

FOR SALE

MD 3 NORTH GAMBRILLS, MD 21054



*lot lines are approximate



1.25 Acres

William Steffey, CRE, CCIM
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HIGHLIGHTS

- 1.25 acres along the northbound side of the highly travelled Route 3 corridor
- +/- 74,000 average daily traffic count
- Currently split zoned C2 and RLD with AA County comprehensive rezoning underway
- Approximately 112' of frontage
- Just north of 400,000 SF Village at Waugh Chapel and 600,000 SF Waugh Chapel mixed use projects
- Competitively priced to sell

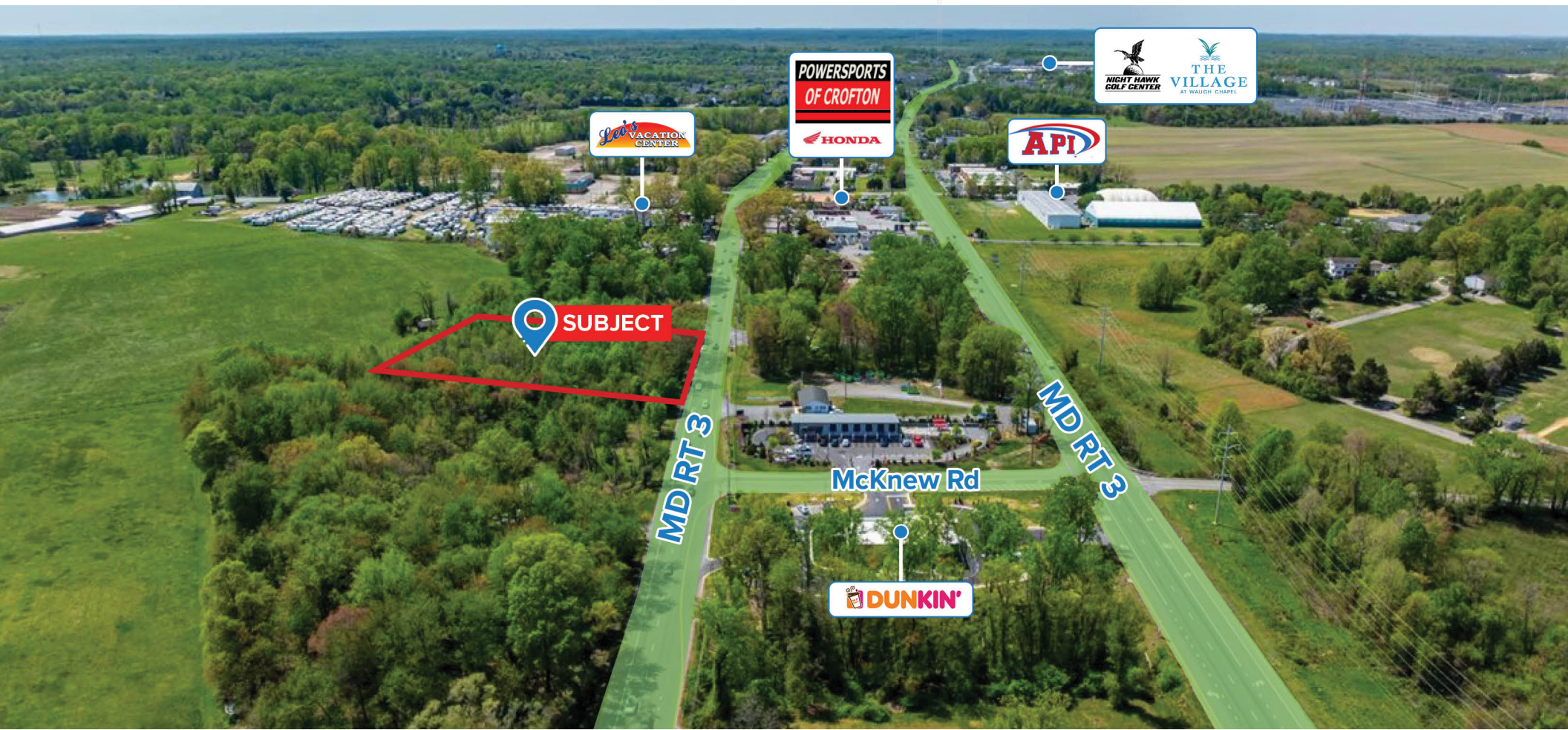
OFFERING



FOR SALE

LAND

| | |
|-------------------|---|
| Price | \$450,000 |
| Size | 1.25 Acres |
| Zoning | C2 & RLD |
| Legal Description | 1.25 Acres MD Rt 3 North Lane Andersons Corner |



