



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

59,691 SF

AVAILABILITY

1,300 SF

0.94 Acres Pad Site

Targeting Car Washing, Fast Food,
Quick Oil Service, Medical retailers

DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMPL.

1 mile	3,742	\$83,400	1,696
3 mile	13,226	\$76,885	6,607
5 mile	30,924	\$86,506	9,151

[Click For Street View](#)



Perryville Station

5301 Pulaski Highway Perryville, MD 21903

**Retail Space for Lease/
Outparcel For Sale or Lease**



**0.94 Acres For
Sale/Lease
OUTPARCEL**



○ Sam Crowther

Direct | 571.765.4435

Cell | 410.458.8646

Email | scrowther@renaudconsulting.net

○ James O'Neill

Direct | 571.765.4435

Cell | 703.862.1277

Email | joneill@renaudconsulting.net

Food Lion anchored shopping center located at a signalized intersection with over 26,150 cars passing by the site daily.

JOIN THESE TENANTS:



Great Clips



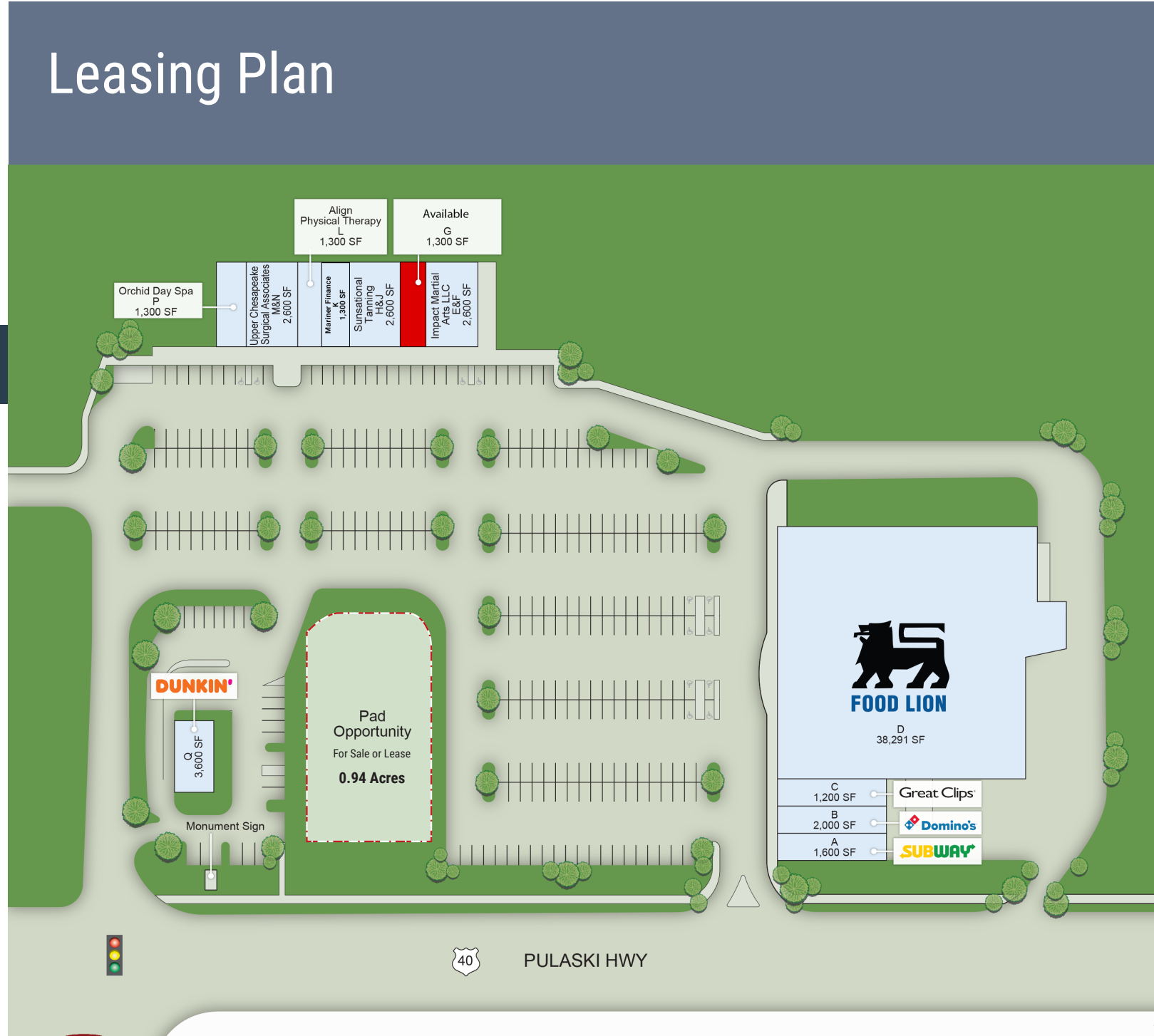
Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



