

FOR SALE

877 MD Rt 3 North, Gambrills, MD 21054



Retail Pad Site
3.6 Acres

William Steffey, CRE, CCIM
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LOCATION DESCRIPTION

Northbound side of MD Rt 3 in Gambrills, MD just north of Main Street
@Waugh Chapel retail site.

PROPERTY HIGHLIGHTS

- High traffic and exposure
- Proposed Rt 3 direct access and to Main St @ Waugh Chapel
- Zoned C1
- Uses: Retail, Office, Condo or Apartments
- High growth market near major retail

OFFERING

FOR SALE

RETAIL

PRICE: \$1,000,000

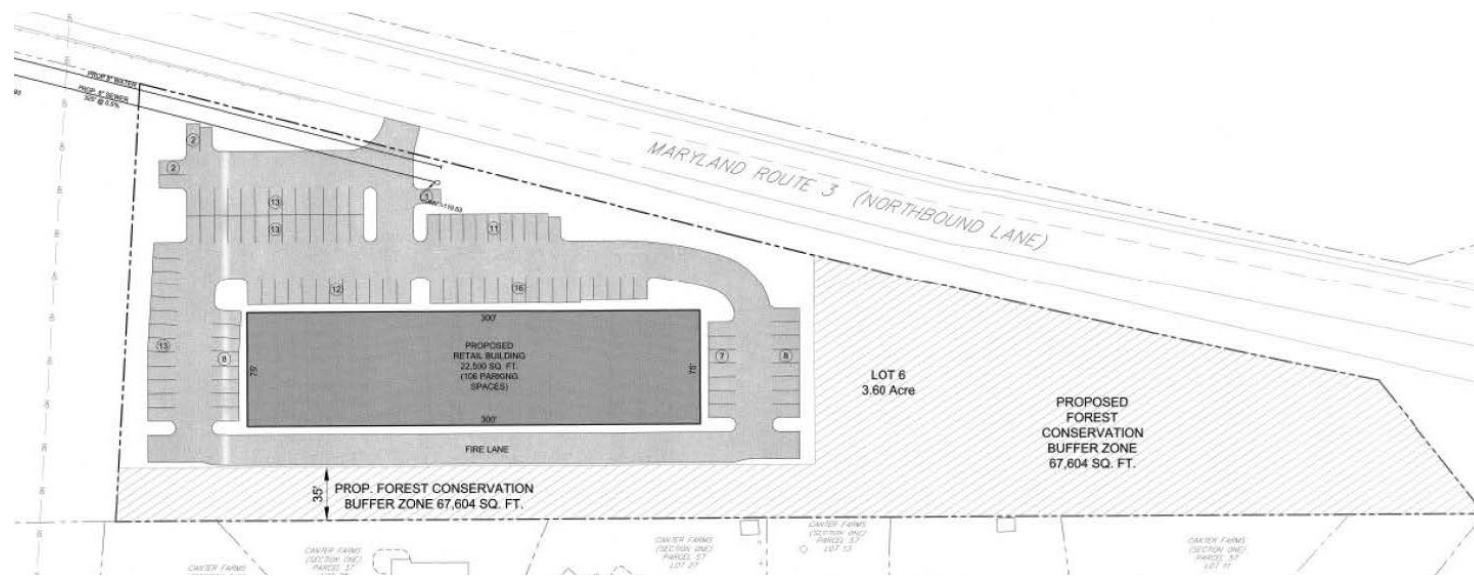
Lot Size ----- +/-3.6 Acres



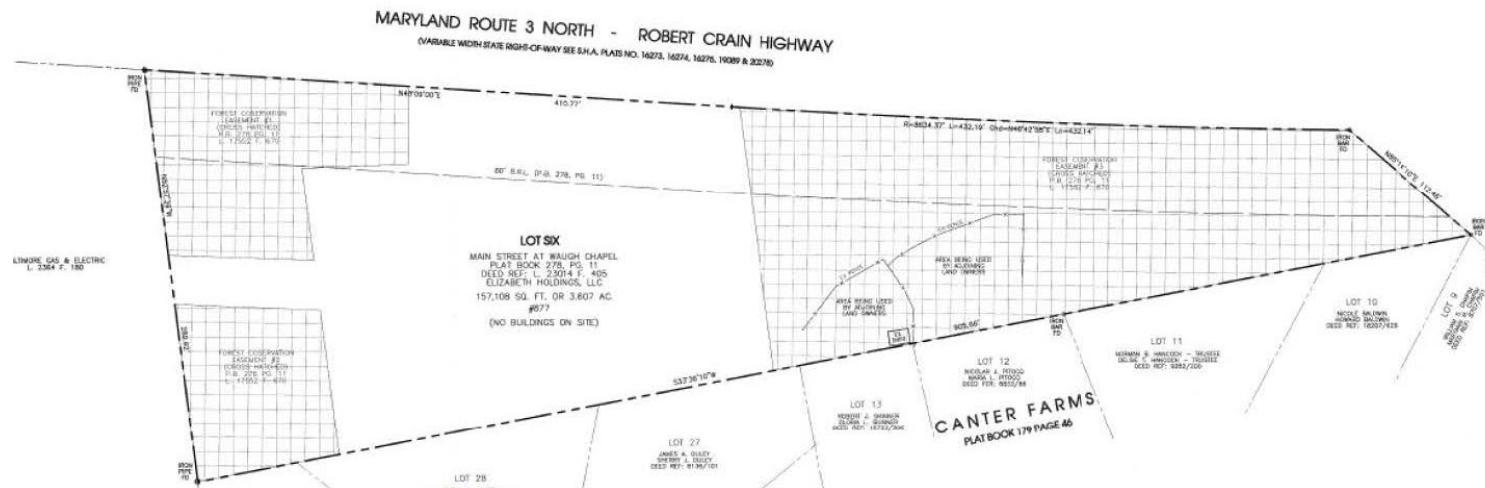
RETAIL CONCEPT AND SURVEY



RETAIL CONCEPT



SURVEY - PROPOSED BUILDING AREA





Baltimore
Washington
International Airport
30-minute drive

WAUGH CHAPEL RD

