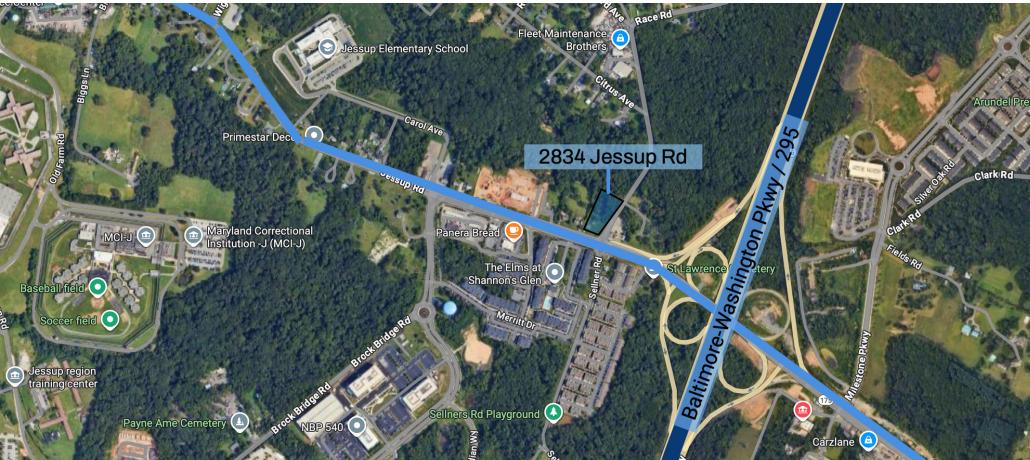


FOR LEASE PAD SITE PROPERTY

2834 JESSUP RD

2834 Jessup Rd
Jessup, MD 20794



OFFERING SUMMARY

Available SF: +/- 3,000

Lease Rate: \$150,000/yr

Lot Size: 1.7 Acres

Zoning: C1

Presented By:

Scott Douglas

Principal Broker
301.655.8253

sdouglas@douglascommercial.com

PROPERTY OVERVIEW

A prime pad site with drive-thru opportunity is available for lease at 2834 Jessup Road in Jessup, Maryland. The site can accommodate a freestanding building of up to approximately 3,000 square feet with drive-thru capability, making it ideal for quick-service restaurants, coffee concepts, financial institutions, or medical/retail users.

LOCATION OVERVIEW

Jessup is strategically positioned between Baltimore and Washington, DC, with excellent access to I-95, Route 1, and Route 32, making it a highly desirable area for businesses serving both local and regional traffic. The surrounding area features a strong mix of industrial, office, and residential uses, supporting consistent daily demand.

PROPERTY HIGHLIGHTS

- Pad site available for ground lease or build-to-suit
- Ability to accommodate up to **3,000 SF** freestanding building
- Drive-thru opportunity**
- Strong visibility and access from Jessup Road
- Located in an established commercial corridor
- Close proximity to major transportation routes serving Howard and Anne Arundel Counties

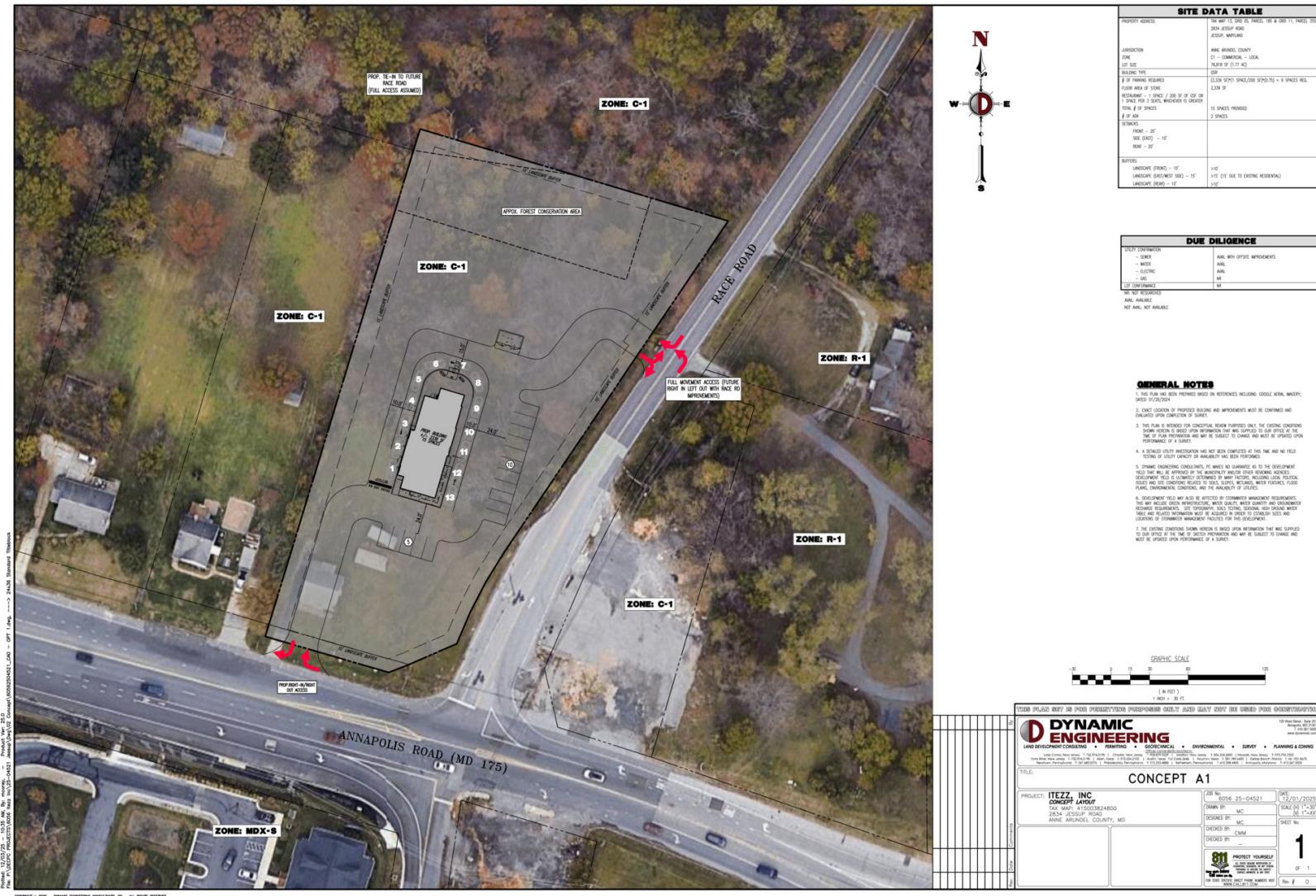
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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