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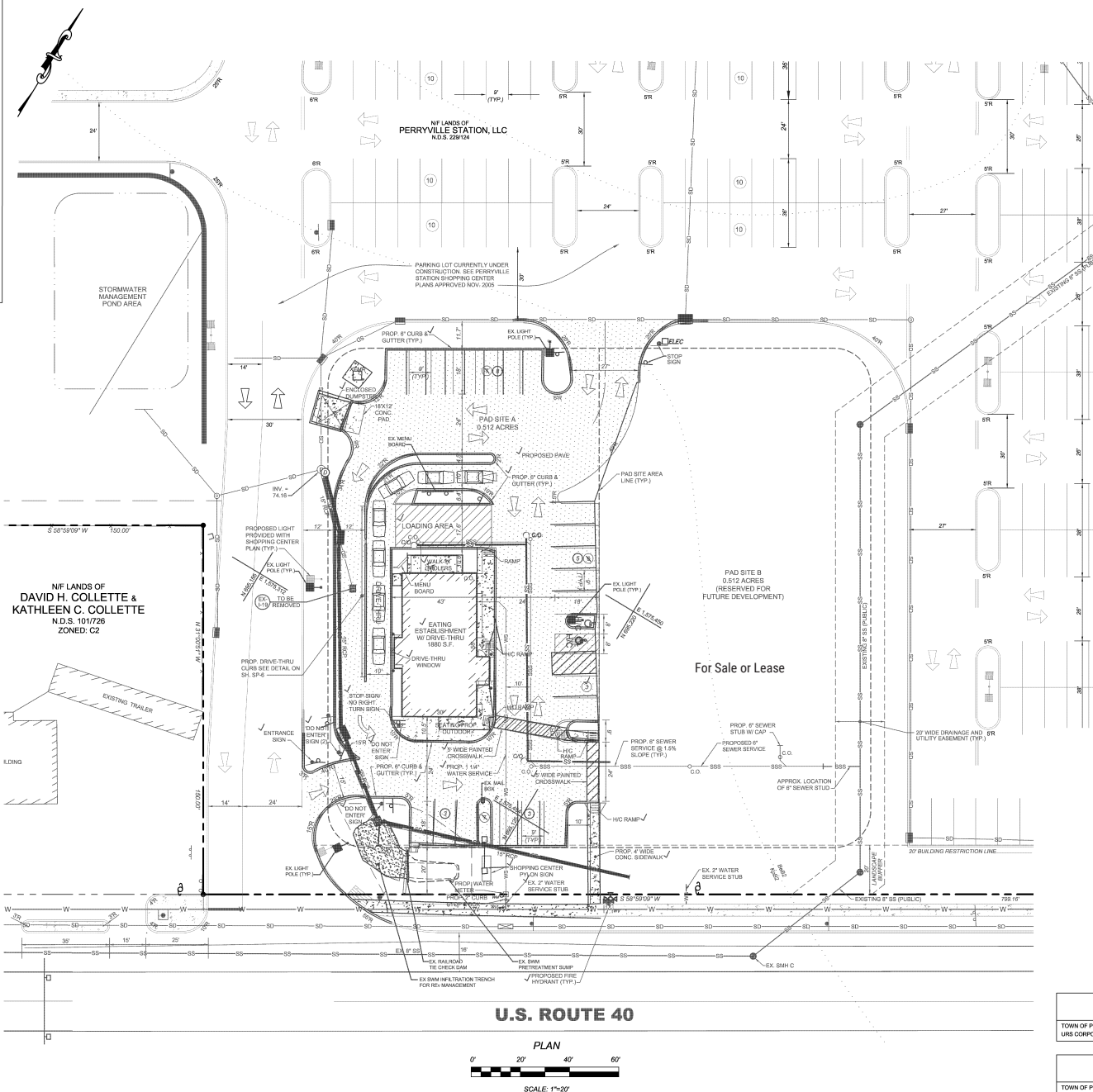
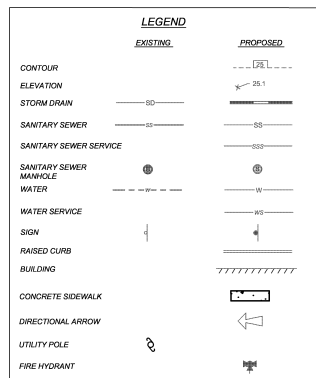
Tenants

