

13892 & 13880 Dowell Road

Solomons, MD 20688



Exclusively Represented By:
Thomas McKay

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OFFICE SPACE FOR SALE

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COMMERCIAL

Historic Commercial Opportunity – 13892 & 13880 Dowell Road

Solomons, MD 20688

FOR SALE

Property Summary

Offering Summary

Price	\$649,000
Price/GSF	\$169.23
Occupancy	null%
NOI	\$0.00
GSF	3,835 SF
# of Floors	2
Site Size	40,169 SF
Parking Spaces/Ratio	2/1000
Year Built	1930



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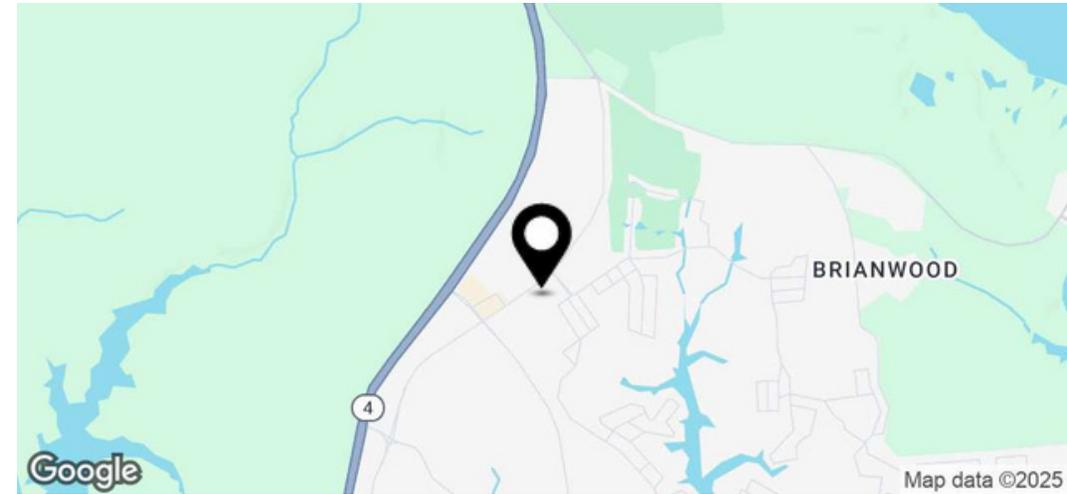
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Property Overview



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For the first time in a century, these two adjacent commercial lots are available for purchase. The primary lot, 13892 Dowell Road, features 27,007 square feet with four buildings, including a 3,835 square foot main structure originally serving as a general store and post office, now an antique store. The secondary lot, 13880 Dowell Road, includes 13,162 square feet with a single structure. Both lots offer established infrastructure with a curbed entrance, paved parking, and access to public utilities. Located in a walkable community across from Oyster Bay and near a rapidly developing area with hundreds of new residences and planned constructions, this property is ideal for investors looking to capitalize on a growing market. Business equipment is available, with terms negotiable, excluding inventory. Offers are encouraged.

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Property Highlights



Property Highlights

- Business Type: Apartment Building, Bed and Breakfast, Convenience Store/Gas, Flex, Garden Center, Hair Salon and Spa, Professional, Restaurant/Bar, Supermarket/Grocery Store
- Possible Use: Apartment Building, Bar/Tavern/Lounge, Barber/Beauty, Bed & Breakfast, Beer/Wine/Liquor, Clothing, Commercial, Convenience Store, Distribution, Flex Space, Florist/Nursery, Food & Beverage, Food Market, Investment, Mixed Use, Multi-Family, Office, Professional Service, Restaurant, Retail
- Present Licenses: None
- Development Status: Curb Cuts, Curb/Gutter, Utilities at Site, Zoned
- Potential Tenancy: Multiple
- Building Total SQFT: 3,835 (as assessed)

