

# FOR SALE

877 MD RT 3 NORTH, GAMBRILLS, MD 21054



ST. STEPHENS CHURCH RD

GRAIN HWY

GRAIN HWY



SUBJECT



Retail Pad Site  
3.6 Acres

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## LOCATION DESCRIPTION

Northbound side of MD Rt 3 in Gambrills, MD just north of Main Street @Waugh Chapel retail site.

## HIGHLIGHTS

- High traffic and exposure
- Proposed Rt 3 direct access and to Main St @ Waugh Chapel
- Zoned C1
- Uses: Retail, Office, Condo or Apartments
- High growth market near major retail

## OFFERING



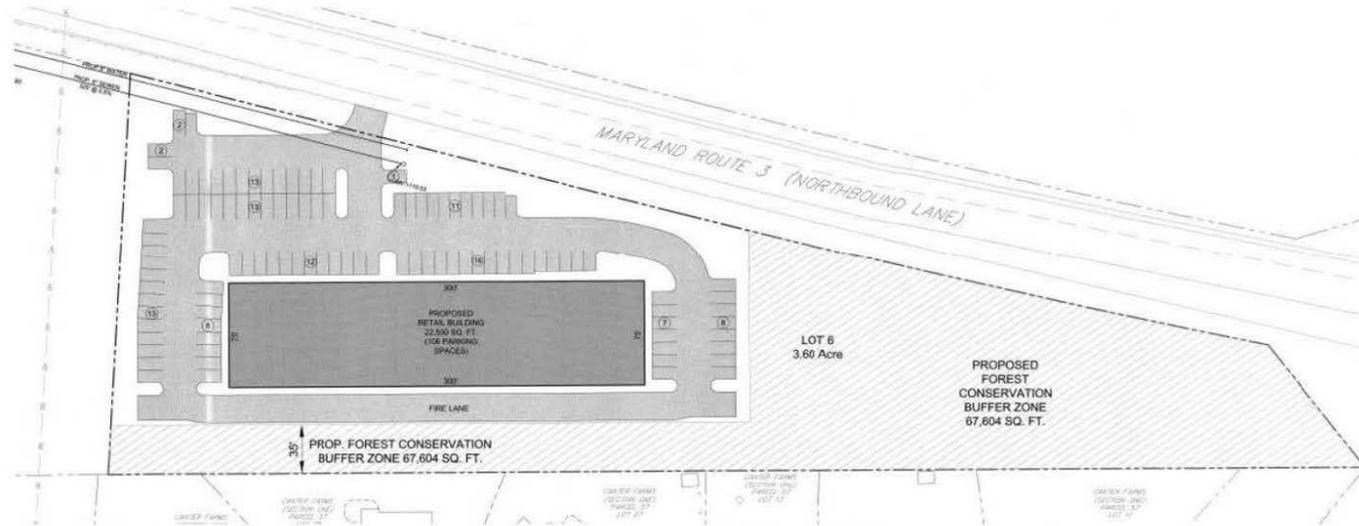
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## RETAIL PAD SITE

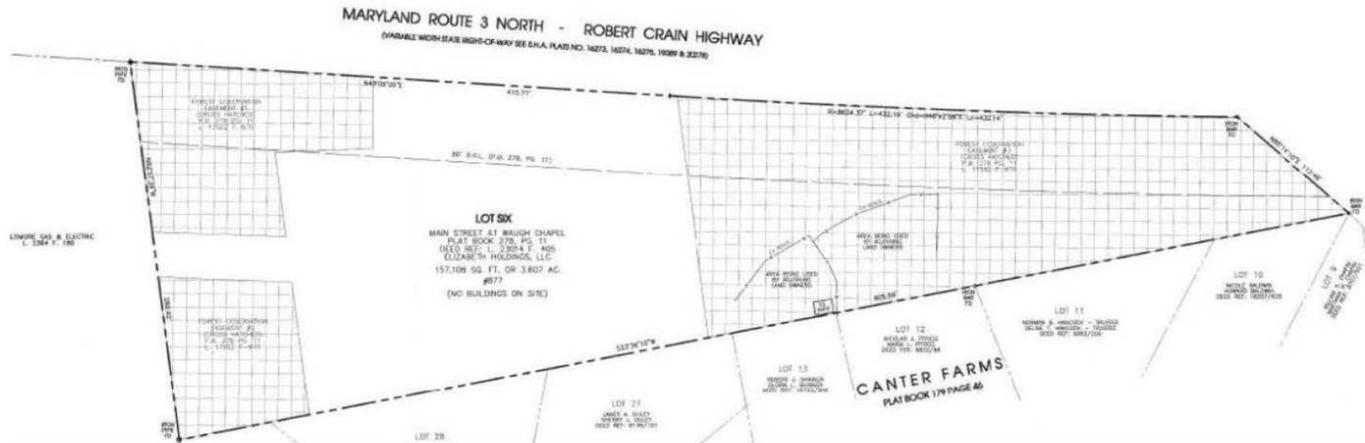
Price	\$1,325,000
Lot Size	+/-3.6 Acres



## RETAIL CONCEPT



## SURVEY - PROPOSED BUILDING AREA



# RETAILER MAP



Baltimore Washington International Airport  
30-minute drive

WAUGH CHAPEL RD

GRAIN HWY

SUBJECT

Villages @ Waugh Chapel  
MOD PIZZA  
HomeGoods  
CHIPOTLE  
Marshall's  
SAFEMART  
Walgreens

Waugh Chapel Towne Centre  
petco  
Wegmans  
TARGET  
verizon  
BED BATH & BEYOND  
DICK'S SPORTING GOODS

Washington DC  
46-minute drive



GRAIN HWY



# DEMOGRAPHICS



**2023 SUMMARY**

	2 MILES	3 MILES	5 MILES
Population	24,221	51,381	103,243
Households	8,535	18,688	38,408
Average Household Size	2.8	2.7	2.7
Average Age	38	39	40
Average Household Income	\$193,175	\$177,260	\$180,490

103,243	2.7	40	\$180,490
Population	Average HH Size	Average Age	Average HH Income

Meade

Patuxent Fwy

Gambrills

Odenton

MILLERSVILLE

Heraldo

Crownsville

AMBERFIELD

Crofton

Greenbelt

Glenn Dale

New Carrollton

Lanham



Riv



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# CONTACT

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