Unit	Tenant	SF
A	Subway	1,600
B	Domino's Pizza	2,000
C	Great Clips	1,200
D	Food Lion	38,291
E-F	Impact Martial Arts LLC	2,600
G	Available	1,300
H-J	Sunsational Tanning	2,600
K	Mariner Finance	1,300
L	Align Physical Therapy	1,300
M-N	Upper Chesapeake Surgical Associates	2,600
P	Orchid Day Spa	1,300
O	Dunkin' Donuts	3,600
	Pad Opportunity	0.94 Acres
Total		59,691



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Site Plan



Site Plan Notes

2. Tax Map 800, Parcel 542
3. Total Area = 168.8 acres ±
4. Total site area = 11.02 acres ±
5. Zone: C-2 Highway Commercial
6. Planning Commission Recommendation: approval of approved shopping center
7. Proposed Use: Retail Underdevelopment of existing approved shopping center
8. Proposed Use: Retail U.S. 2880 S.E. existing entertainment with drive-thru
9. Access: 1/2 mile to Highway 200
10. Roadway: 20' Right of Way, Slope = 10'
11. Maximum Building Height = 40'
12. Front Setback = 30' (20' for drive-thru)
13. Food Store = 38,291 S.F.
14. Retail = 11,300 S.F.
15. Office = 17,971 S.F.
16. Total = 87,562 S.F.
17. Estimated Land Use (Shopping Center): Proposed 7.80 ac ± = 47.4%
18. Parking Required For Retail Site
19. 1 parking space per 100 sq. ft. = 875 parking spaces
20. plus 1 space per 2 employees (6) = 15 spaces
21. Total = 890 parking spaces (875 + 15) = 890-272 spaces (includes 1 HC)
22. Reference: DNR 12. 239214
23. Planning Commission Recommendation: approval of approved shopping center
24. Vertical Datum is USGS
25. Survey: Survey of Perryville, Survey by McDowell, Inc. in March 2004
26. Proposed water usage and sewage flow for pad site:
27. 1.0 gallon per sq. ft. per day
28. 1.0 sewer pipe per acre
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ASBUILT PLAN - OCT. 2009

FINAL SITE PLAN

PERRYVILLE STATION
TOWN OF PERRYVILLE
SEVENTH ELECTION DISTRICT, CECIL COUNTY, MARYLAND
FOR: PERRYVILLE STATION, L.L.C.

