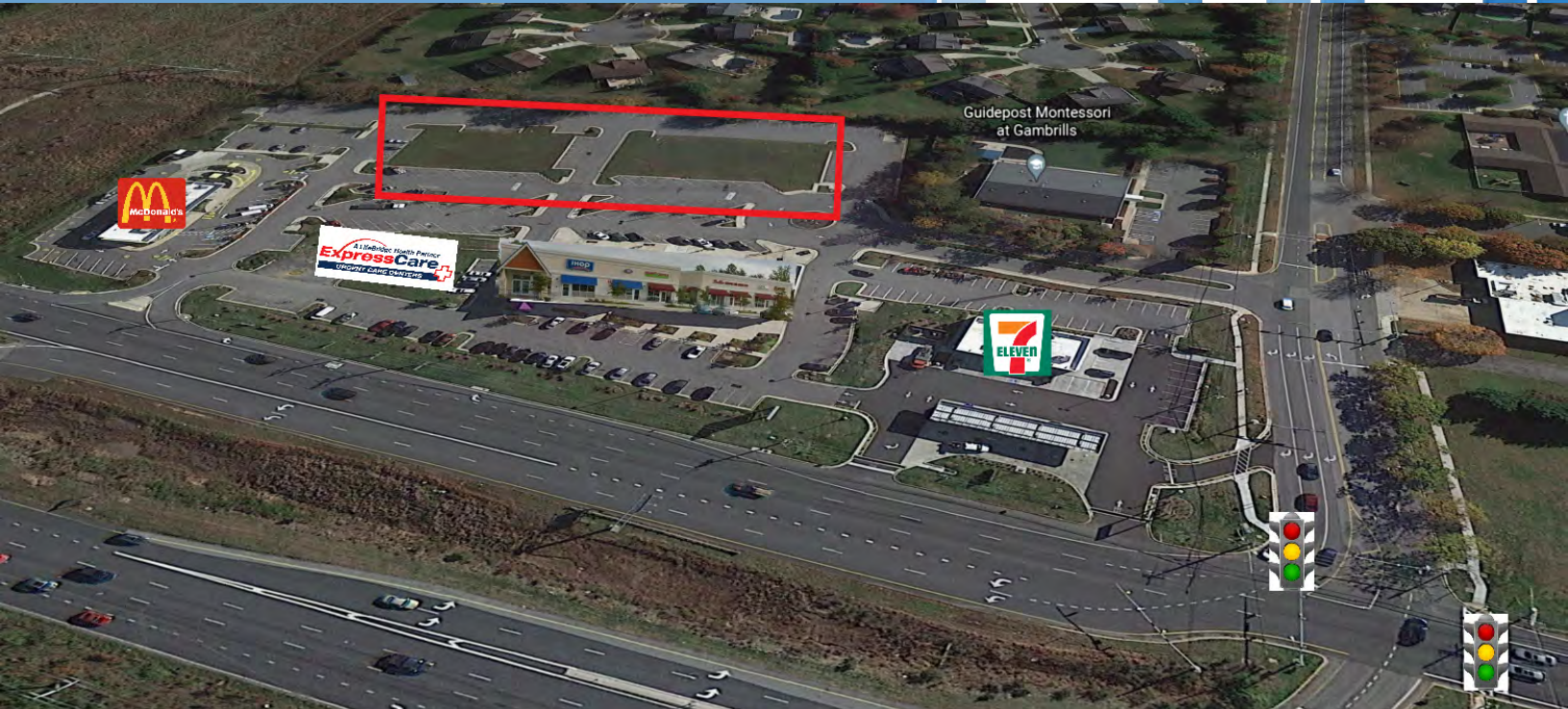


RETAIL LOTS FOR DEVELOPMENT



Main Street At Waugh Chapel

883 MD RT. 3 North, Gambrills, MD 21054

Location Description

Corner location with over 74,000 VPD, Main Street at Waugh Chapel mixed-use retail center including IHOP, McDonalds, 7-11, and Lifebridge ExpressCare.

