

FOR SALE / LEASE

4804 ATWELL RD, SHADY SIDE, MD 20764



7 AC Waterfront Land

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PROPERTY DESCRIPTION

4804 Atwell Road is a waterfront property in Shady Side, MD, located at the tip of a peninsula on Parish Creek. Surrounded by water, it offers stunning views of the Chesapeake Bay and nearby marinas. Shady Side is a peaceful, historic community in southern Anne Arundel County, popular for its waterfront charm and proximity to DC.

HIGHLIGHTS

- MB - General Commercial Marina District
- ±33,500sf Office Building - former Johns Hopkins Research Center
- ±17,000 SF Flex Building
- ±3,500 SF cottage/office
- 450 feet of usable shoreline
- Well and Public Sewer
- 10 Boat Slips + Boat launch
- LDA critical area designation
- ±275 linear feet of newly built bulkhead include ±140 feet for broad side docking

OFFERING

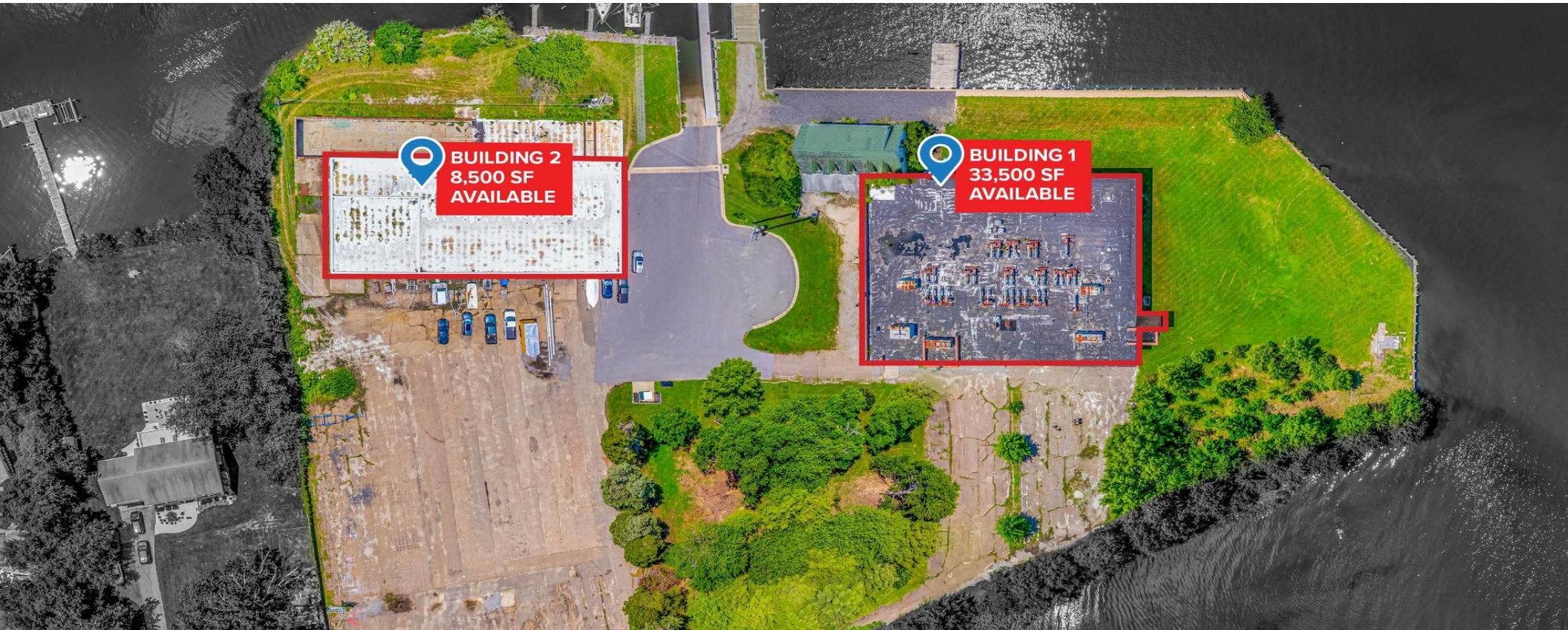


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MIXED USE WATERFRONT LAND PROPERTY