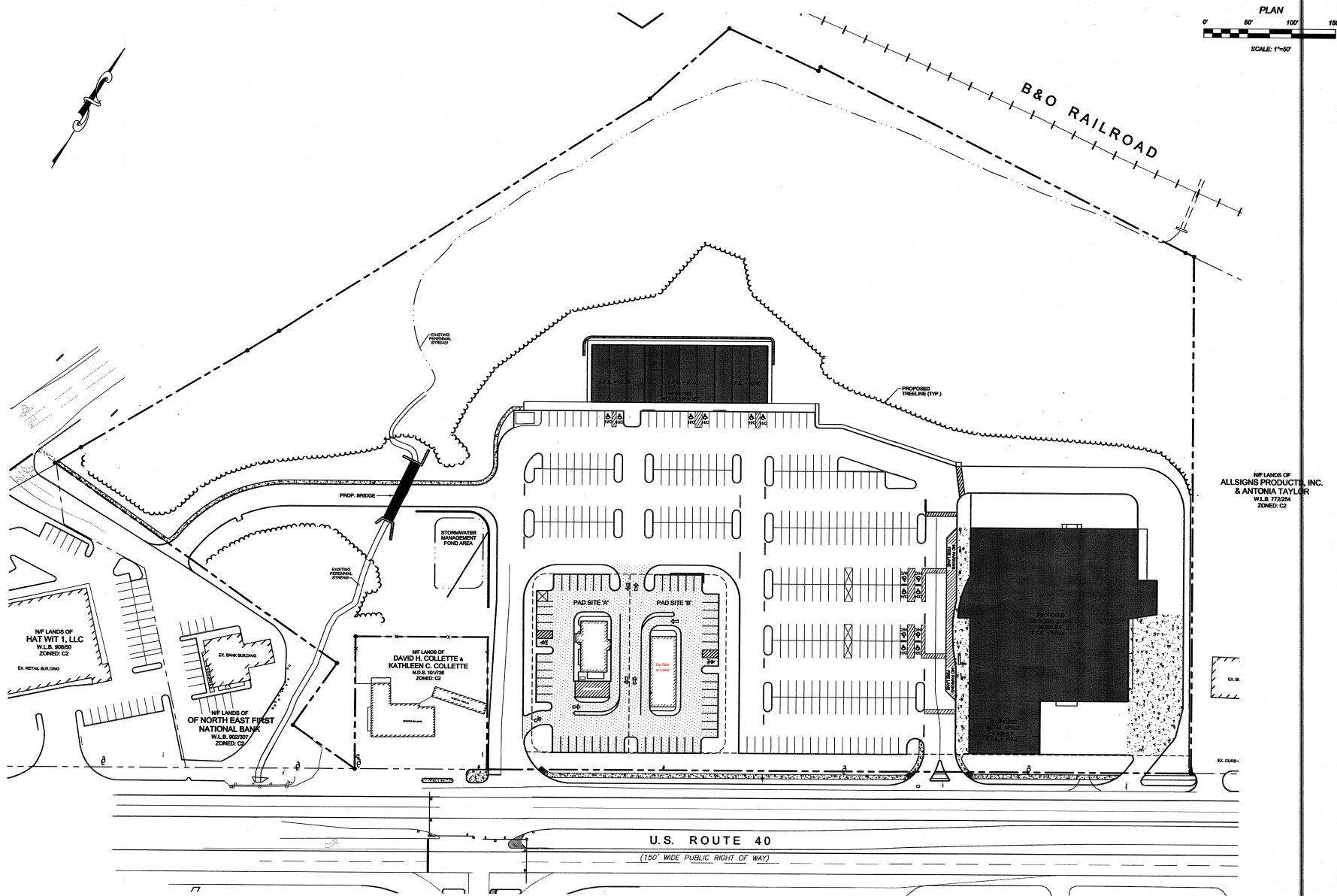
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Site Plan

