

COMMERCIAL SITE FOR SALE

1507 Old Mountain Rd S. | Joppatowne, MD 21085



Commercial Sale

Prime Redevelopment site roughly .84 Acres of C1 zoning and 500 ft of road frontage facing the I-95 Off Ramp at Rt 152 in Harford County.

David Feazell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)



OFFERING HIGHLIGHTS

Price: \$475,000

+/- .84 Acres

CI Zoning

Faces the newly constructed I95 off ramp at Rt 152

All Utilities already on site and connected!

The site will be connected to the roundabout at the I95 off ramp

1 additional entry points from Old Mountain Rd

Located in the Enterprise Zone

500Ft of Road Frontage to the I-95 Off Ramp

12,000 vehicles per day on the I-95 off ramp

25,000 vehicles per day on 152

164,000 vehicles per day on I-95 in this area

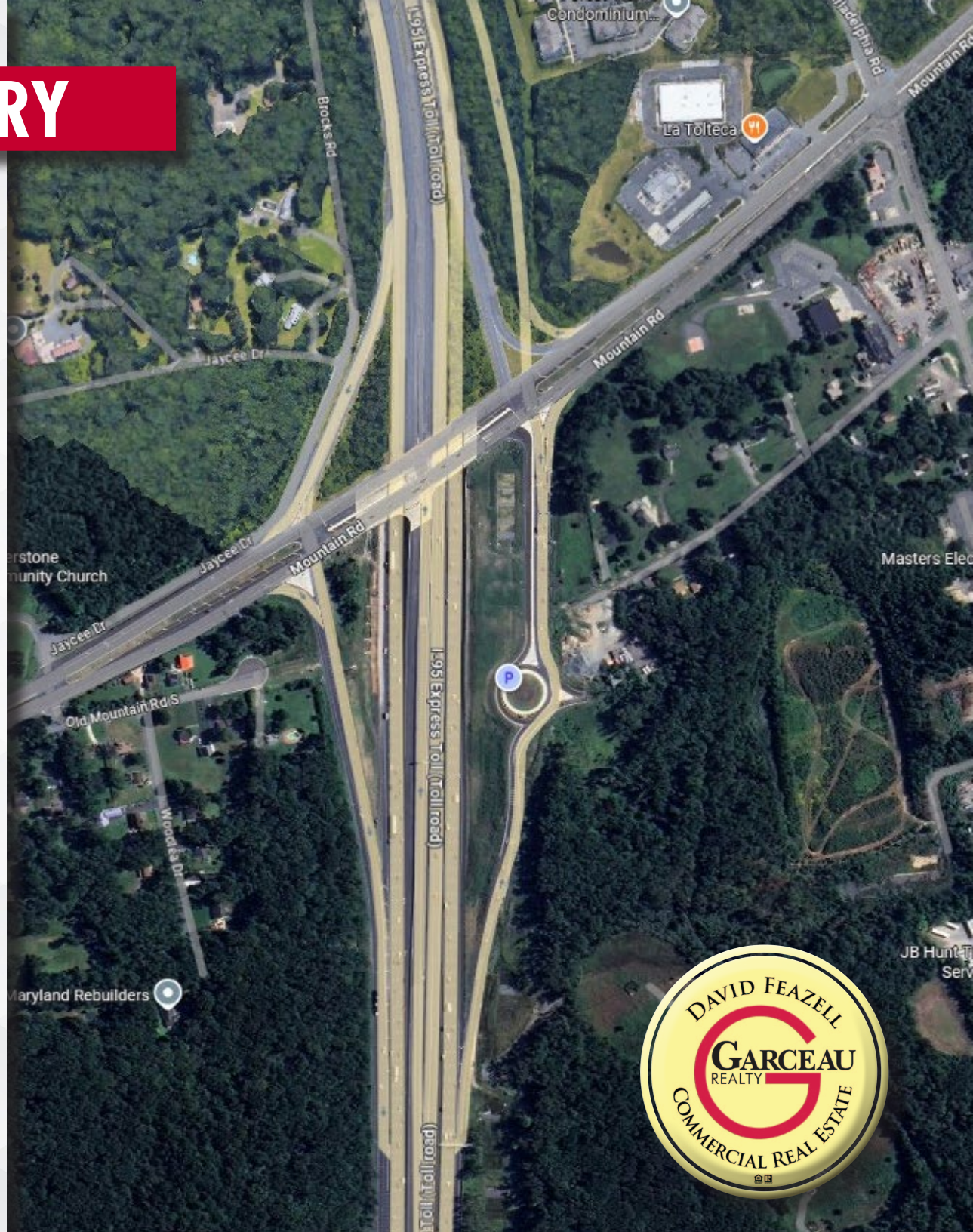
5 mile population: 100,670

Avg household Income: \$115,700

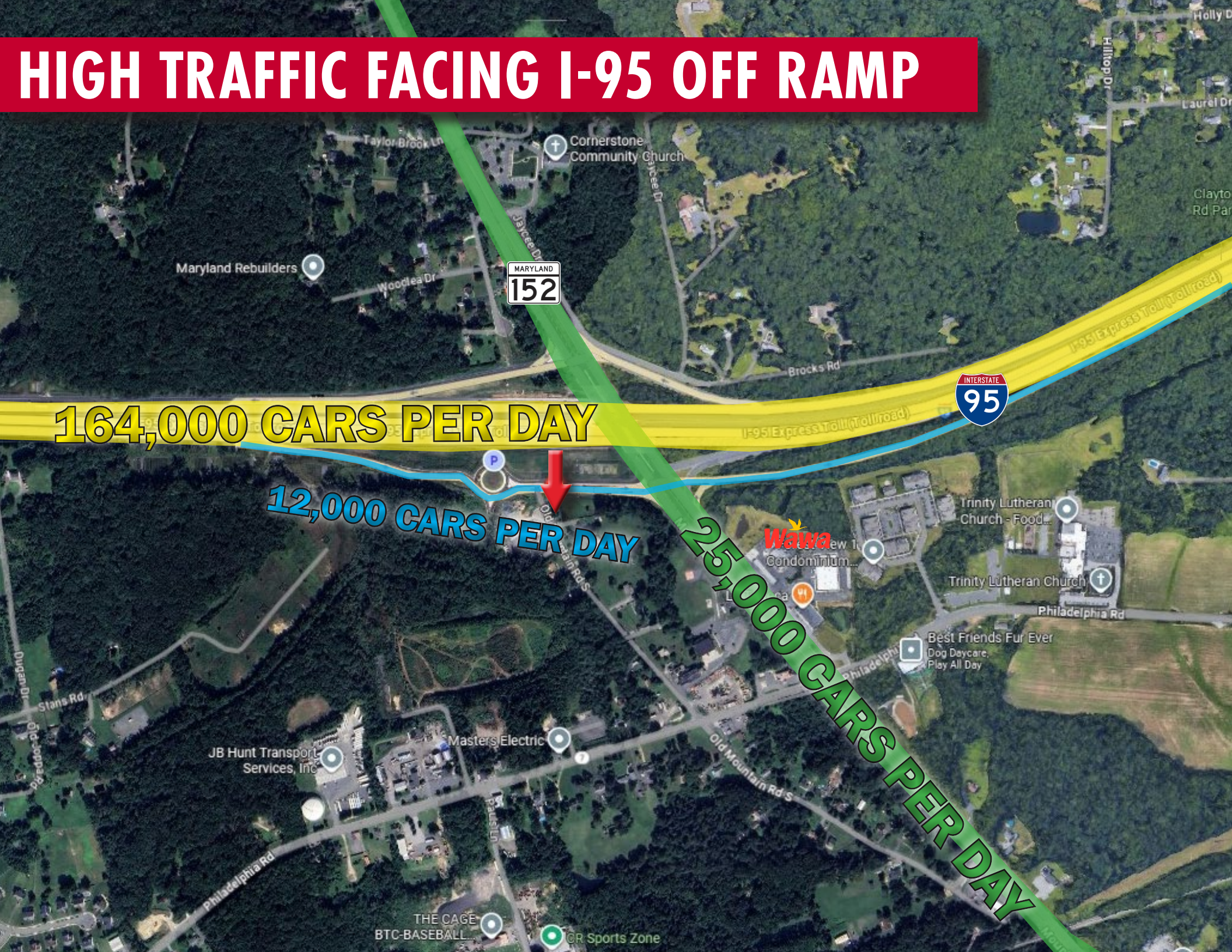


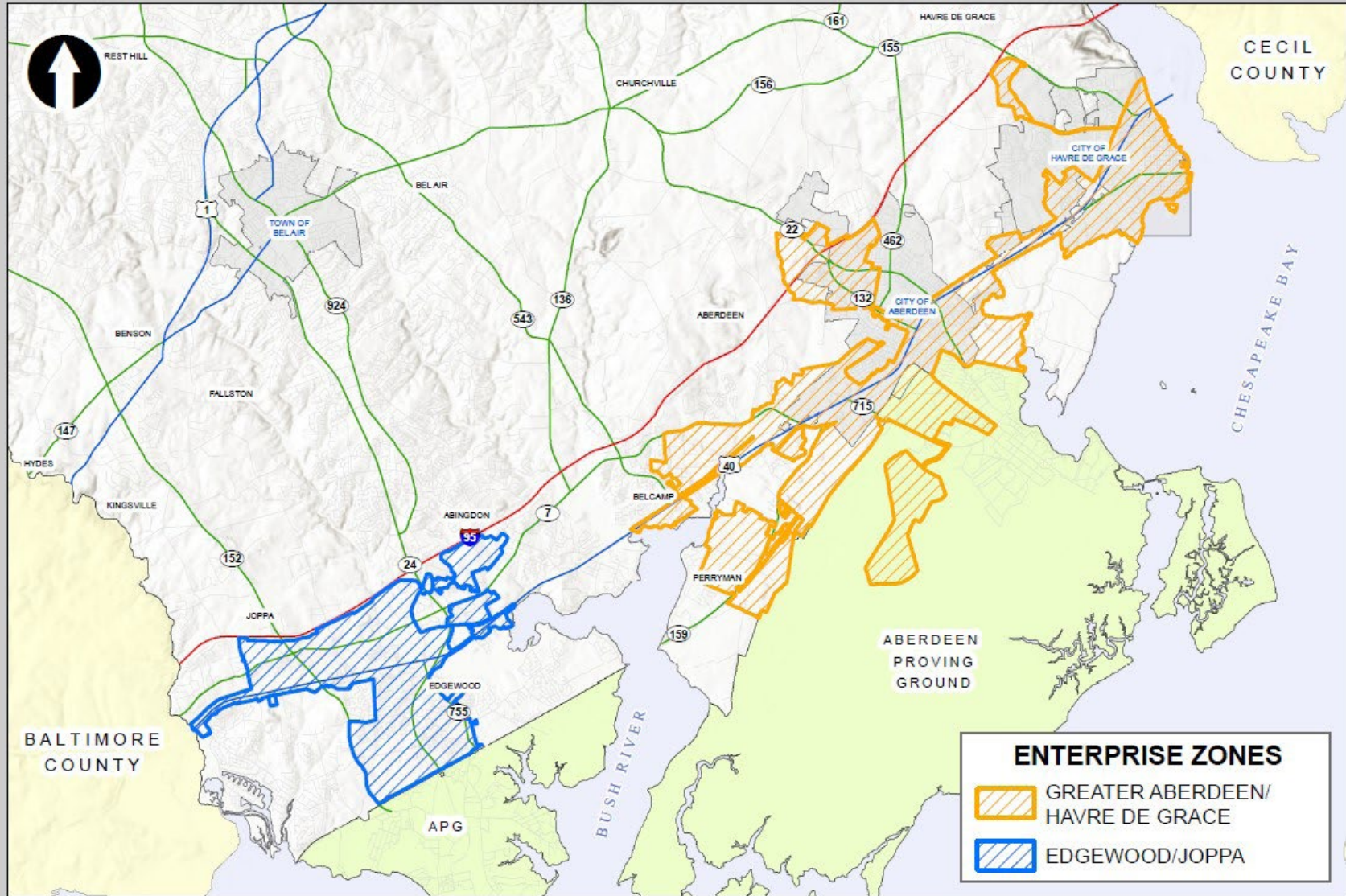
PROPERTY SUMMARY

Prime Redevelopment site facing the I-95 Off Ramp at Rt 152 in Harford County. This site has roughly .84 Acres of C1 zoning and 500 ft of road frontage. It is located in the Enterprise Zone which allows for business tax credits. Public water and sewer along with Electric are already connected. There are 12,000 vehicles per day passing the site on the off-ramp along with 24,000 vehicles per day on Rt 152 and 164,000 vehicles per day passing on I-95. The current population is 100,670 people within 5 miles with an average household income of \$115,700. This is an excellent opportunity for development in a heavily trafficked and well-established retail corridor. The site sits adjacent to Wawa and the Joppa Fire Department. This is a unique opportunity to develop directly off of Interstate I-95 with excellent access to Rt 152 and Rt 40.



