

# FOR SALE

## 8450 Elvaton Road | Millersville, MD 21108



Site



**\$875,000 - 3.1 Acres (Land)**  
**C4 Re-Zoning Application Pending**

**Dennis C. Murphy**  
410.266.1113  
dmurphy@hyattcommercial.com

**Phil Hager**  
410.794.1092  
phager@hyattcommercial.com

## PROPERTY DESCRIPTION

- Located at the Intersection of Elvaton and Jumpers Hole Roads
- Signalized Intersection at Site, Provides Easy Access to Major Roadways
- Existing Zoning Supports a Variety of Development Opportunities, including:
  - Childcare
  - Assisted Living
  - General Retail
  - Restaurants
  - Professional Office and more
- Strong Potential for Rezoning Through Currently Ongoing County Process
  - Could accommodate Higher Commercial or Light Industrial (C3/C4); or
  - Could be Developed as High Density Residential

## OFFERING



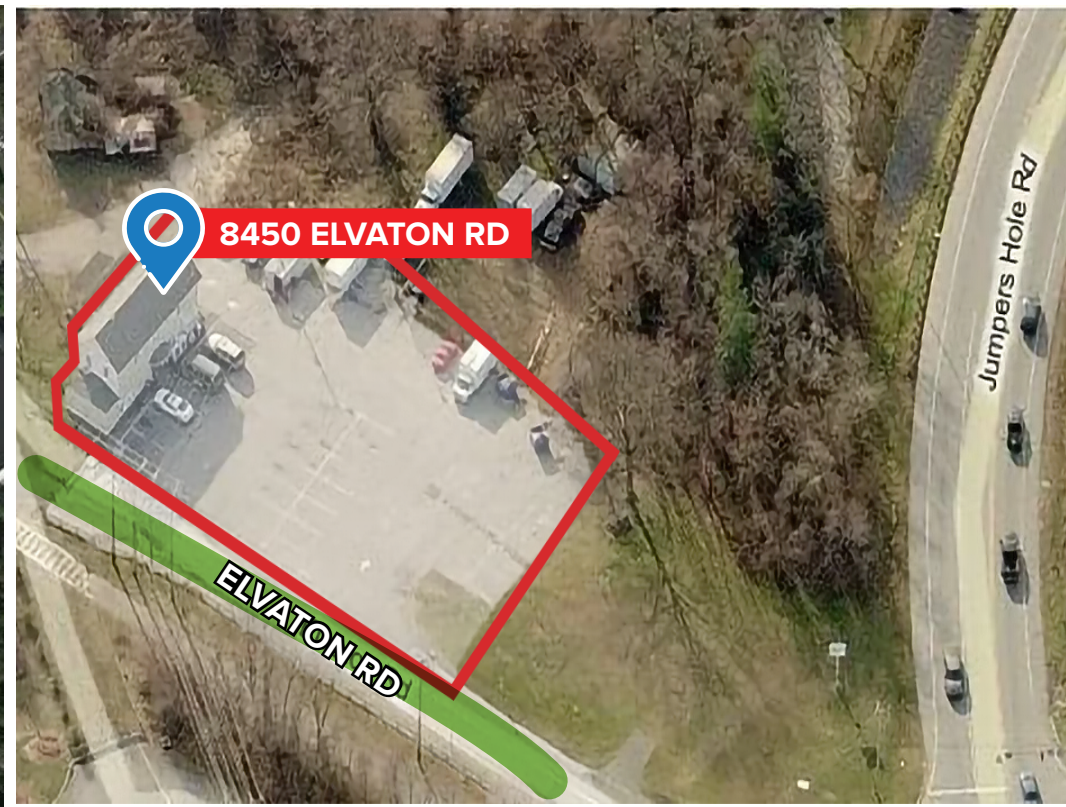
## FOR SALE

### COMMERCIAL LAND

Lot Size ----- 3.1 Acres

Sale Price ----- \$875,000

Zoning ----- Re-Zoning  
Application  
Pending (C3/C4)





McDonald's



First National Bank  
Bank of America



HomeGoods  
HomeGoods



DUNKIN'  
Dunkin'



