



# LOT FOR SALE/GROUND LEASE BUILD TO SUIT OPPORTUNITY

Corner of N. Rolling Road and Dogwood Road



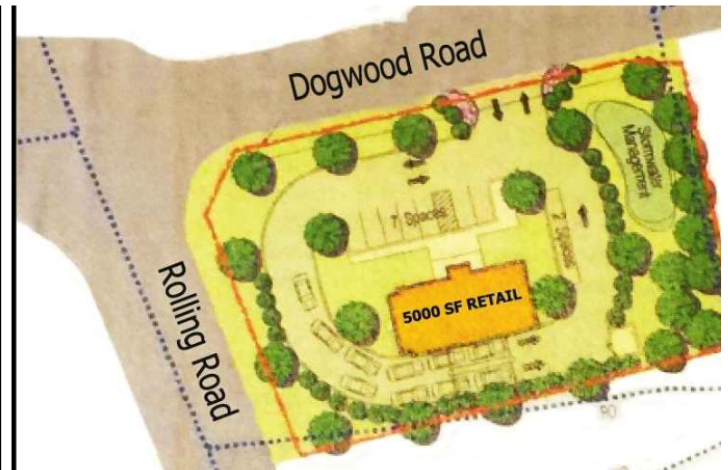
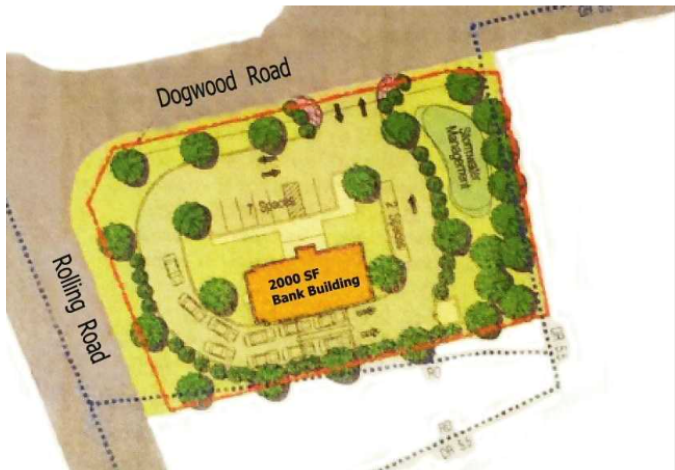
## PROPERTY HIGHLIGHTS

- ✓ .07 ACRE UNDEVELOPED PARCEL
- ✓ 140 FEET OF FRONTAGE ON N. ROLLING AND 225 FEET ON DOGWOOD ROAD.
- ✓ TRAFFIC COUNT VPD 56,000+
- ✓ BL ZONING - ALLOWS FOR A WIDE VARIETY OF RETAIL, COMMERCIAL AND GENERAL BUSINESS USE.



# LOT FOR SALE/GROUND LEASE

ROLLING ROAD



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$850,000
<b>LEASE RATE:</b>	Upon request
<b>LEASE TERM:</b>	10+ Years
<b>TAXES:</b>	\$4,813
<b>LOT SIZE:</b>	30,484 SF (.7 AC)
<b>ACCESS:</b>	Dogwood and Rolling Rd
<b>ZONING:</b>	BL
<b>TRAFFIC COUNT:</b>	56,000 +
<b>APN:</b>	04010111001850

## PROPERTY HIGHLIGHTS

- 07-acre undeveloped parcel in total, Walgreens Pharmacy and Dogwood Station Shopping Center located immediately across from property.
- Built To Suit opportunity.
- 140 feet of frontage on N. Rolling and 225 feet on Dogwood Road.
- BL Zoning - allows for a wide variety of retail, commercial and general business use.
- Located at signalized intersection with great frontage exposure.
- All public utilities including water, sewer, natural gas, electricity, telephone and cable service located at property.
- Less than a mile north of Security Boulevard via Rolling Road.