Land Size	6.98 Acres
Lease Rate	Negotiable
Sale Price	Call for More Information

SPACES	SPACE SIZE
4800 Atwell Rd, Bldg 1 (Office)	33,500 SF
4800 Atwell Road, Bldg 2 (Flex)	2,500 - 8,500 SF



ADDITIONAL PHOTOS



DRIVE TIME MAP

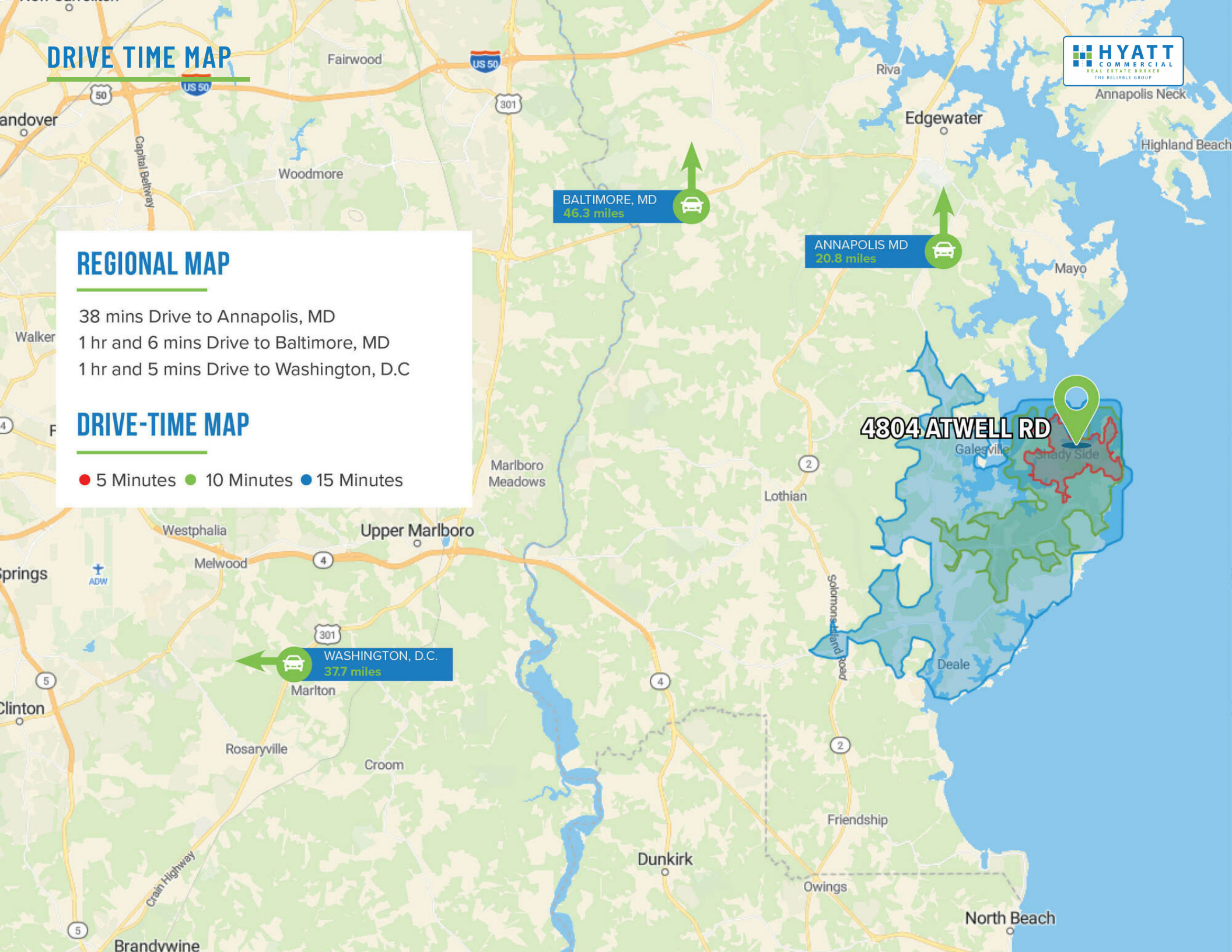


REGIONAL MAP

38 mins Drive to Annapolis, MD
1 hr and 6 mins Drive to Baltimore, MD
1 hr and 5 mins Drive to Washington, D.C

DRIVE-TIME MAP

● 5 Minutes ● 10 Minutes ● 15 Minutes





CONTACT

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