

SALE PRICE
\$1,495,000
(BUSINESS & REAL ESTATE)

LIQUOR STORE/GAS STATION/APARTMENT

3737 Lawson Road, Ijamsville, MD 21754



QUICK FACTS

AVAILABILITY	Sale/Lease
SPACE TYPE	Mixed Use
SALE PRICE	\$1,495,000 (Business and Real Estate)
LICENSE	Frederick County Class A (Retail BWL)



Beer, Wine, and Liquor Store with a Gas Pump



2nd Story Apartment (White Box Condition)



High Visibility Location on the Main Thoroughfare



Route 75 Between I-70 and I-270

Fitzgerald Realty Group, Inc. ("FRG"), as exclusive representative of the owner, is pleased to offer the opportunity to acquire a rare turnkey retail beer/wine/liquor store & gas station business with associated real estate. The long established business enjoys a large customer base and competitive advantage due to limited liquor license availability and high visibility location along a well travelled thoroughfare between Monrovia and Urbana. Property includes a whiteboxed apartment on the 2nd floor, ready for your custom finishes.

All information contained herein is deemed reliable, but not guaranteed.



Seamus Fitzgerald

Executive Vice President

301-787-4050

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Meagan Fitzgerald Romero

Senior Associate, Sales & Leasing

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INTERIOR

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APARTMENT

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AERIAL VIEW

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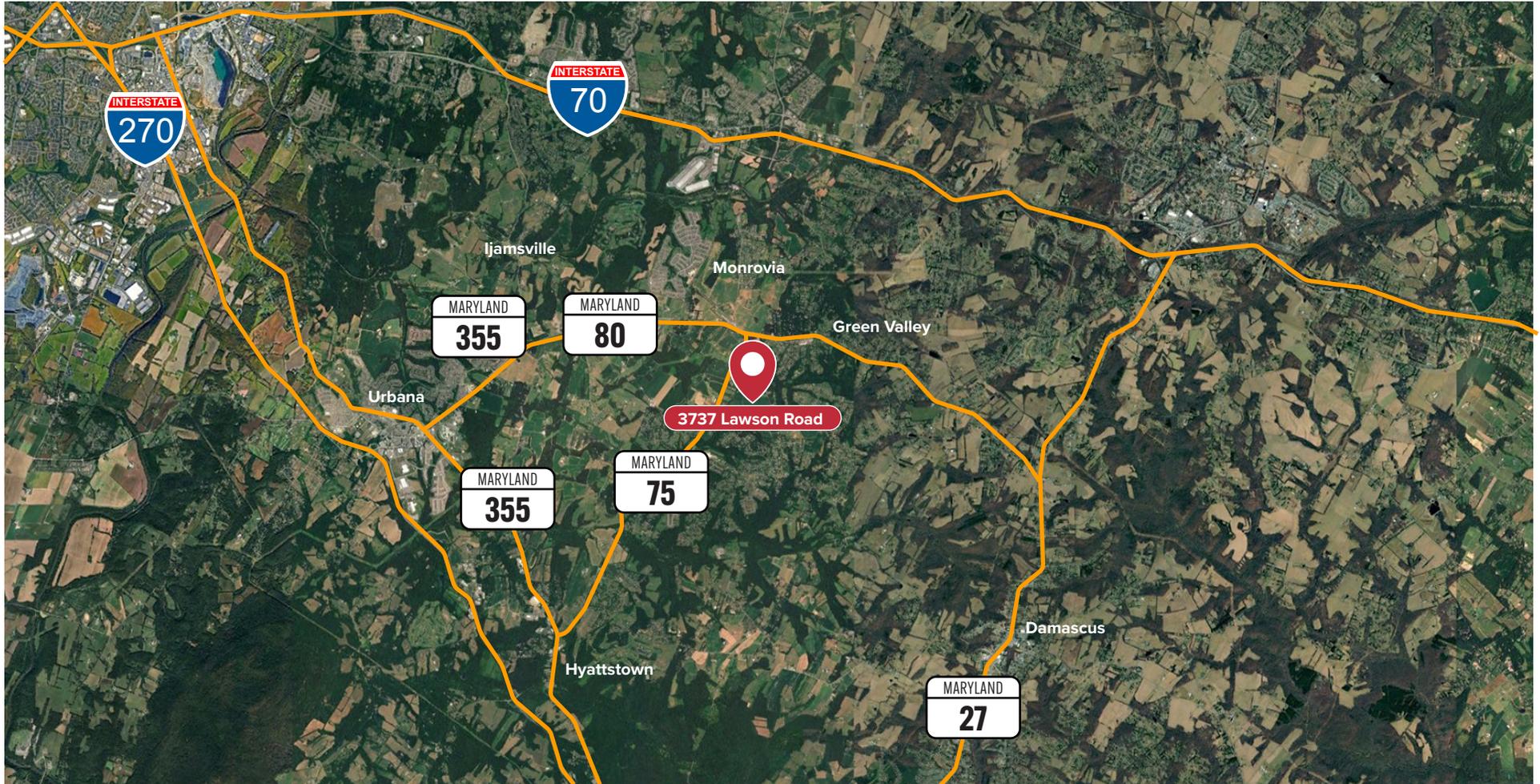
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MAP

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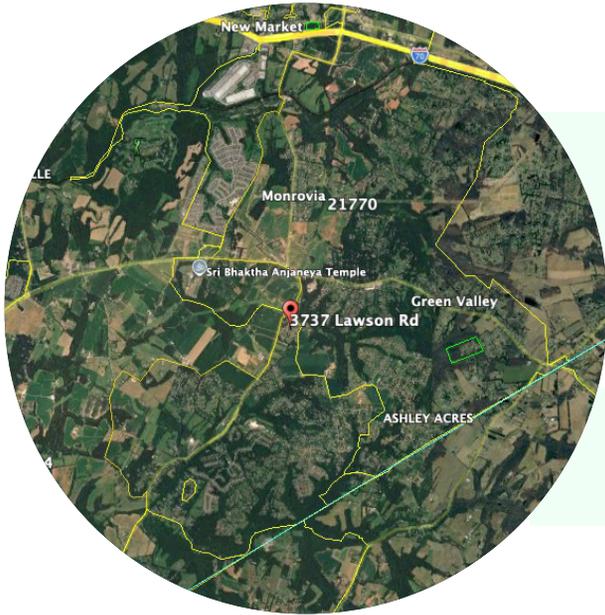
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DEMOGRAPHICS PROFILE

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KEY FACTS

POPULATION
51,113

MEDIAN AGE
39.3

HOUSEHOLDS
14,413



EDUCATION

HIGH SCHOOL
18.2%

BACHELOR'S
30.2%

GRADUATE
27.6%



INCOME

MEDIAN HHI
\$168,046

PER CAPITA INCOME
\$62,697

AVERAGE HHI (\$)
\$192,315



BUSINESS

TOTAL
BUSINESSES
1,263

TOTAL
EMPLOYEES
11,111

DAYTIME
POPULATION
39,824

FOOD SERVICE &
DRINKING PLACES
127

Ijamsville, MD
3737 Lawson Road
Radius of 5 miles
2026

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