HIGH TRAFFIC FACING I-95 OFF RAMP







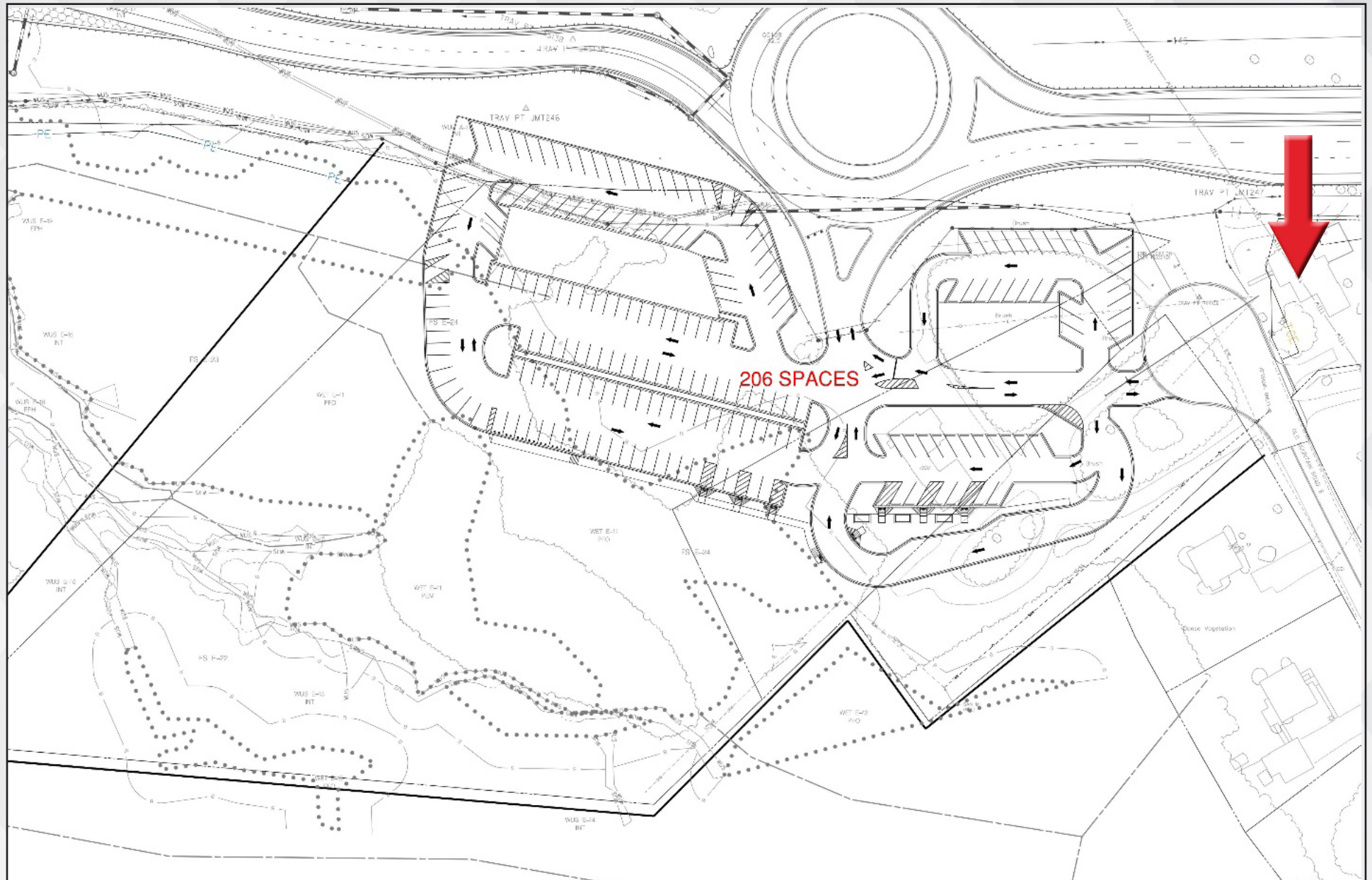
HARFORD COUNTY, MD ENTERPRISE ZONES

0 3 Miles

