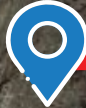


FOR SALE

2355 Davidsonville Road Gambrills, MD 21054



2355 DAVIDSONVILLE LOT



Asking \$1,250,000
Will Present All Reasonable Offers

Dennis Murphy
410.266.1113
dmurphy@hyattcommercial.com

Phil Hager
443.794.1092
phager@hyattcommercial.com

HIGHLIGHTS

- 2.86 Acres Zoned C1 Commercial
- Property is located on Davidsonville Road (Route 424) West of the Davidsonville Road and Defense Highway Intersection, commonly known as Staples Corner
- Highly Visible Route 424
- Traffic Count 18,650
- Permitted uses include: Residential, Retail Specialty Stores, Schools, Vet Clinics, Adult Day Care, Convenience Stores, Offices, Religious Facilities and more

OFFERING

FOR SALE C1 LAND

Sale Price: \$1,250,000

Property Type Land

Lot Size: 2.86 Acres



St. Paul's
Lutheran Church

Threesome
Auto Center
Threesome Autosales
Used Car Dealer

RENO'S
RESTAURANT
Reno's Restaurant

DUNKIN'
DONUTS
Dunkin' Donuts

Staples
Corner
LIQUORS
Staple's Corner
Liquors

Mi
Casita
RESTAURANT
Mi Casita Mexican Restaurant

FAMILY
VETERINARY
CLINIC
Family Veterinary
Clinic

MK Dentistry
410-721-7020
MK Dentistry

LANGWAYS
ALL AMERICAN SPORTS BAR & GRILL
Langway's All American
Sports Bar

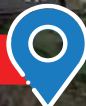
Sunset Gardens Crofton
Garden Center

DAVIDSONVILLE RD

DEFENSE HWY


HIGH'S
High's

2355 DAVIDSONVILLE RD




DEMOGRAPHICS


2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,054	35,460	93,274
Households	1,699	12,746	35,059
Families	1,346	8,995	23,944
Average Household Size	2.93	2.76	2.63
Owner Occupied Housing Units	1,565	10,482	29,444
Renter Occupied Housing Units	134	2,264	5,615
Median Age	44.3	39.4	42.3
Median Household Income	\$163,340	\$136,632	\$126,491
Average Household Income	\$243,587	\$192,860	\$175,207




93,274
Population




2.63
Average HH Size



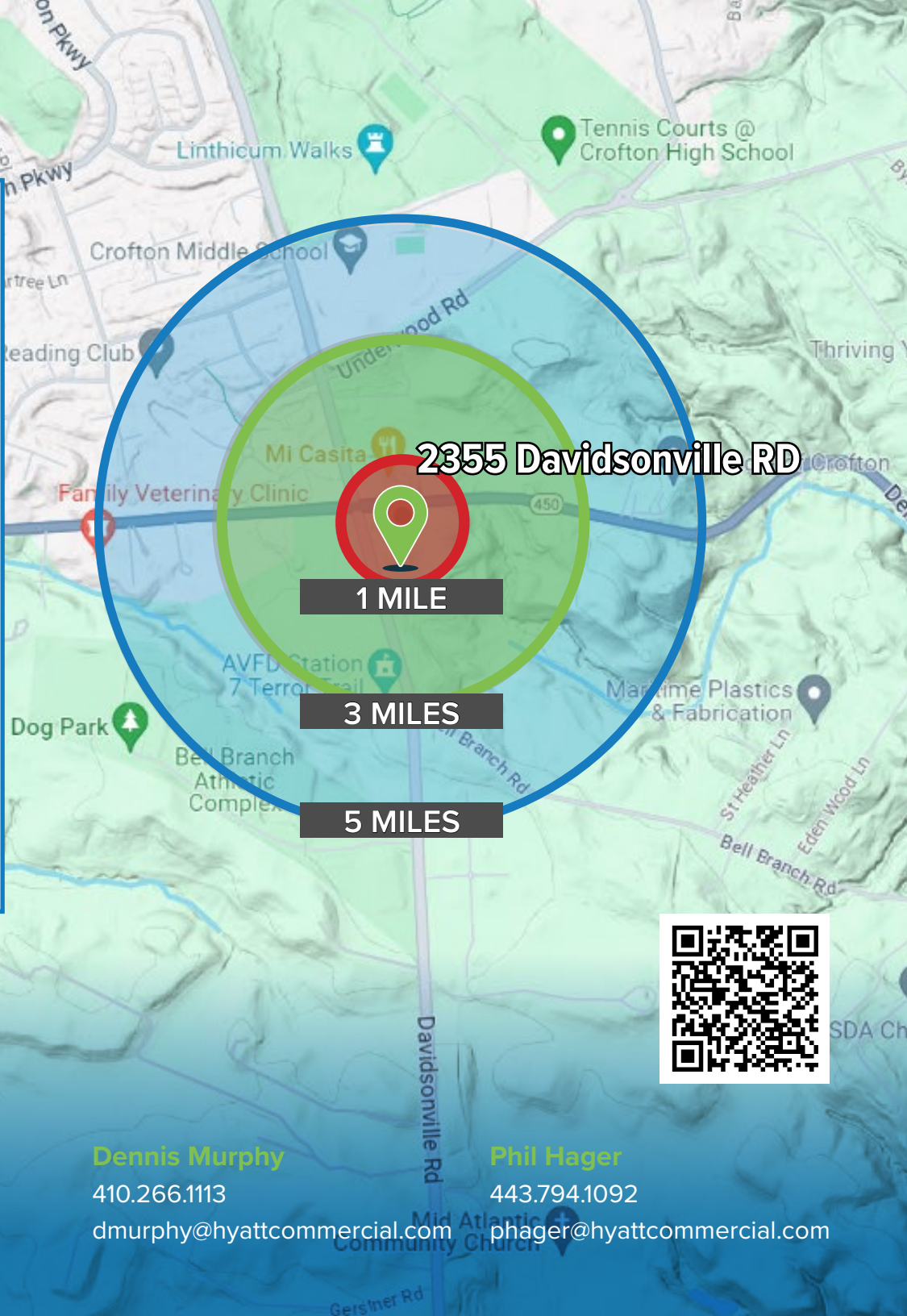
42.3
Median Age



\$126,491
Median HH Income



[VIEW FULL REPORT](#)



CONTACT

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

Dennis Murphy
 410.266.1113
 dmurphy@hyattcommercial.com

Phil Hager
 443.794.1092
 phager@hyattcommercial.com