

# FOR SALE / LEASE - DAYCARE

6661 WASHINGTON BLVD, ELKRIDGE, MD 21075



New Retail / Residential

PROP. PLAYGROUND  
6,200 S.F. MIN.

PROP. LIGHT BRIDGE  
ACADEMY  
TWO-STORY  
18,000 S.F.  
(6,200 S.F. EXTERIOR)

PARCEL A'  
AREA = 6653 S.F.  
OR 1.00 ACRES



Land/ Daycare - Approved with Permits

John Sindler  
410.260.6538  
jsindler@hyattcommercial.com

# PROPERTY DESCRIPTION

Approved for Daycare – 8,000 SF- 12,000 SF.  
± 1.5 acre lot  
Grading underway.  
Start construction in 2025.

# HIGHLIGHTS

- Excellent Washington Blvd (Route 1) frontage
- Build to suit possible
- Ideal owner occupied building
- Approved for Daycare – 8,000 SF- 12,000 SF.
- Adjacent property to be 360 New Residential units and 2 Retail pads.
- Ideal coffee/ restaurant location.

# OFFERING

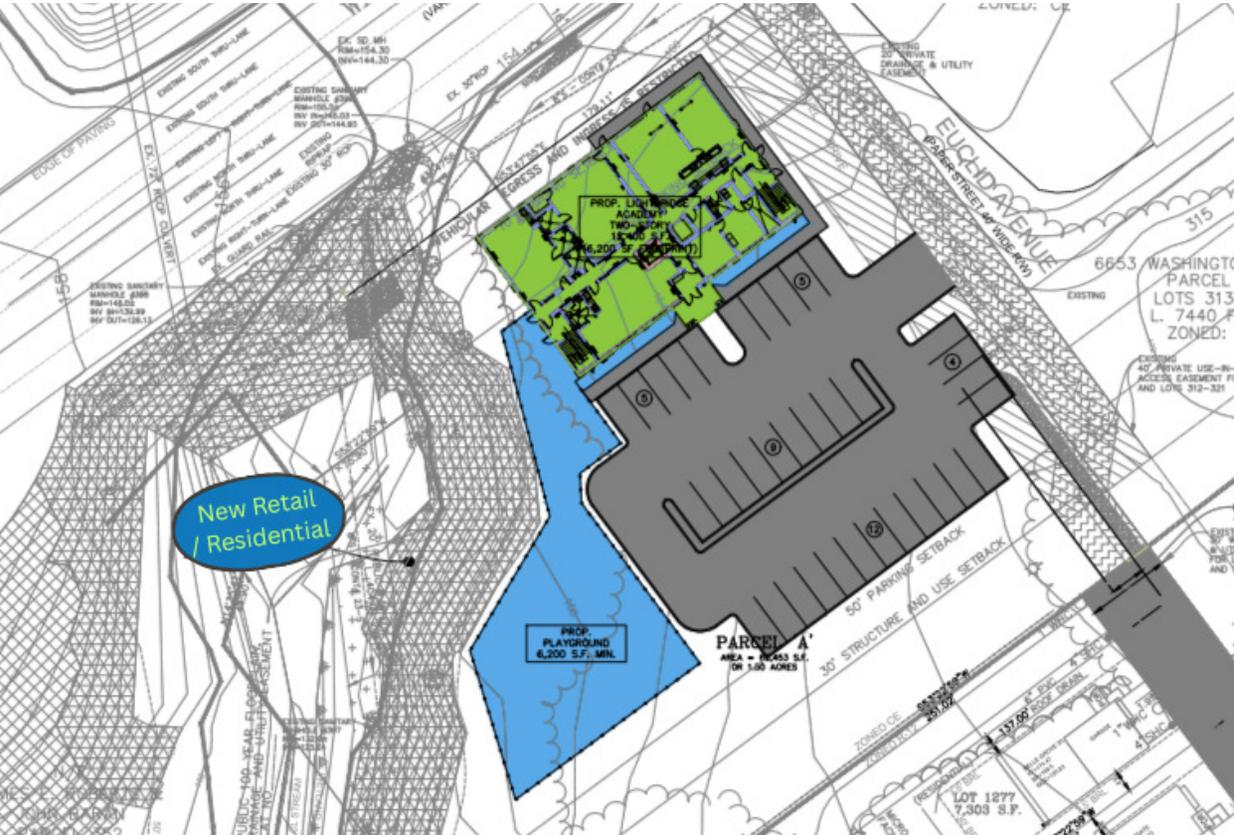