RETAILER MAP



DEMOGRAPHICS



2023 SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 1,210 | 29,296 | 133,136 |
| Households | 466 | 10,531 | 49,162 |
| Average Household Size | 2.6 | 2.8 | 2.7 |
| Average Age | 46 | 40 | 39 |
| Average Household Income | \$168,066 | \$187,229 | \$169,992 |



133,136

Population



2.7

Average HH Size



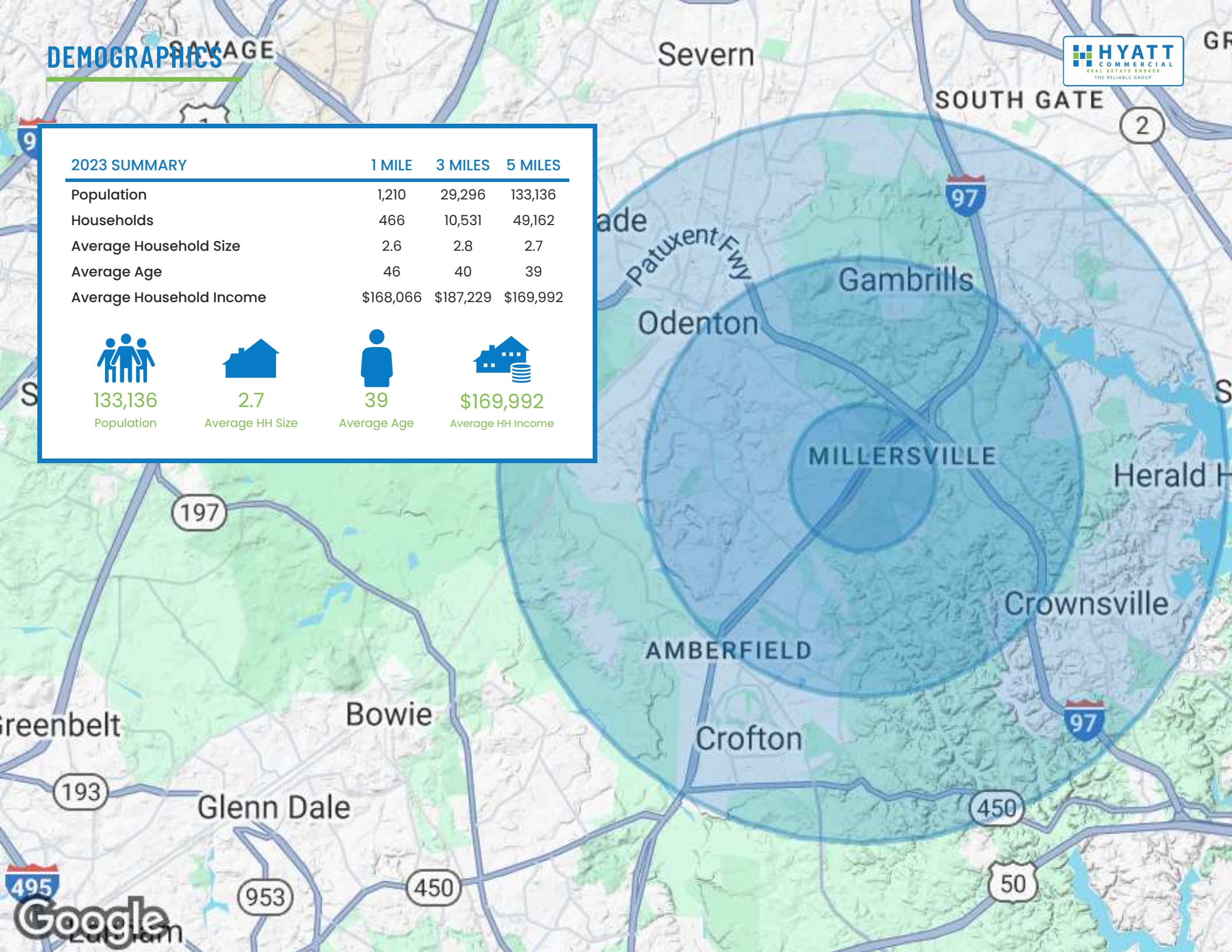
39

Average Age



\$169,992

Average HH Income





CONTACT

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