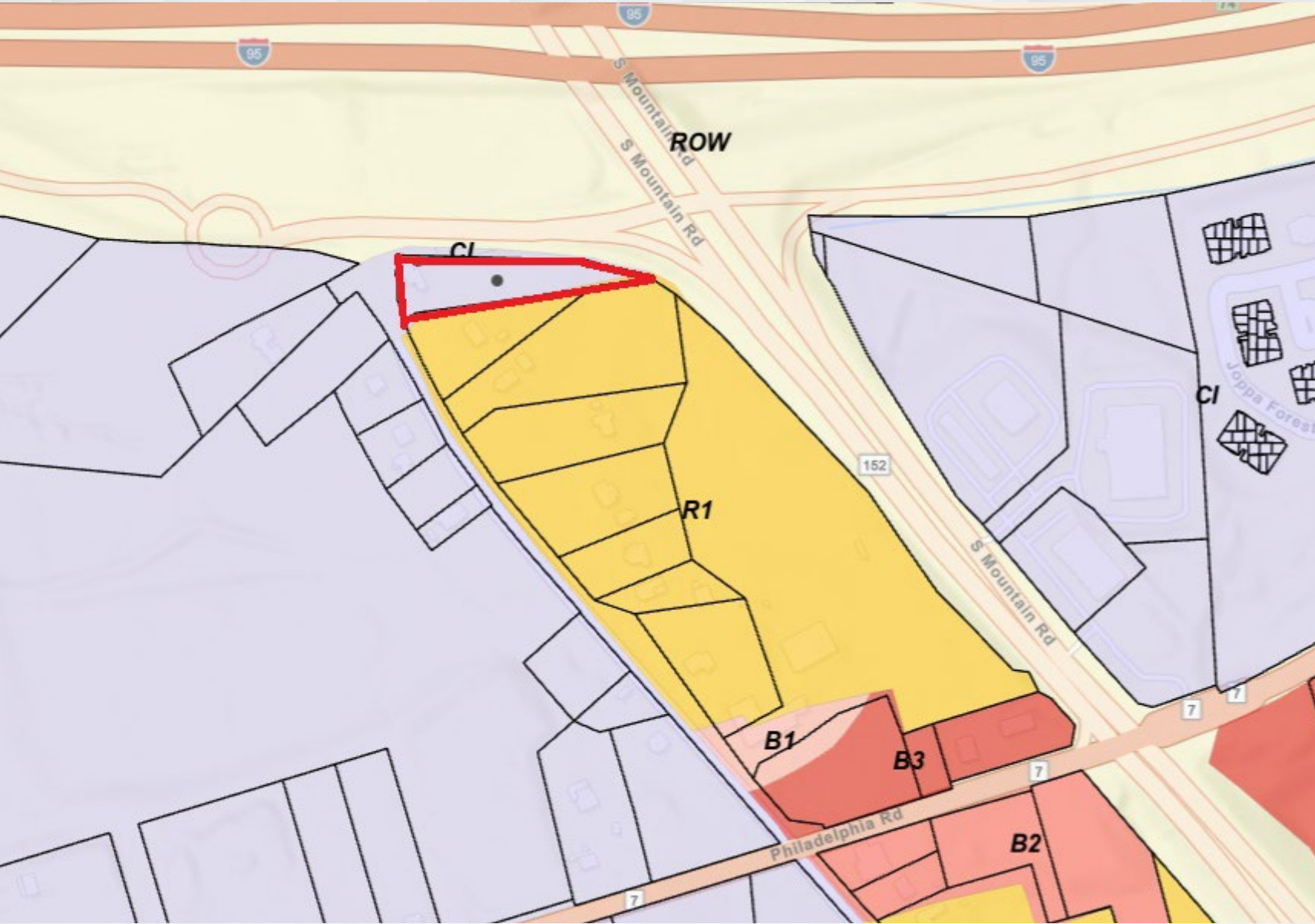
ENTERPRISE ZONES

-  GREATER ABERDEEN/
HAVRE DE GRACE
-  EDGEWOOD/JOPPA

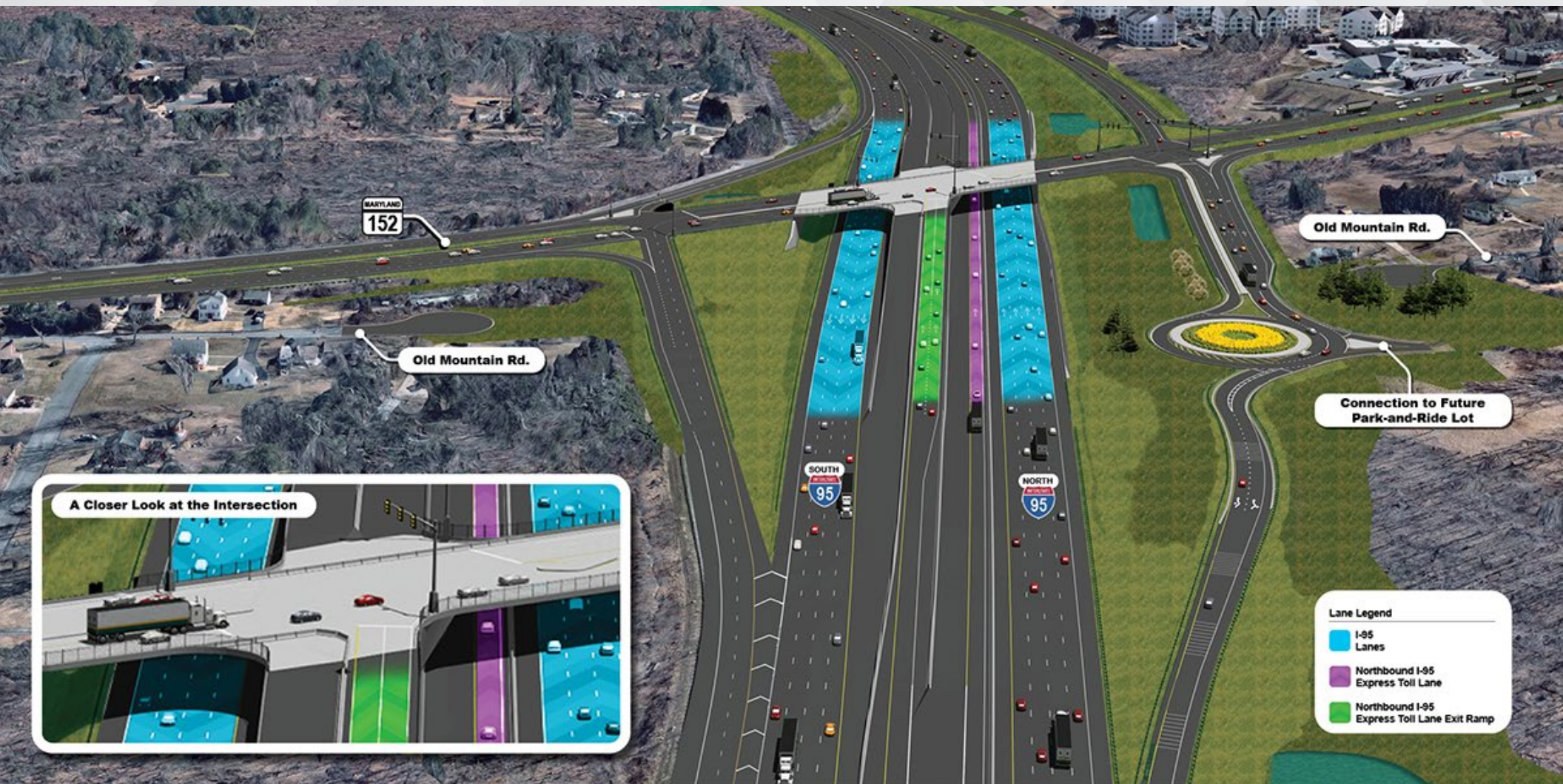
