

LAND FOR SALE



736 MD Rt. 3 S

Gambrills, MD 21054

Property Description

±21.7 acres consisting of ±10.704 C3 commercial and ±11.05 acres R5 residential zoned land with 2 residential rental properties.

Location Description

MD Rt. 3 south at McKnew Road

Property Highlights

- Rare large tract sale including 2 rental properties
- C3 Zoned- ±10.7 acres, 1,400 foot frontage. Retail/ office/ service/ pads.
- R5 zoned- ±11 acres; Possible density for ±100 townhouse. Assisted Living, single family, alternate uses.
- Corner location of MD Rt 3 S and McKnew Rd



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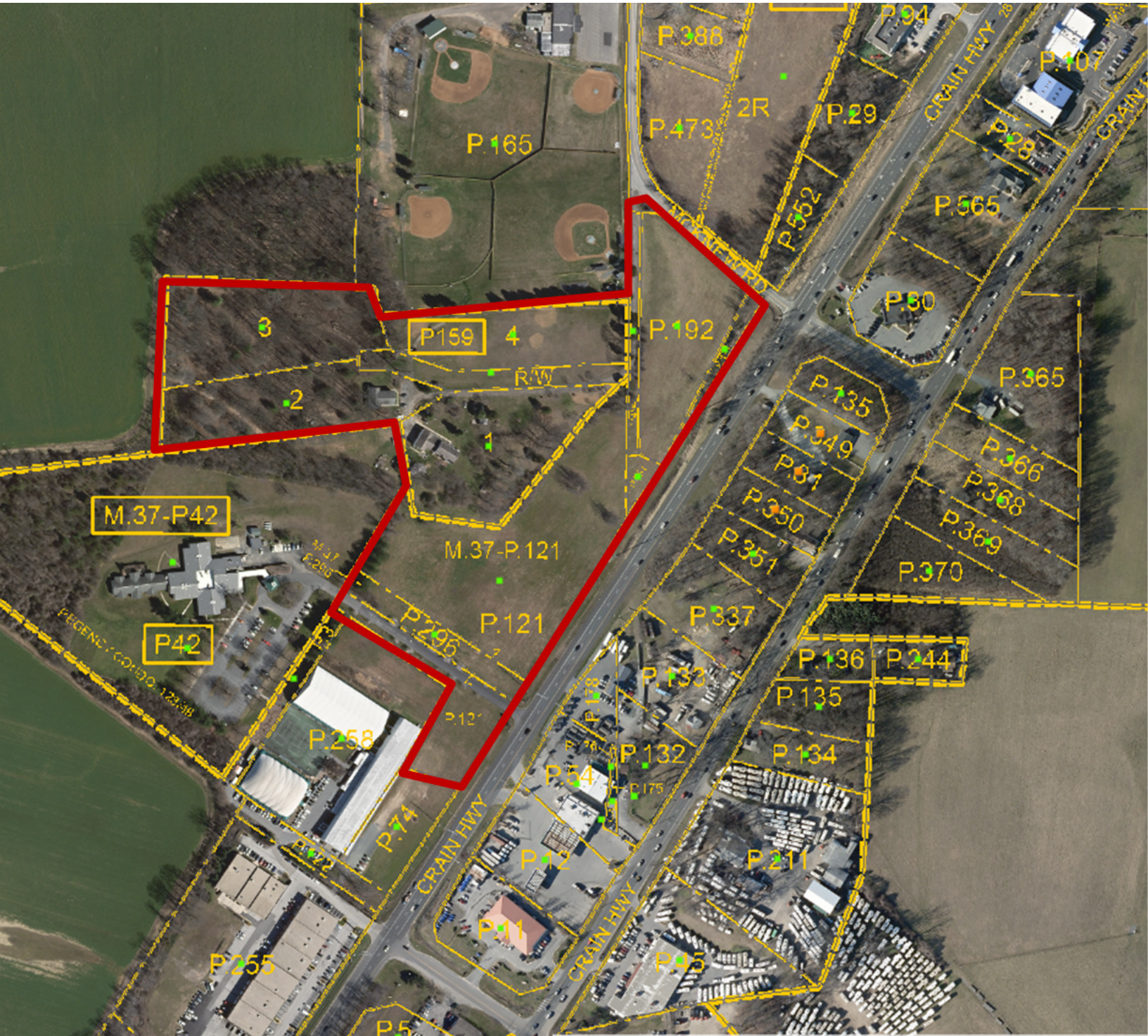
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RETAILER MAP