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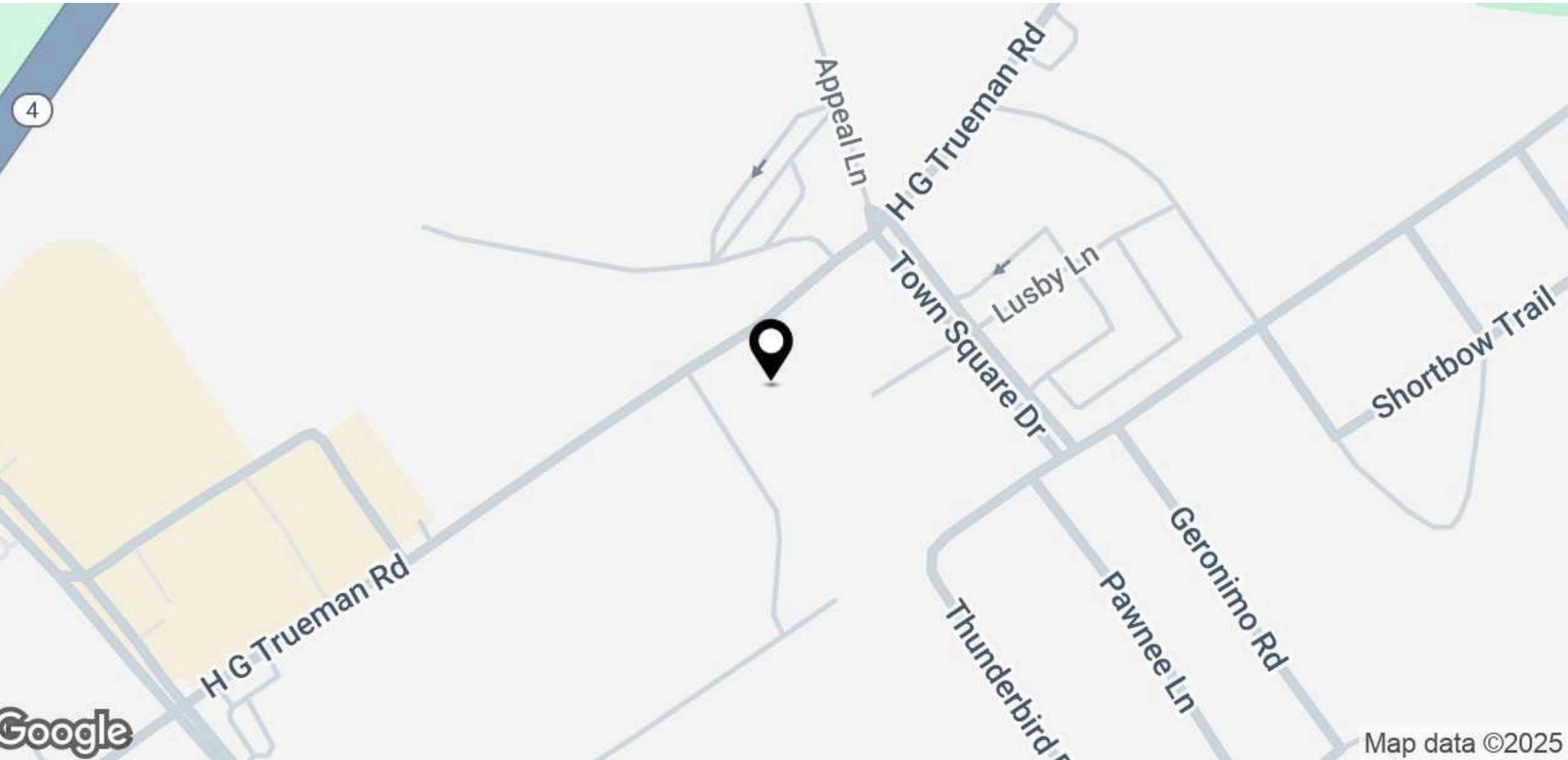
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Location Map



