

FOR SALE

877 MD Rt 3 North, Gambrills, MD 21054



ST. STEPHENS CHURCH RD

CRAIN HWY

CRAIN HWY



SUBJECT



Retail Pad Site
3.6 Acres

William Steffey, CRE, CCIM
443-332-6383
bsteffey@hyattcommercial.com

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

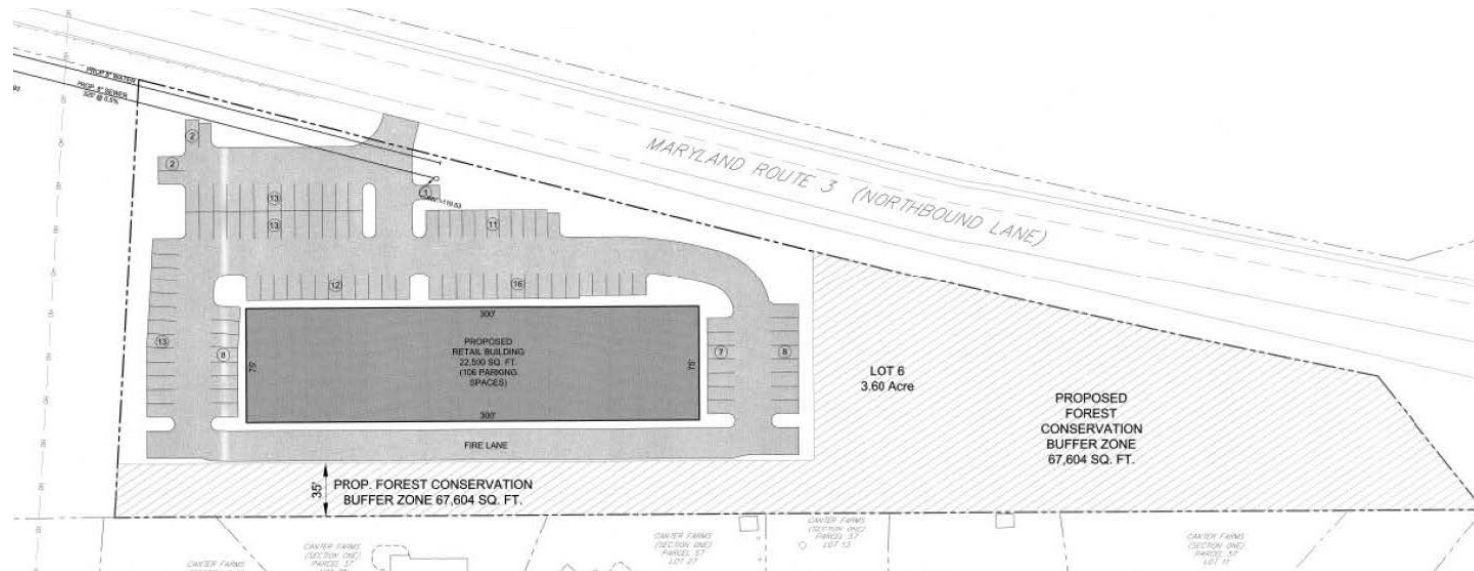
FOR SALE

RETAIL

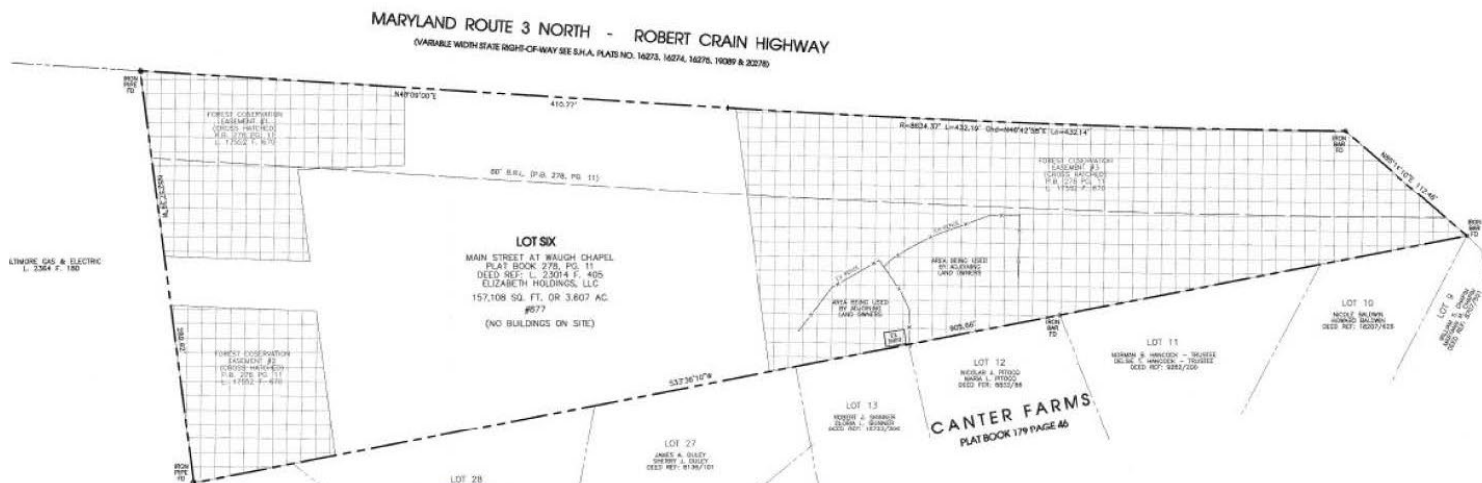
PRICE: \$1,000,000

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

RETAIL CONCEPT



SURVEY - PROPOSED BUILDING AREA



Baltimore
Washington