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# PROPERTY PHOTOS

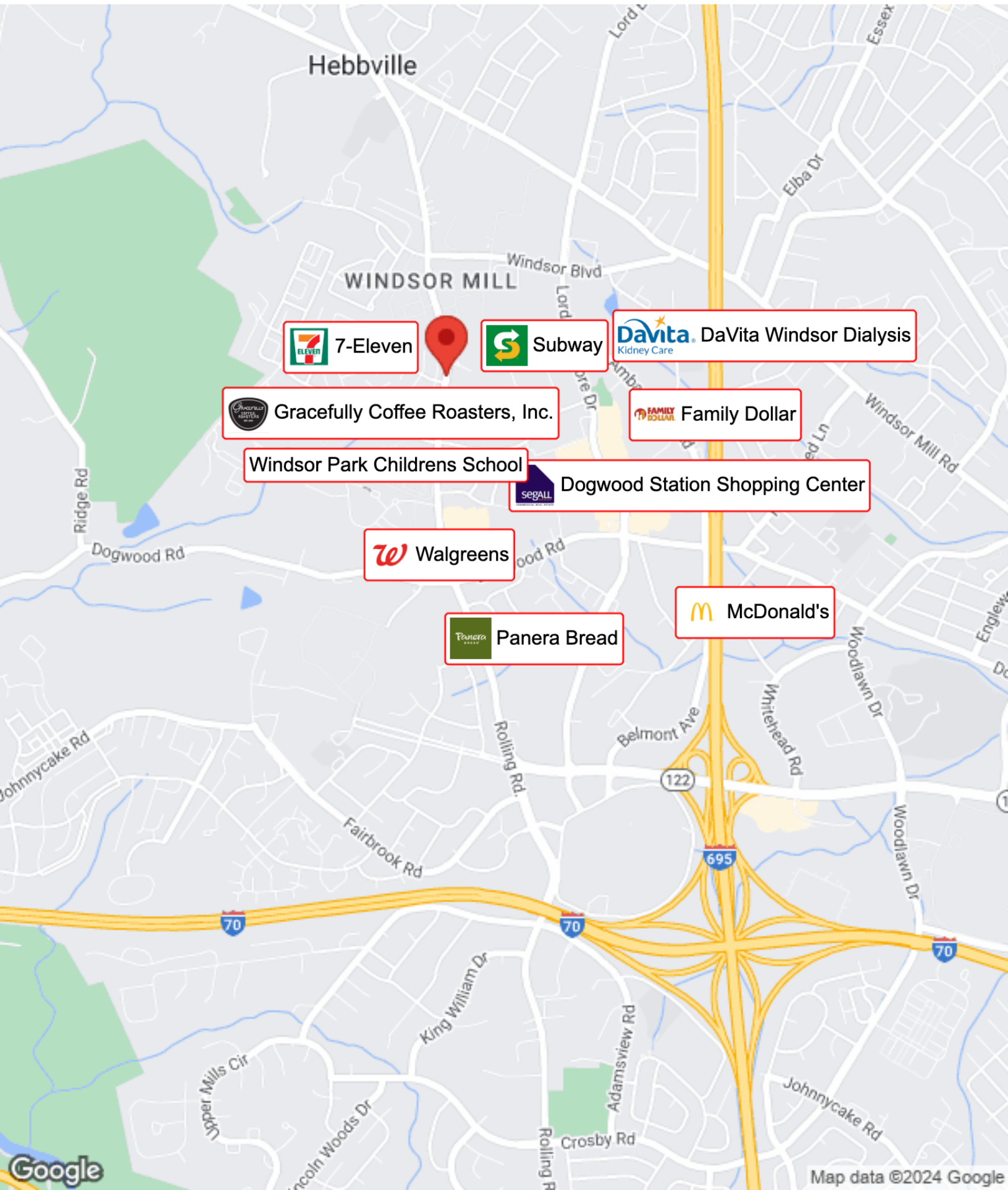
Corner of N. Rolling Road and Dogwood Road






# BUSINESS MAP

## ROLLING ROAD



**DaVita** DaVita Windsor Dialysis  
Kidney Care


 Gracefully Coffee Roasters, Inc.