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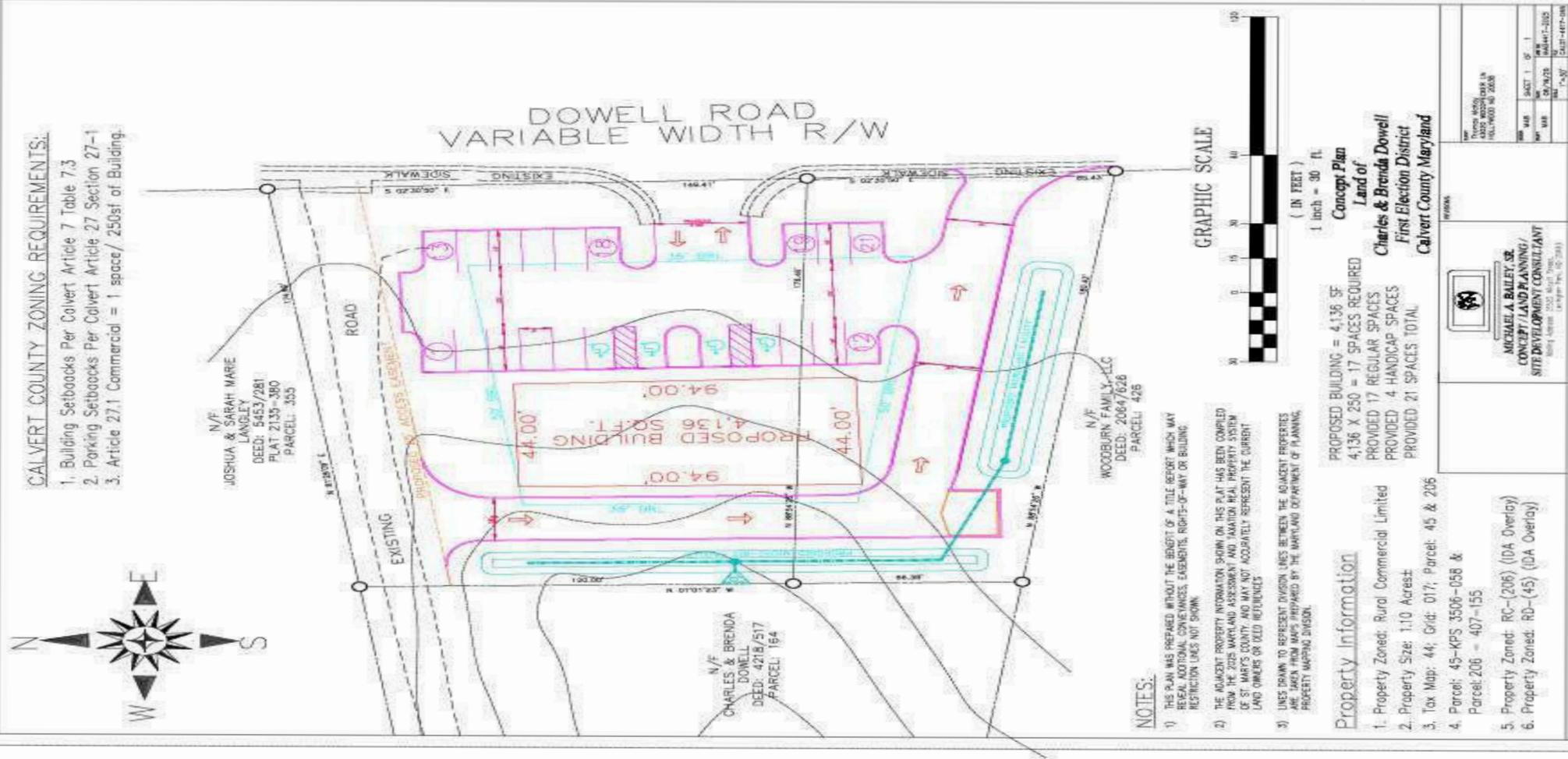
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Concept Map



CALVERT COUNTY ZONING REQUIREMENTS:

1. Building Setbacks Per Calvert Article 7 Table 7.3
2. Parking Setbacks Per Calvert Article 27 Section 27-1
3. Article 27.1 Commercial = 1 space/ 250sqft of Building.

N/F
JOSHUA & SARAH MARE
LANGLEY
DEED: 5453/281
PLAT 2135-380
PARCEL: 355

N/F
CHARLES & BRENDA
DOWELL
DEED: 4218/517
PARCEL 164

N/F
WOODBURN FAMILY-LLC
DEED: 2064/626
PARCEL: 426

NOTES:

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONSTRAINTS, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTIONS DOES NOT SHOWN
- 2) THE ADJACENT PROPERTY INFORMATION SHOWN ON THIS PLAN HAS BEEN COPIED FROM THE 2025 MAPS AND ASSESSMENT AND TAXATION MAP PROPERTY SYSTEM OF ST. MARYS COUNTY AND MAY NOT ACCURATELY REPRESENT THE CURRENT LAND OWNERS OR OLD RECORDS
- 3) LINES FRANK TO REPRESENT DIVISION LINES BETWEEN THE ADJACENT PROPERTIES ARE TAKEN FROM MAPS PREPARED BY THE HANOVER COUNTY DEPARTMENT OF PLANNING PROPERTY MAPPING DIVISION.