Property Highlights

- 1 +/- acres, C1 zoning (retail, restaurant, office)
- Finished site! Fully graded, utilities, curb gutter, paved, parking.
- Lot 1A- approved for ±12,000 SF retail strip
- Lot 1B- approved for ±8000 SF restaurant pad (can be retail)
- Rt. 3- 74,000 ADT
- High Income market



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MAIN STREET AT WAUGH CHAPEL

883 MD RT. 3 NORTH
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ADDITIONAL PHOTOS



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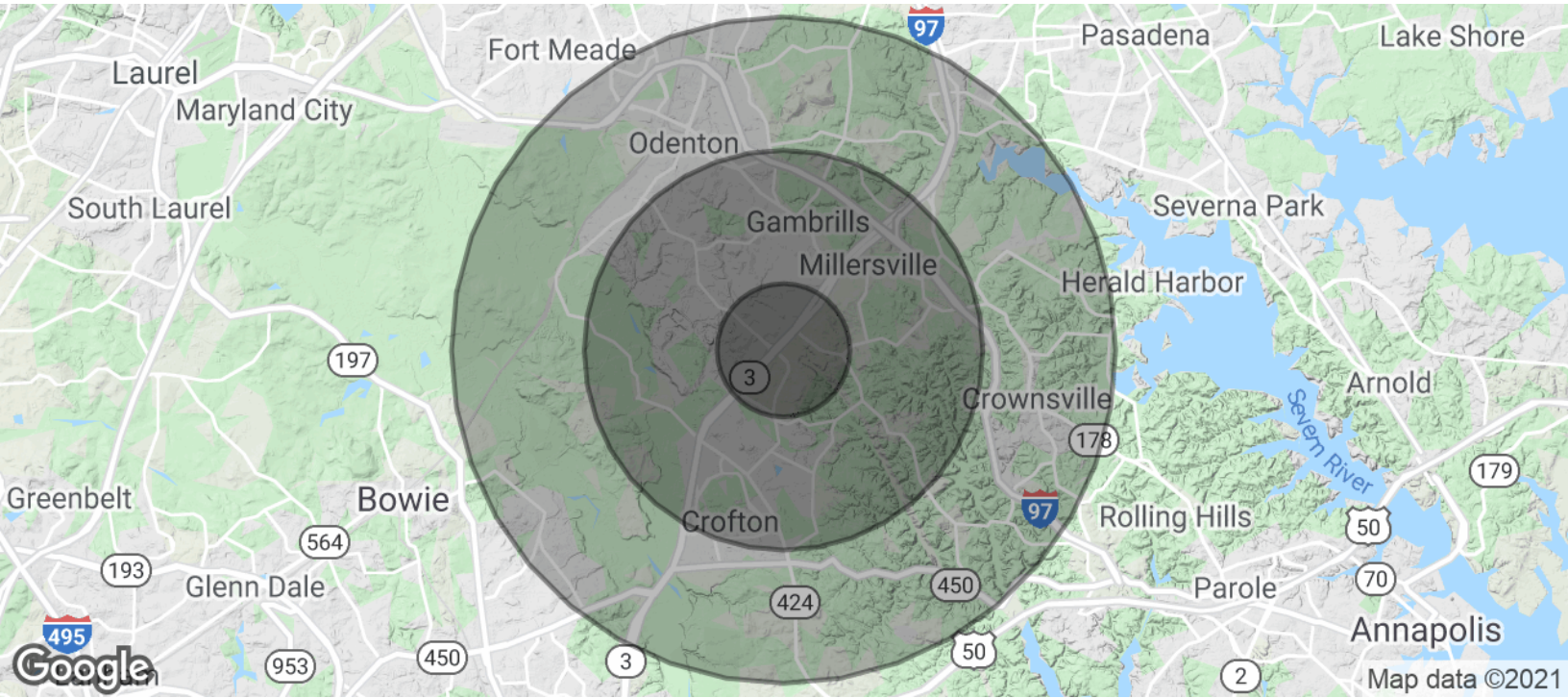
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MAIN STREET AT WAUGH CHAPEL

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,502	46,063	91,221
Average age	34.0	35.7	37.4
Average age (Male)	34.0	35.7	37.0
Average age (Female)	34.0	35.5	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,759	17,024	34,425
# of persons per HH	2.7	2.7	2.6
Average HH income	\$108,921	\$109,571	\$113,023
Average house value	\$425,585	\$432,754	\$440,855

* Demographic data derived from 2010 US Census

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