 Family Dollar

Windsor Park Childrens School

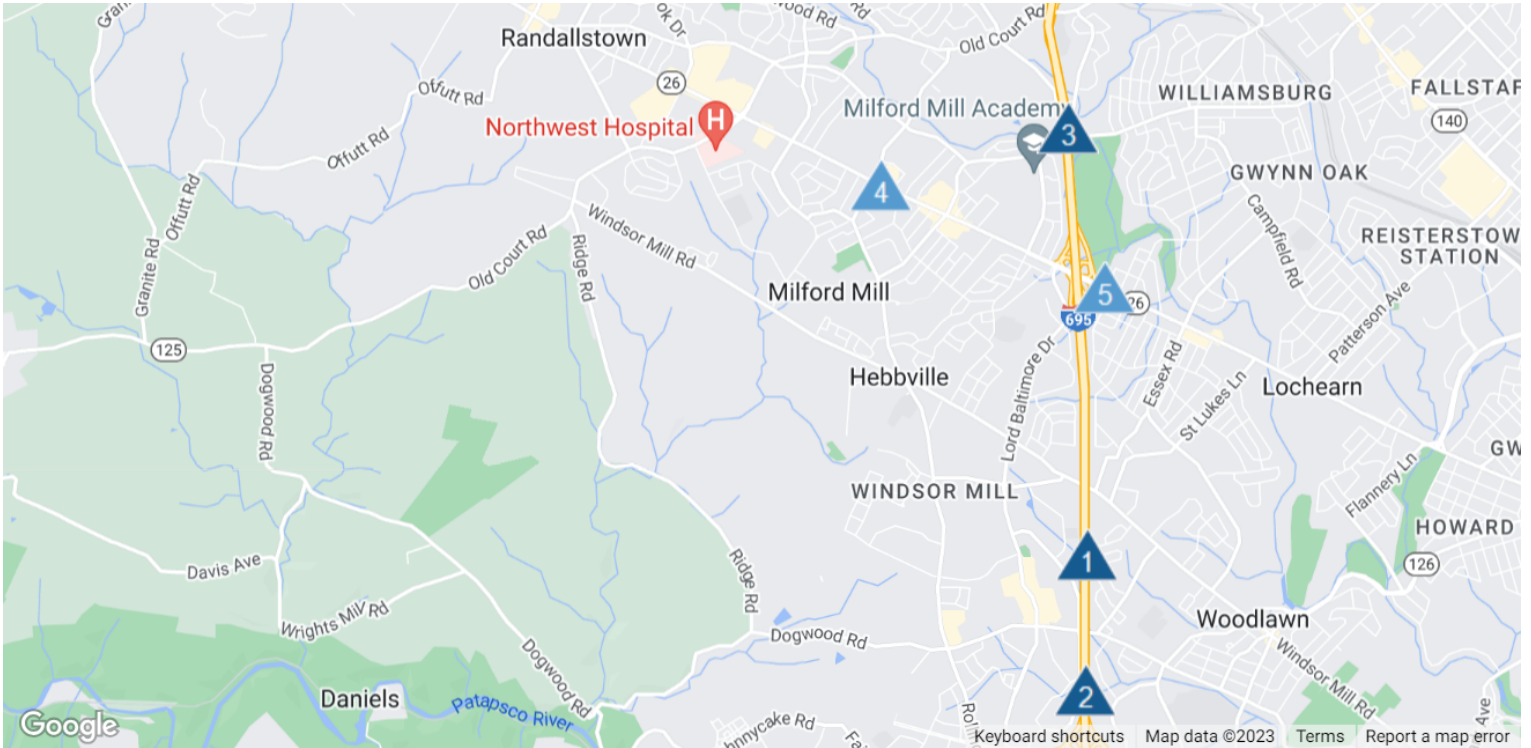
 Dogwood Station Shopping Center

 Walgreens

 McDonald's

 Panera Bread

# Traffic Counts



Daily Traffic Counts:   
▲ Up 6,000 / day   
▲ 6,001 – 15,000   
▲ 15,001 – 30,000   
▲ 30,001 – 50,000   
▲ 50,001 – 100,000   
▲ Over 100,000 / day

**1**  
**204,315**

2022 Est. daily traffic counts

Street: **Baltimore Beltway**  
 Cross: **Dogwood Rd**  
 Cross Dir: **S**  
 Dist: **0.01 miles**

Historical counts

Year	Count	Type
2017	▲ 204,070	AADT

**2**  
**203,512**

2022 Est. daily traffic counts

Street: **I- 695**  
 Cross: **Dogwood Rd**  
 Cross Dir: **N**  
 Dist: **0.31 miles**

Historical counts

Year	Count	Type
2018	▲ 202,851	AADT
2012	▲ 202,810	AADT
2011	▲ 202,041	AADT
2010	▲ 201,840	AADT
2009	▲ 203,902	AADT

**3**  
**188,375**

2022 Est. daily traffic counts

Street: **I- 695**  
 Cross: **Milford Mill Rd**  
 Cross Dir: **S**  
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2017	▲ 189,716	AADT
2012	▲ 187,617	AADT
2011	▲ 186,731	AADT
2010	▲ 189,161	AADT

**4**  
**56,032**

2022 Est. daily traffic counts

Street: **Liberty Rd**  
 Cross: **N Rolling Rd**  
 Cross Dir: **NW**  
 Dist: **0.04 miles**

Historical counts

Year	Count	Type
2012	▲ 56,350	AADT
2002	▲ 56,350	AADT
2001	▲ 54,675	AADT
2000	▲ 42,625	AADT
1994	▲ 41,875	ADT

**5**  
**50,794**

2022 Est. daily traffic counts

Street: **Liberty Rd**  
 Cross: **Durley Ln**  
 Cross Dir: **SE**  
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2018	▲ 5,830	AADT
2012	▲ 48,352	AADT
2011	▲ 48,741	AADT
2010	▲ 48,550	AADT
2009	▲ 46,342	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

# HELEN DELLHEIM

MANAGING DIRECTOR



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