GRAPHIC SCALE



PROPOSED BUILDING = 4,136 SF
4,136 X 250 = 17 SPACES REQUIRED
PROVIDED 17 REGULAR SPACES
PROVIDED 4 HANDICAP SPACES
PROVIDED 21 SPACES TOTAL

Property information

1. Property Zoned: Rural Commercial Limited
2. Property Size: 1.10 Acres:
3. Tax Map: 44; Grid: 017; Parcel: 45 & 205
4. Parcel: 45-KPS 3506-058 & Parcel: 206 - 407-155
5. Property Zoned: RC-(206) (IDA Overlay)
6. Property Zoned: RD-(45) (IDA Overlay)

Concept Plan
Land of
Charles & Brenda Dowell
First Election District
Calvert County Maryland

Title Block DRAWN BY: MICHAEL A. BAILEY, SE DATE: 02/27/25 SCALE: AS SHOWN SHEET: 1 OF 1	
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MICHAEL A. BAILEY, SE
 CONCEPT/LAND PLANNING/
 SITE DEVELOPMENT CONSULTANT
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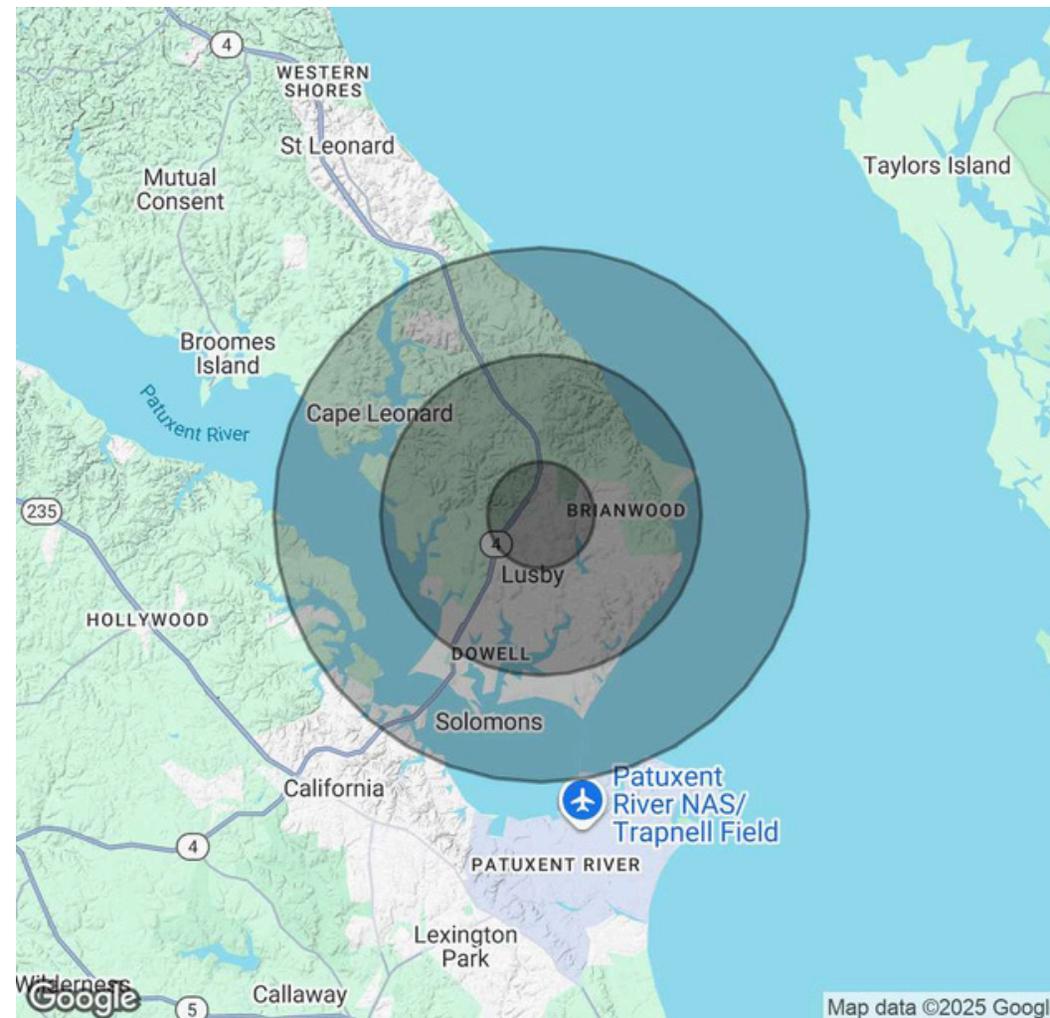
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,723	16,384	37,164
Average Age	53	44	40
Average Age (Male)	52	42	39
Average Age (Female)	55	45	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,168	6,293	14,232
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$154,051	\$155,524	\$148,708
Average House Value	\$553,762	\$423,635	\$416,098

Demographics data derived from AlphaMap



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