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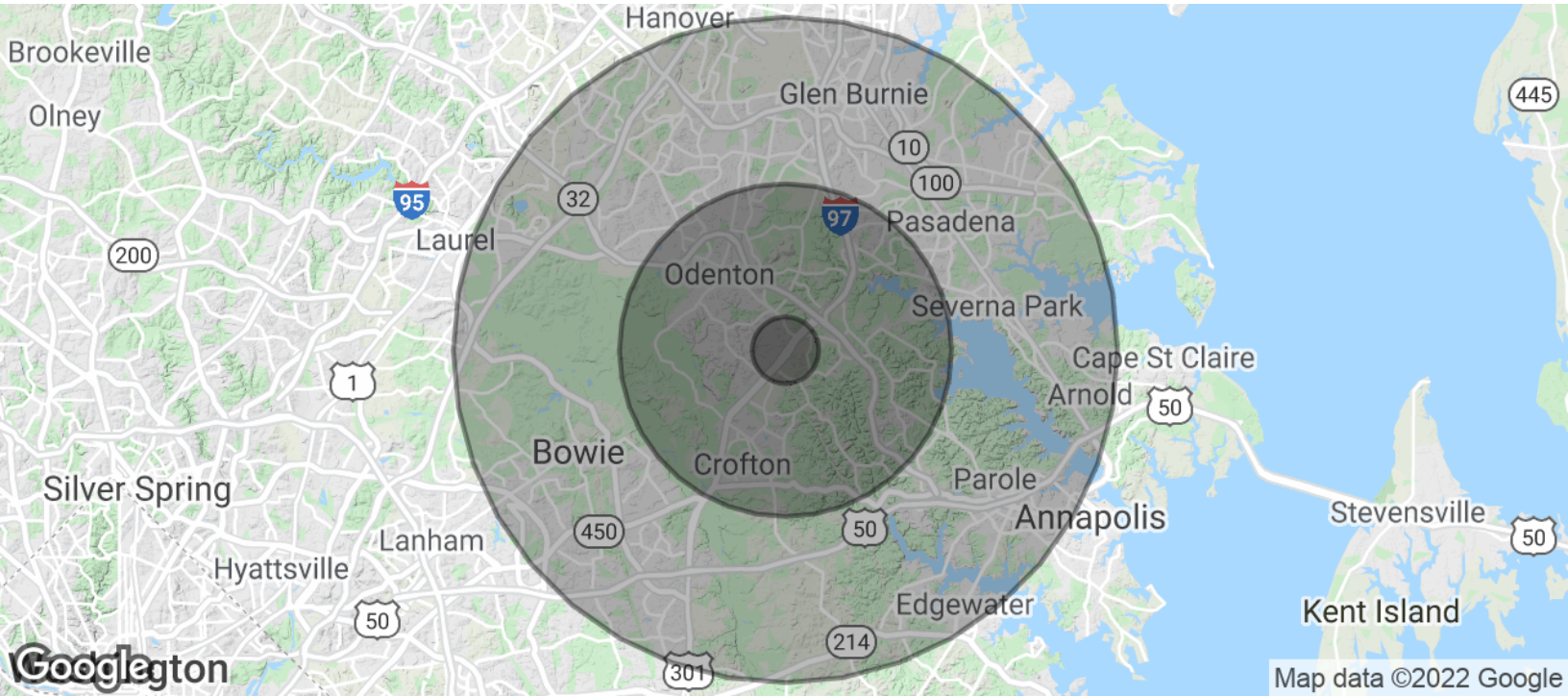
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,408	100,920	437,441
Average Age	41.4	37.4	37.9
Average Age (Male)	41.3	37.0	36.7
Average Age (Female)	41.6	37.8	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	876	37,828	159,094
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$110,627	\$114,798	\$104,395
Average House Value	\$471,417	\$444,754	\$440,803

TRAFFIC COUNTS	
MD Rt 3 S	74,000/day

* Demographic data derived from 2010 US Census

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