FOR LEASE PAD SITE PROPERTY SITE PLAN

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2834 Jessup Rd
Jessup, MD 20794



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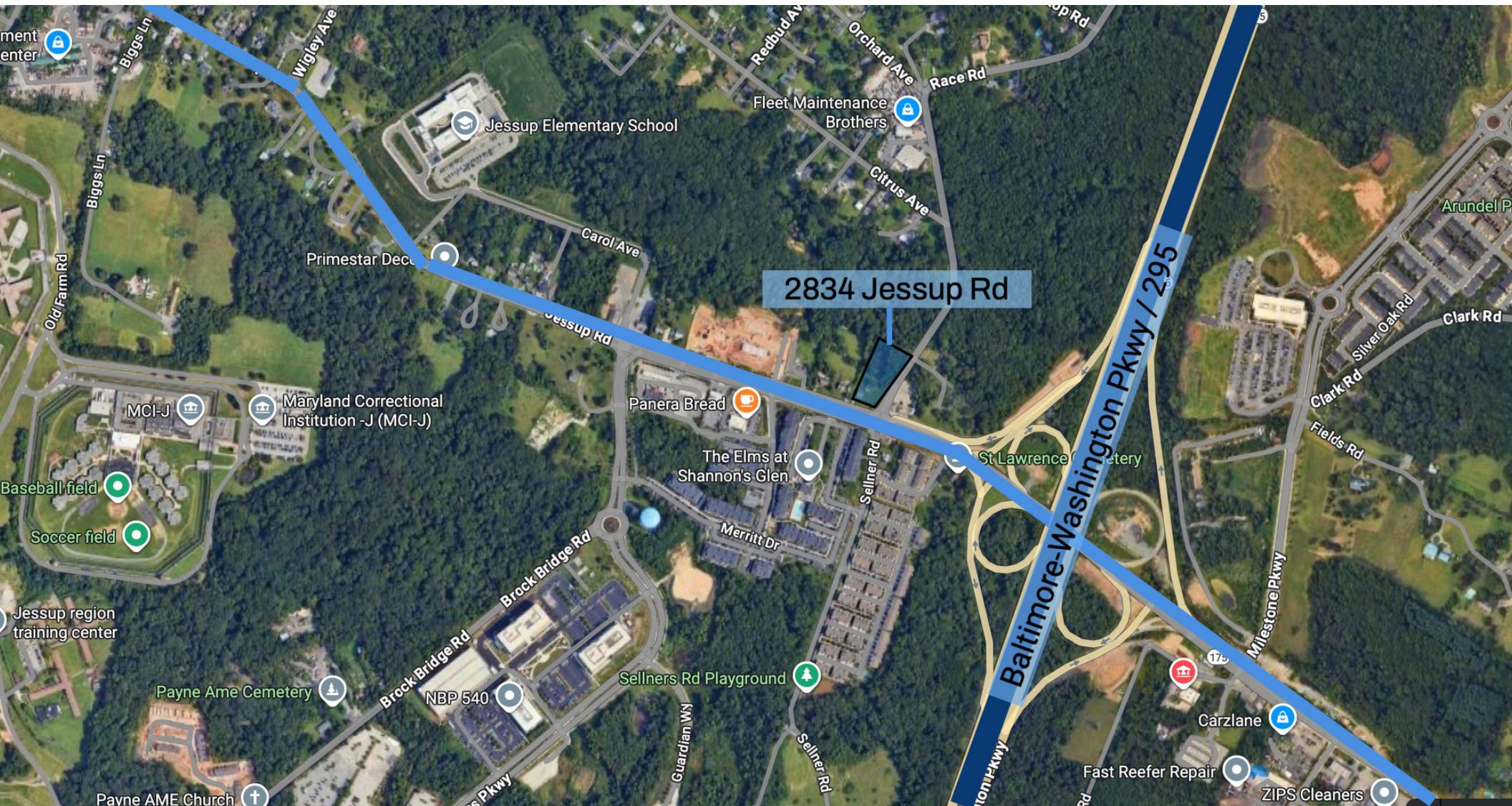
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