International Airport
30-minute drive

CRAIN HWY

WAUGH CHAPEL RD



SUBJECT

Villages @ Waugh Chapel

MOD PIZZA

Marshall's

HomeGoods

SAFEWAY

CHIPOTLE

Walgreens



Waugh Chapel Towne Centre

TARGET

petco

Wegmans

verizon

BED BATH & BEYOND

DICK'S SPORTING GOODS

Washington DC
46-minute drive

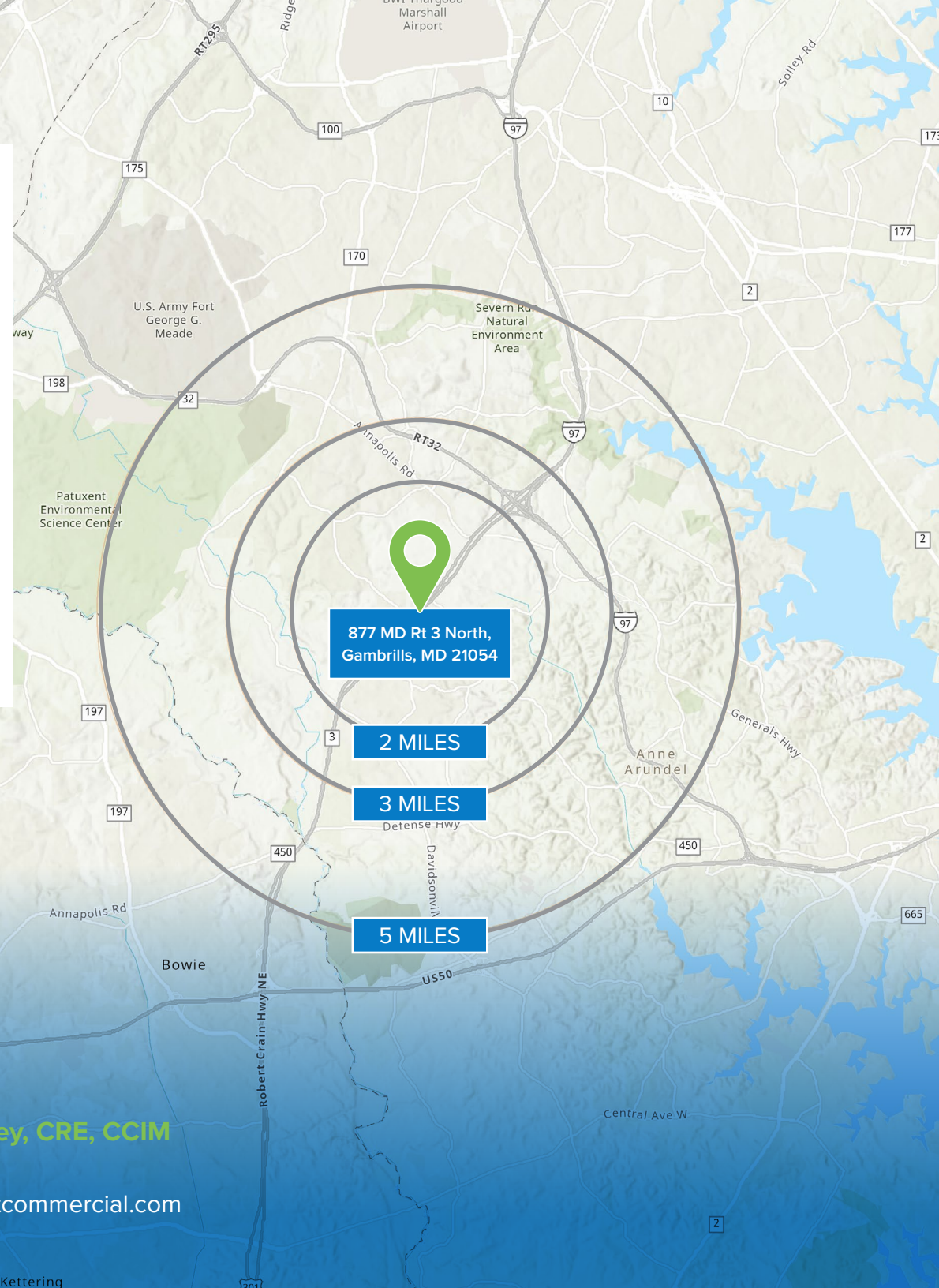


CRAIN HWY

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

HYATT COMMERCIAL

410-266-8800

2568A Riva Rd., Annapolis, MD 21401

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