FUTURE PARK & RIDE ACCESS POINT



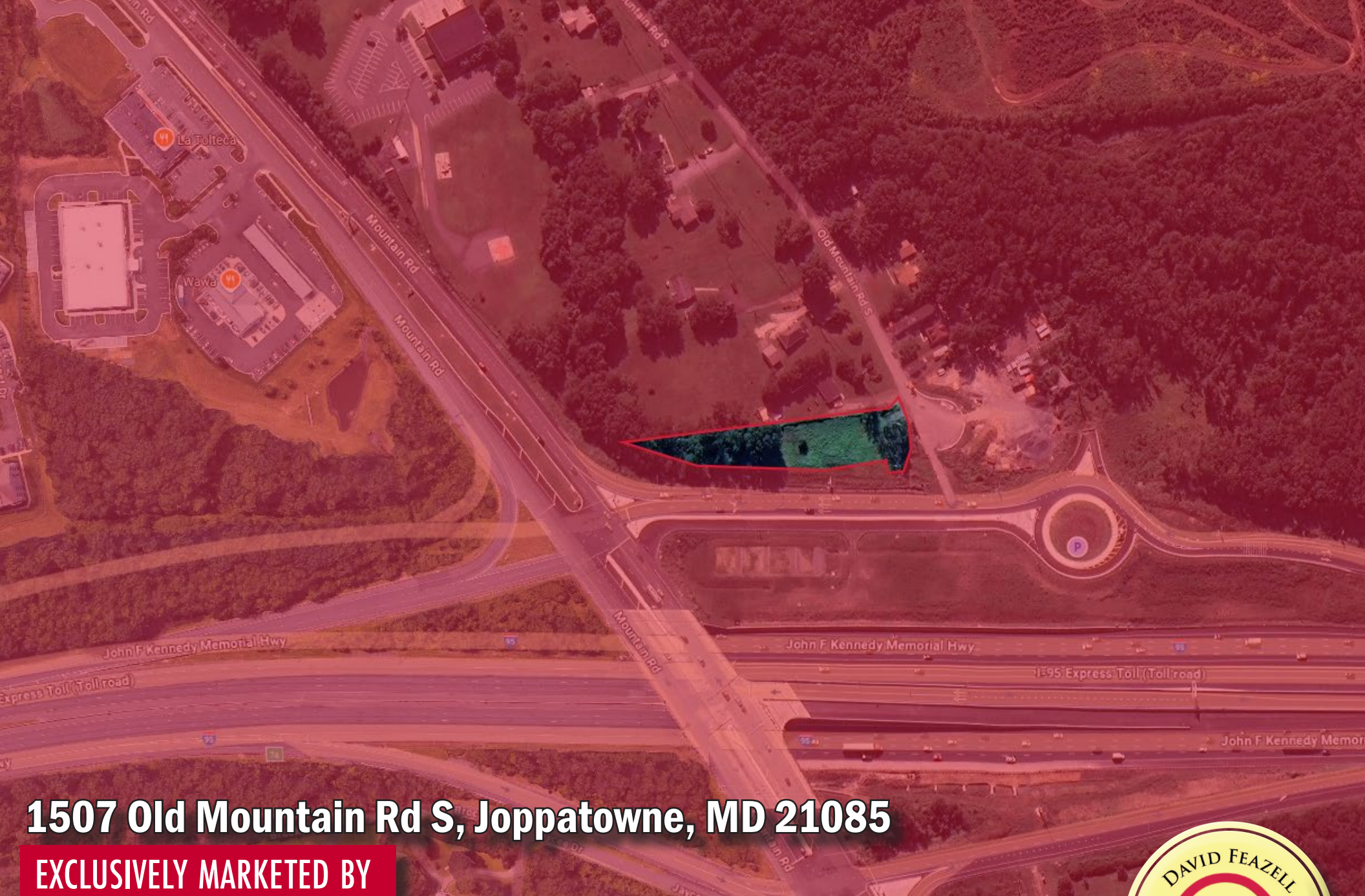
GIS ZONING MAP



RECONSTRUCTED INTERCHANGE



Reconstruction of the Interchange at I-95 and MD 152



1507 Old Mountain Rd S, Joppatowne, MD 21085

EXCLUSIVELY MARKETING BY

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