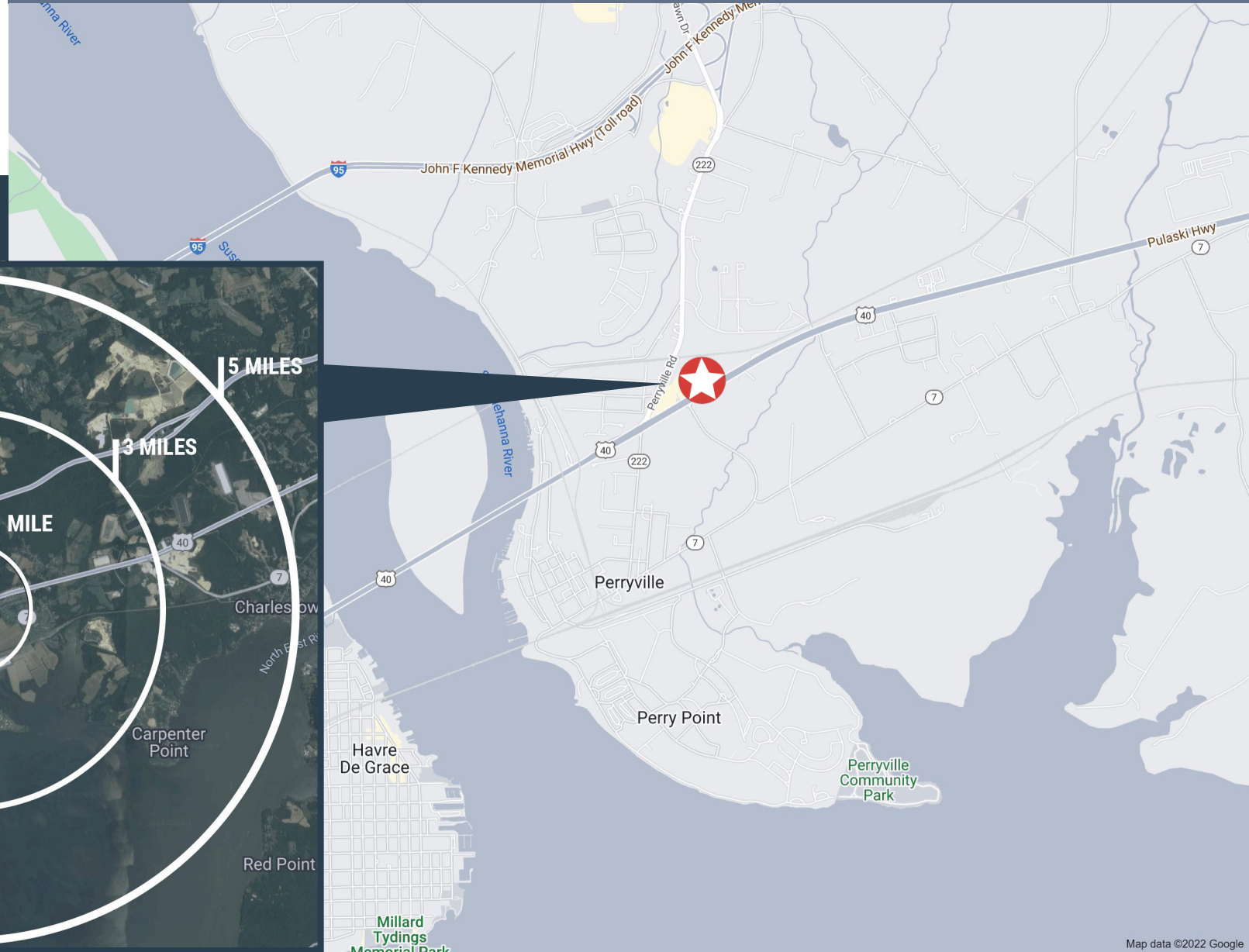


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MACCRONE Engineering • Environmental Sciences Construction Services • Land Planning & Surveying ANAPOLIS • CENTREVILLE • COKE • ELKTON • SALESBURY 1400 W. MAIN STREET, SUITE 101 (410) 386-1850 FAX (410) 386-2845 WWW.MACCRONE-INC.COM © Copyright 2006 MacCrone, Inc.																			
DATE: DEC 08 JOB NUMBER: 080007 SCALE: 1"=50' DRAWN BY: M. LLOYD DESIGNED BY: APPROVED BY: FOLDER REFERENCE: 208	SHOPPING CENTER LAYOUT PLAN PERRYVILLE STATION TOWN OF PERRYVILLE SEVENTH ELECTION DISTRICT, CECIL COUNTY, MARYLAND P.O. BOX 1000, PERRYVILLE, MD 21557																		
