

Corner Lot For Sale

EDGEWATER, MD



OFFERING MEMORANDUM

KW COMMERCIAL
231 Najoles Rd,
Suite 100
Millersville, MD 21108

PRESENTED BY:

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EDGEWATER, MD

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CENTRAL AVE

PROPERTY INFORMATION

1

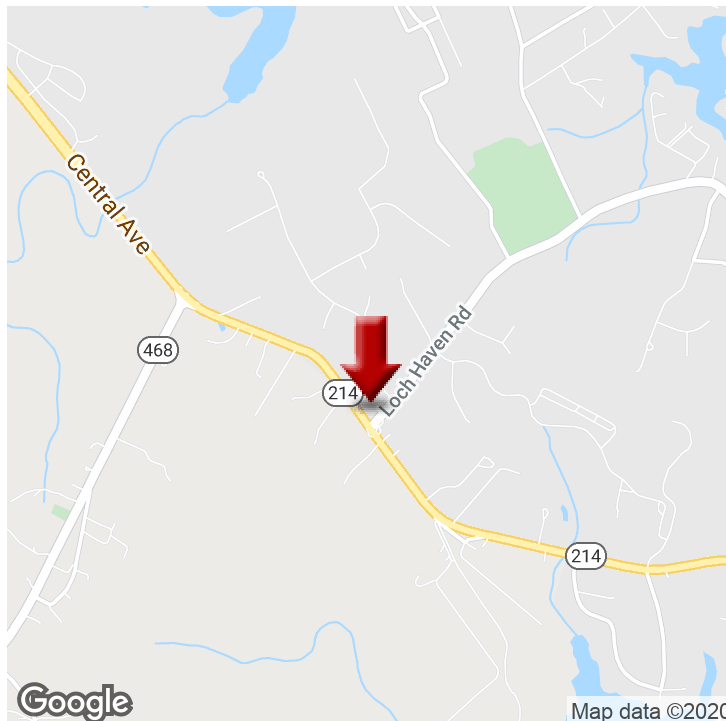
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$450,000
CAP RATE:	7.7%
LOT SIZE:	43,560 SF
ZONING:	C-1
PRICE / SF:	\$10.33

PROPERTY OVERVIEW

Amazing corner lot, at Central Ave and Loch Haven Rd in Edgewater. Heavily trafficked corner. Seated across from a BP Gas Station. Highly developable!

PROPERTY HIGHLIGHTS

- Heavy Traffic
- Wide range of use
- No existing utilities
- Otherwise ready to build

Property Description



PROPERTY OVERVIEW

Amazing corner lot, at Central Ave and Loch Haven Rd in Edgewater. Heavily trafficked corner. Seated across from a BP Gas Station. Highly developable!

LOCATION OVERVIEW

One acre of C-1 vacant land: level corner lot with 200' frontage on Rt 214 (Central Ave) and Loch Haven Rd. in Edgewater, Maryland; located across from BP Station.

Property Details

SALE PRICE **\$450,000**

PROPERTY DETAILS	
Property Type	Land
Property Subtype	Retail
Zoning	C-1
Lot Size	43,560 SF
Lot Frontage	200
Corner Property	Yes

LOCATION INFORMATION	
Street Address	Central Ave
City, State, Zip	Edgewater, MD 21037
County/Township	Anne Arundel

