

FOR SALE

915 Saint Stephens Church Road, Gambrills, MD 21054



GRAIN HWY

ST STEPHENS CHURCH RD



Approved Senior Housing Project

William C. Steffey
410-703-6553
bsteffey@hyattcommercial.com

HIGHLIGHTS

- Growth area near Waugh Chapel Town Center & Village
- 8.7 acres fully approved for 75 assisted living units. Plans can be modified with increased unit count & design.
- Immediate Access to MD RT. 3/ Crain Hwy.
- Superb neighborhood location

OFFERING



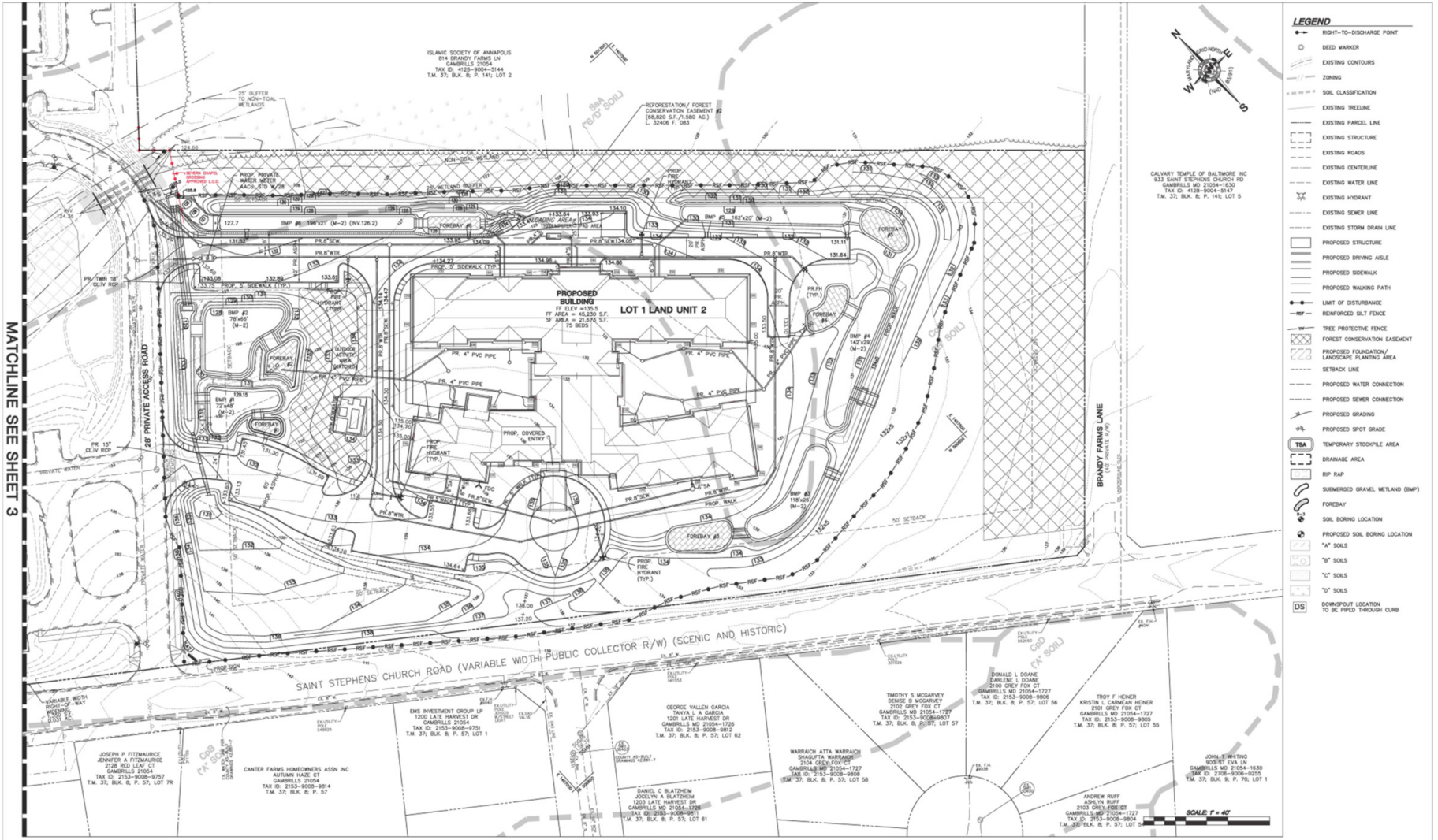
FOR SALE

Property Type ----- Approved Senior Housing,
Assisted Living

Property Size ----- 8.7 Acres



SITE PLAN



MATCHLINE SEE SHEET 3

SITE PLANVIEW
SCALE: 1" = 40'

PROPOSED CONDITIONS

Ronald W. Johnson Associates, Inc.
Consulting Engineers, Land Planners, Surveyors
2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401
410.841.5221 410.266.6612 Fax 410.841.5124 email: stovej@rwjai.com

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME AND THAT I AM A SOLE LICENSED PROFESSIONAL ENGINEER OF THE STATE OF MARYLAND LICENSE NO. 10991. EXPIRATION DATE: 6-23-2022.

SITE DEVELOPMENT PLAN

APPROVAL:	DATE:	SCALE:	AS SHOWN:
DESIGNER:	SRJ	SHEET:	5 OF 9
DATE:	October 2021	BLK/LOT:	2886.AD
REVISION:			

AN ASSISTED LIVING FACILITY
LUMENARY MEMORY CARE AT ST. STEPHENS CHURCH

2661 RIVA ROAD
SUITE 420 CT
ANNAPOLIS, MD 21401-1727
TAX ID: 2153-0008-9802
T.M. 37, BLK. B, P. 57; LOT 1

4TH TAX DISTRICT ANNE ARUNDEL CO., MD
ZONING: R-50

RETAILER MAP



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.

DEMOGRAPHICS



915 Saint Stephens Church Rd

1 MILE

3 MILES

5 MILES

2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,534	50,144	102,206
Households	1,624	18,243	38,756
Families	1,190	12,896	26,748
Average Household Size	2.79	2.73	2.62
Owner Occupied Housing Units	1,221	14,186	29,711
Renter Occupied Housing Units	403	4,057	9,045
Median Age	37.5	38.6	39.4
Median Household Income	\$145,529	\$134,576	\$132,788
Average Household Income	\$185,303	\$173,914	\$176,672



102,206
Population



2.62
Average HH Size



39.4
Median Age



\$132,788
Median HH Income



[VIEW FULL REPORT](#)

CONTACT

HYATT COMMERCIAL
410-266-8800
2568A Riva Rd., Annapolis, MD 21401

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