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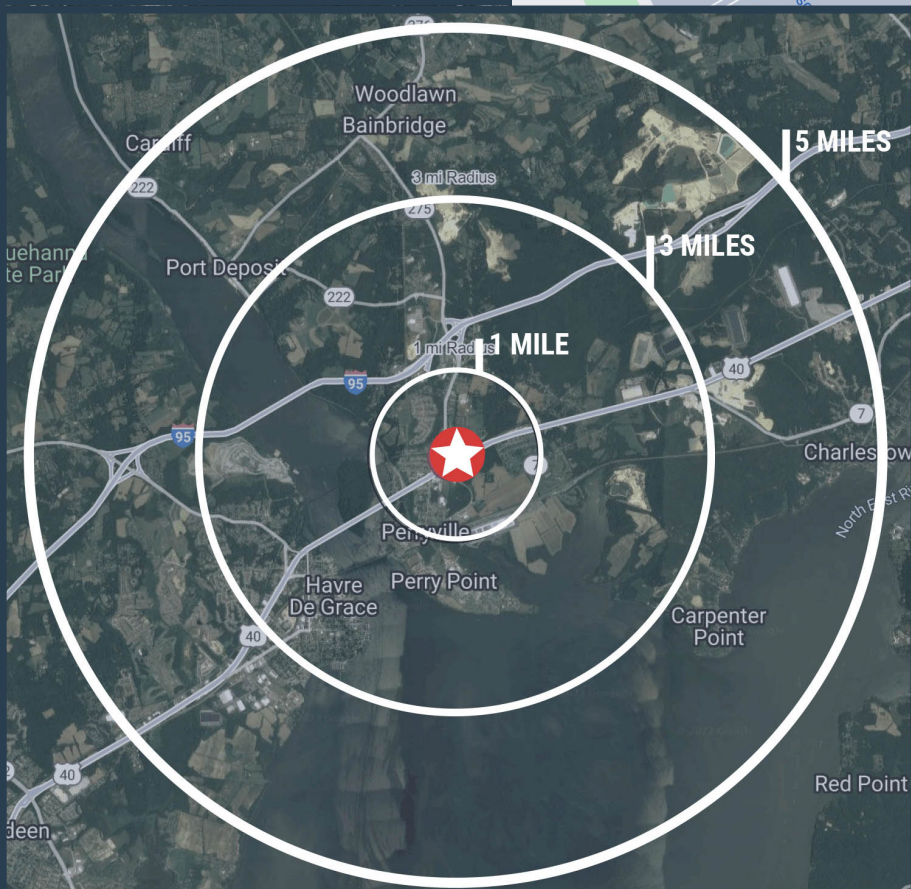


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Location Map



Radius Map



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In The Area

NEARBY RETAILERS

Dollar Tree
Papa John's
H&R Block
Jackson Hewitt
CVS Pharmacy
Subway
Dollar General
Exxon
Denny's
Days Inn
Walgreens
Royal Farms
Food Lion
Domino's
Dunkin' Donuts
Great Clips

Competitive Map



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