HH Size



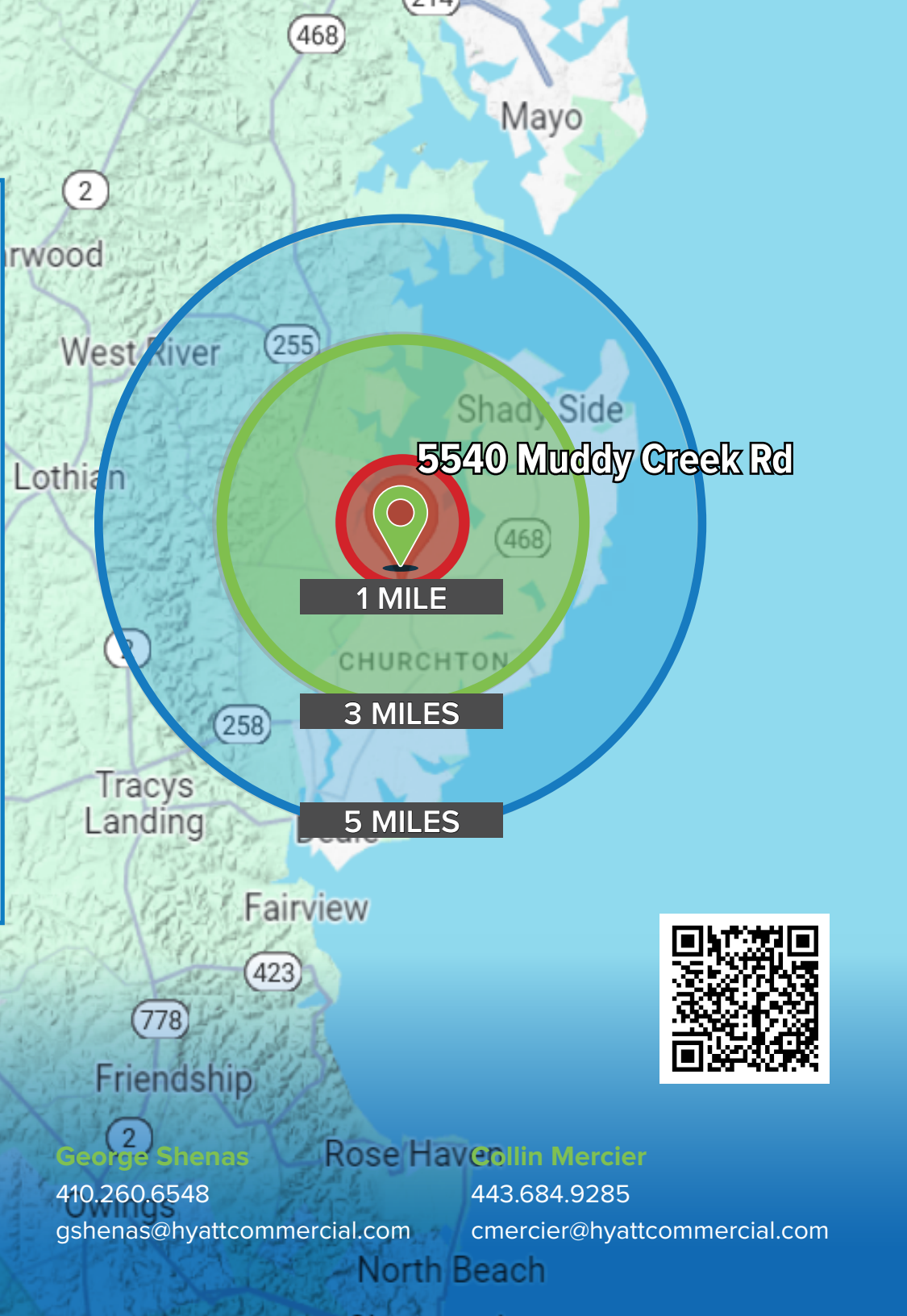
**47.0**  
Median Age



**\$120,773**  
Median HH Income



[VIEW FULL REPORT](#)



**5540 Muddy Creek Rd**

**1 MILE**

**3 MILES**

**5 MILES**



## CONTACT

**HYATT COMMERCIAL**  
410-266-8800  
2568A Riva Rd., Annapolis, MD 21401

**George Shenas**  
410.260.6548  
gshenas@hyattcommercial.com

**Collin Mercier**  
443.684.9285  
cmercier@hyattcommercial.com