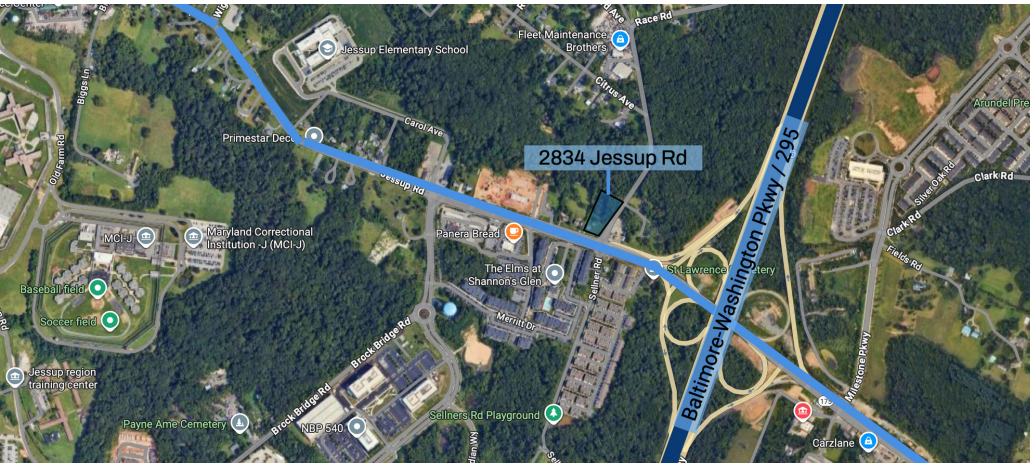


PAD SITE PROPERTY

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



DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

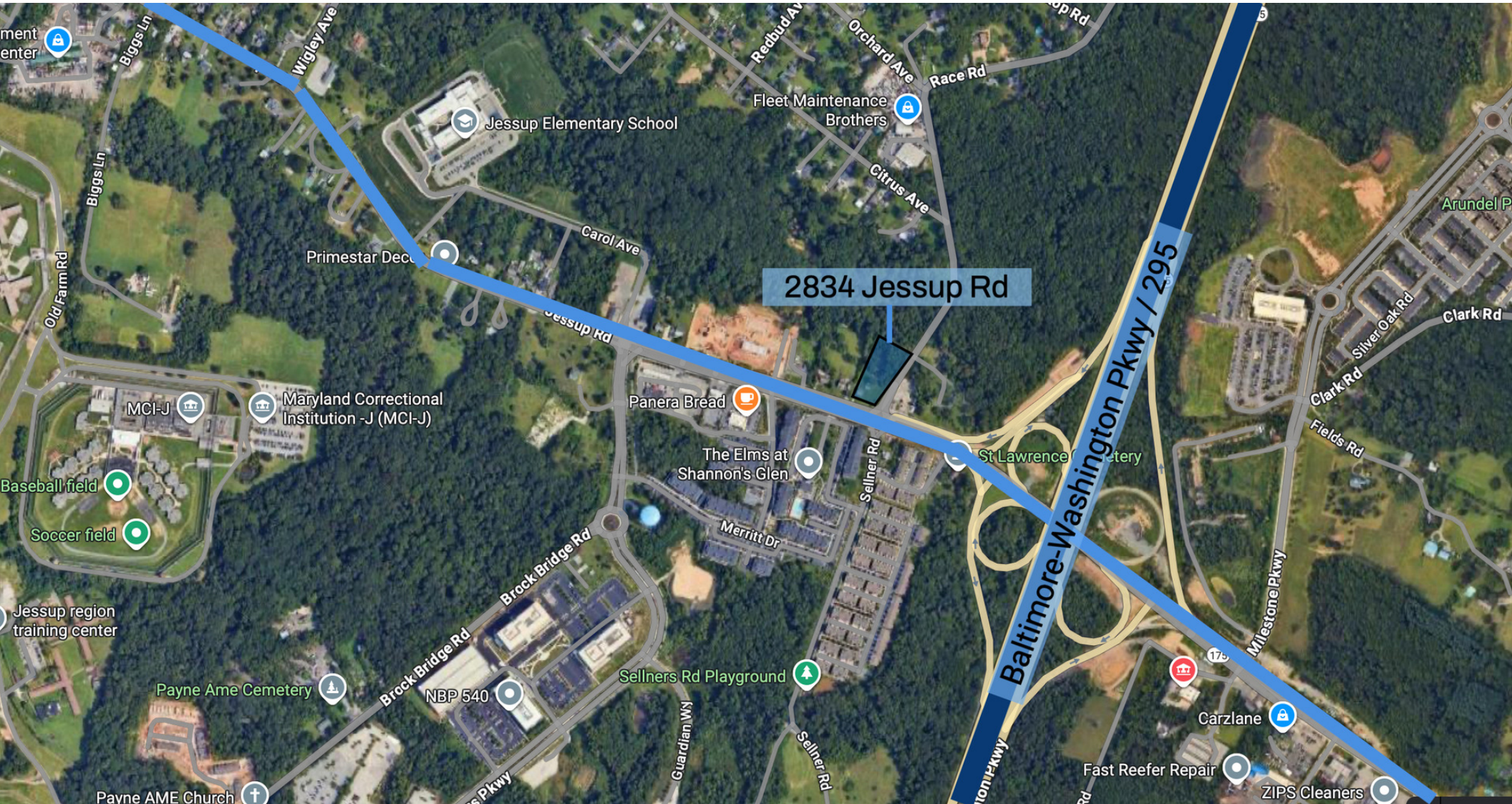
2834 Jessup Rd
Jessup, MD 20794

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FOR LEASE PAD SITE PROPERTY

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