CARRABBA'S  
ITALIAN GRILL  
Carrabba's Italian



SUBWAY  
Subway



Walmart  
Walmart



Chick-fil-A  
Chick-fil-A



IHOP  
IHOP



Panera  
BREAD  
Panera Bread



M&T Bank  
M & T Bank



SUBJECT

# DEMOGRAPHICS

Walmart Supercenter



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,082	93,843	188,212
Households	2,889	34,780	69,486
Families	1,914	23,788	48,512
Average Household Size	2.44	2.68	2.69
Owner Occupied Housing Units	1,930	24,118	53,781
Renter Occupied Housing Units	959	10,662	15,705
Median Age	40.9	38.8	40.0
Median Household Income	\$110,197	\$99,082	\$106,404
Average Household Income	\$140,428	\$137,931	\$145,869

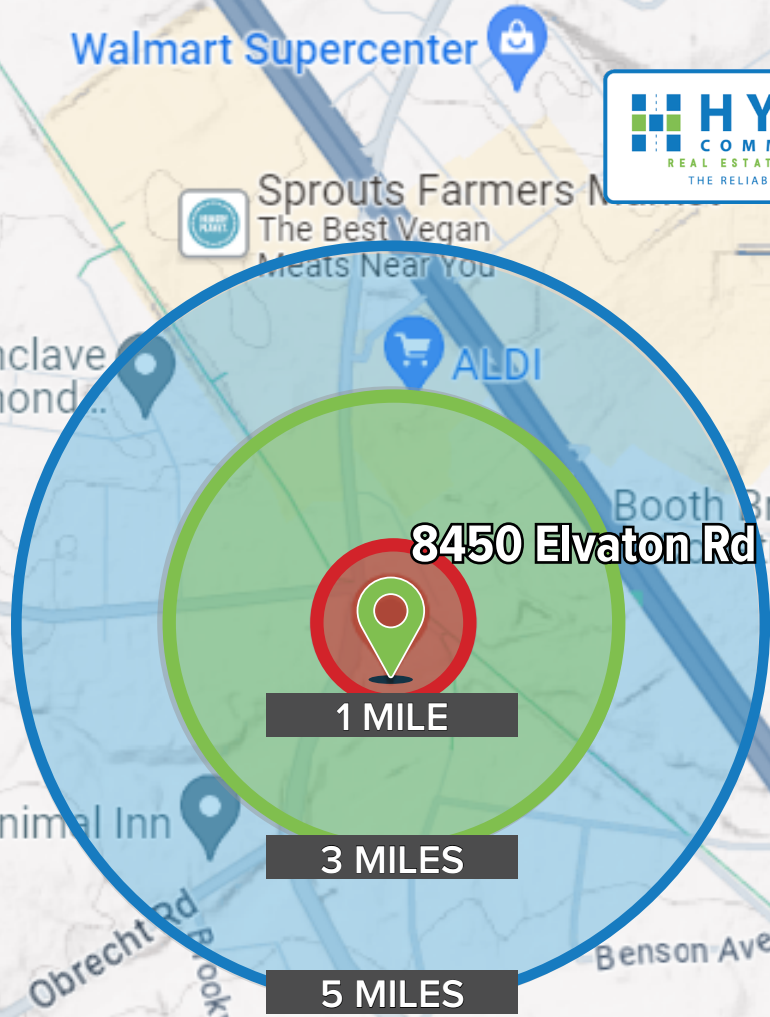
**188,212**  
Population

**2.69**  
Average HH Size

**40.0**  
Median Age

**\$106,404**  
Median HH Income

[VIEW FULL REPORT](#)



# CONTACT

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

**Dennis C. Murphy**  
410.266.1113  
dmurphy@hyattcommercial.com

**Phil Hager**  
410.794.1092  
phager@hyattcommercial.com



## REGIONAL MAP

- 46 Minutes Drive to Washington, DC
- 1 Hour 15 Minutes Drive to Baltimore

## DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes

WASHINGTON, DC  
33.1 miles

BALTIMORE  
64.4 miles

13025 TOMMY MIDDLETON LN



## CONTACT

### HYATT COMMERCIAL

410-266-1113  
2568A Riva Road, Suite 300  
Annapolis, MD 21401

William C. Steffey  
410-260-6383  
bsteffey@hyattcommercial.com

Tyler Wood  
301-643-2496  
twood@hyattcommercial.com