CRAIN HWY

Villages @ Waugh Chapel

MOD PIZZA
Marshalls
SAFEWAY
HomeGoods
Walgreens
CHIPOTLE

Waugh Chapel Towne Centre

TARGET
petco
Wegmans
verizon
DICK'S
BED BATH & BEYOND
SPORTING GOODS

Washington DC
46-minute drive

▲ N

CRAIN HWY

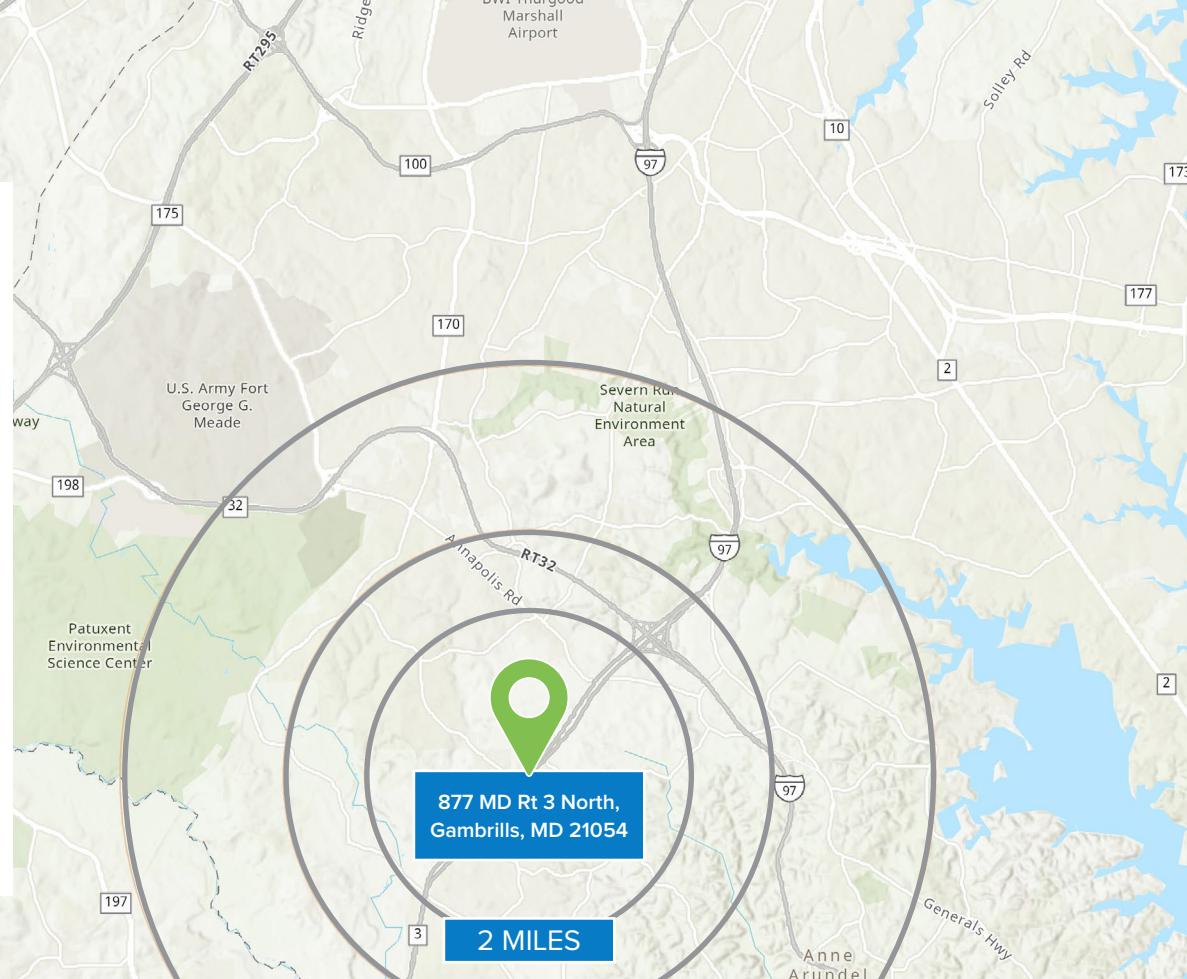


SUBJECT



HYATT
COMMERCIAL
REAL ESTATE BROKER
THE RELIABLE GROUP

2022 SUMMARY	2 Miles	3 Miles	5 Miles
Population	26,556	53,192	98,564
Households	9,533	19,340	36,663
Families	6,688	13,164	25,030
Average Household Size	2.78	2.73	2.66
Owner Occupied Housing Units	7,783	15,170	28,322
Renter Occupied Housing Units	1,750	4,170	8,341
Median Age	38.7	39.1	39.5
Median Household Income	\$127,660	\$120,860	\$119,280
Average Household Income	\$173,613	\$167,301	\$167,431



CONTACT

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