# FOR SALE / LEASE

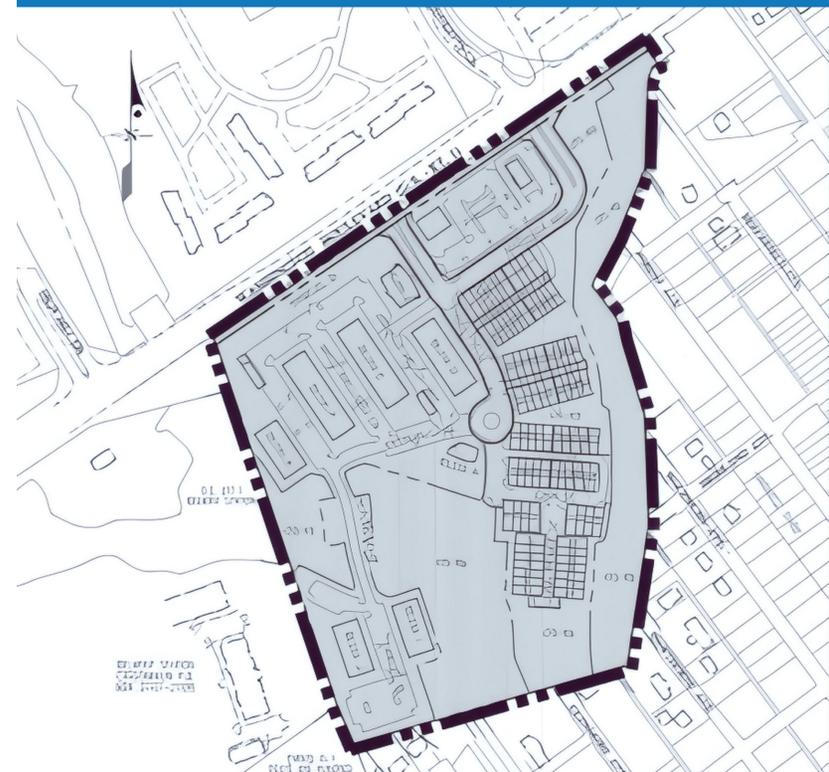
## LAND / DAYCARE

Price Subject To Offer / Negotiable

SPACES	SPACE SIZE
6661 Washington Blvd	8,000 SF



# Adjacent New Development





# DEMOGRAPHICS



## 2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,681	40,835	133,166
Households	2,171	13,562	44,009
Average Household Size	2.6	3.0	3.0
Average Age	35.5	35.6	35.7
Average Household Income	\$88,620	\$108,541	\$105,580



133,166  
Population



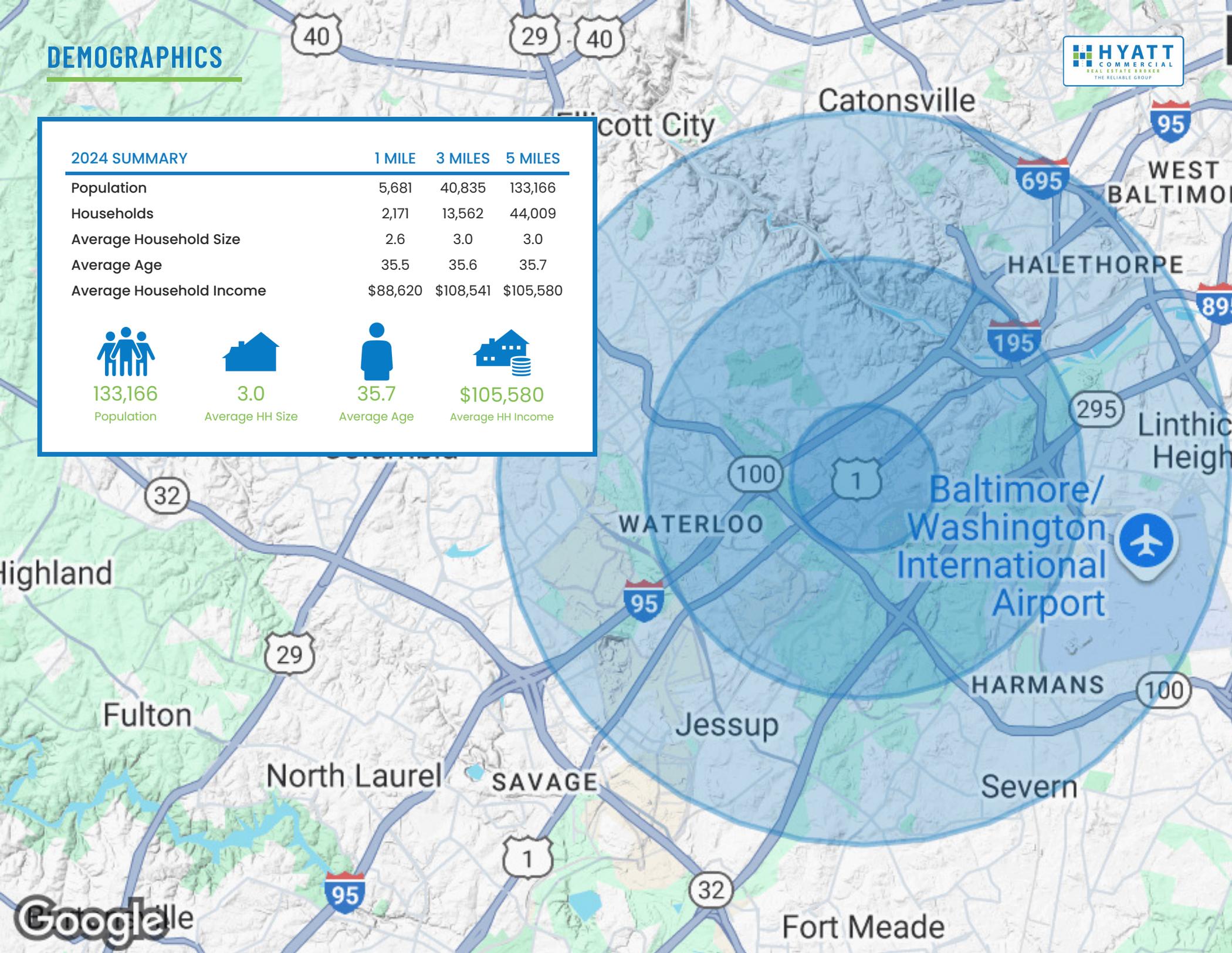
3.0  
Average HH Size



35.7  
Average Age



\$105,580  
Average HH Income





New Retail / Residential



# CONTACT

**HYATT COMMERCIAL**  
410.266.8800  
2568A Riva Rd, Suite 300, Annapolis, MD 21401

**John Sindler**  
410.260.6538  
jsindler@hyattcommercial.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.