LAND	
Number Of Lots	1
Best Use	retial and service



Additional Photos



CENTRAL AVE

LOCATION INFORMATION

2

REGIONAL MAP

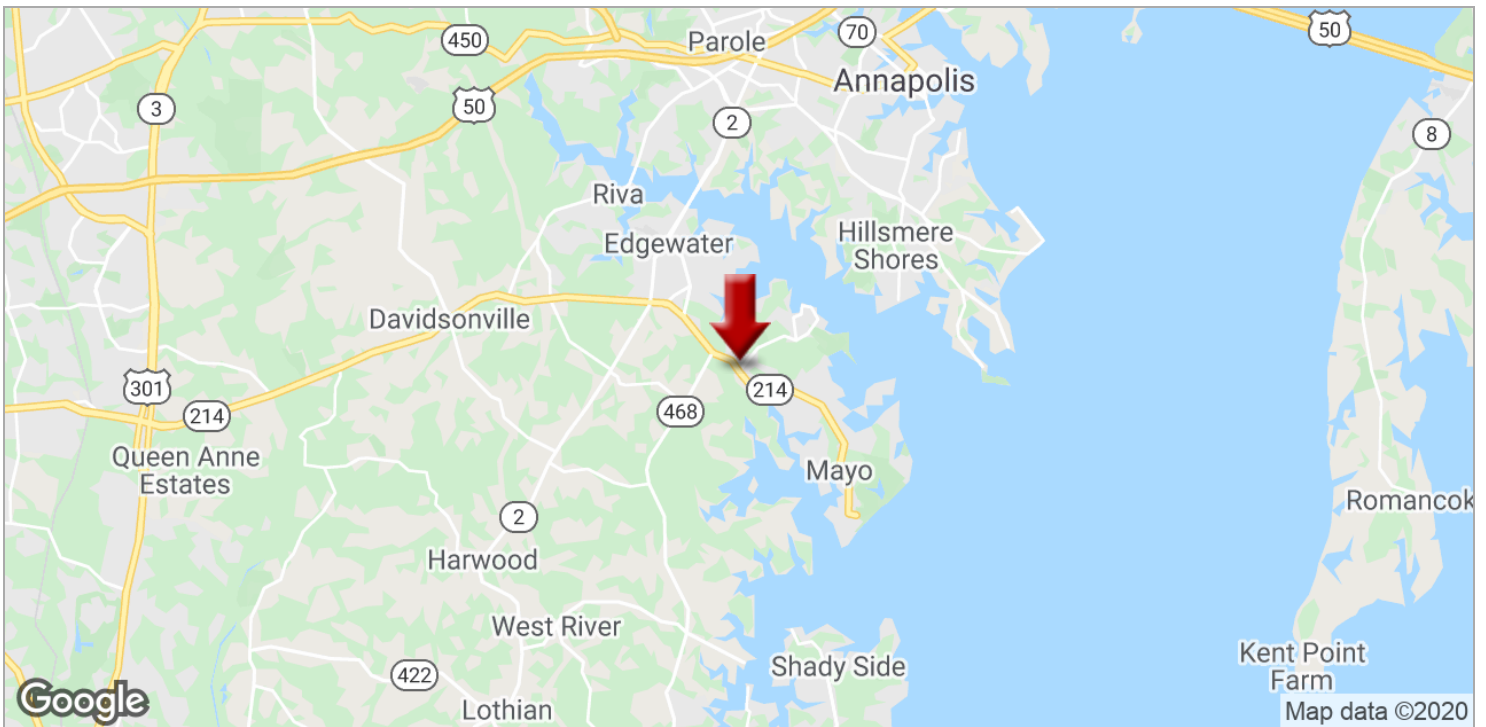
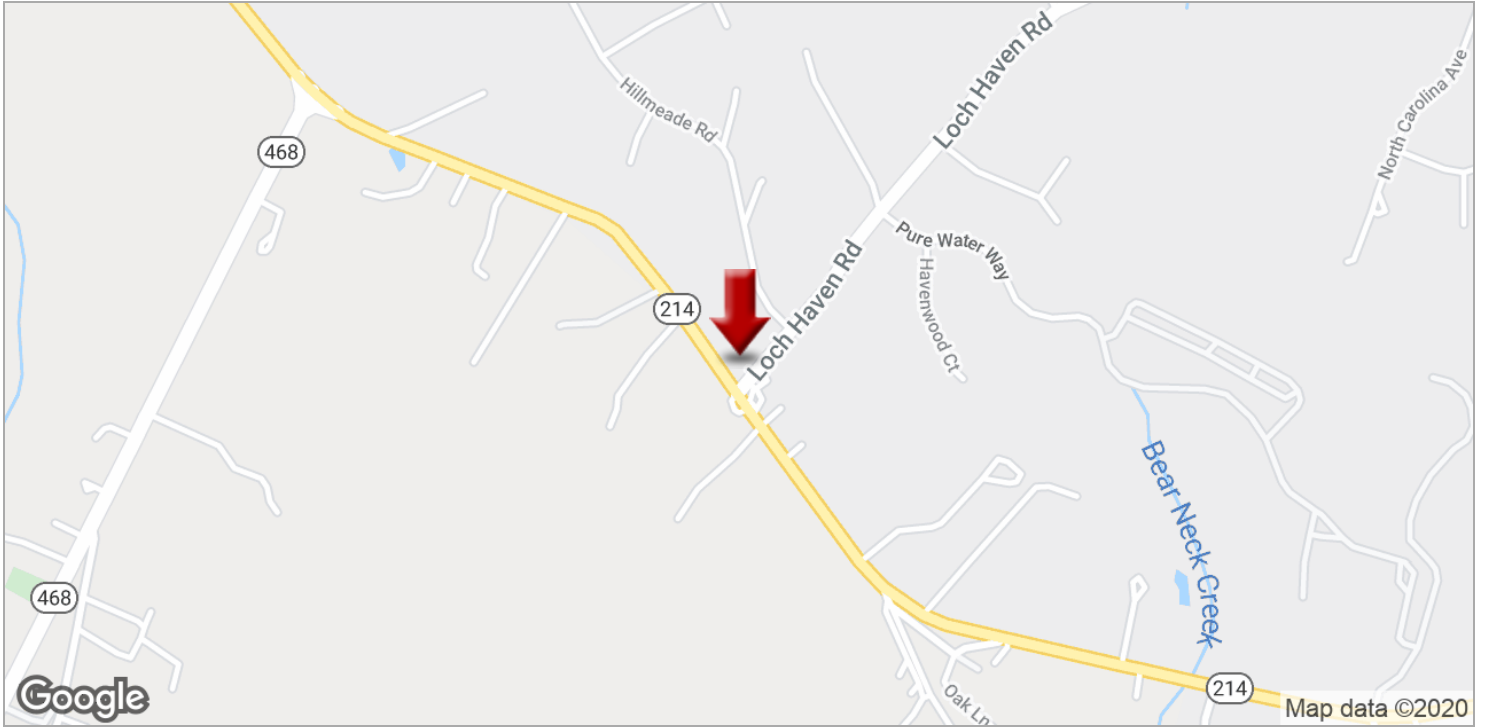
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



CENTRAL AVE

SALE COMPARABLES

3

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps



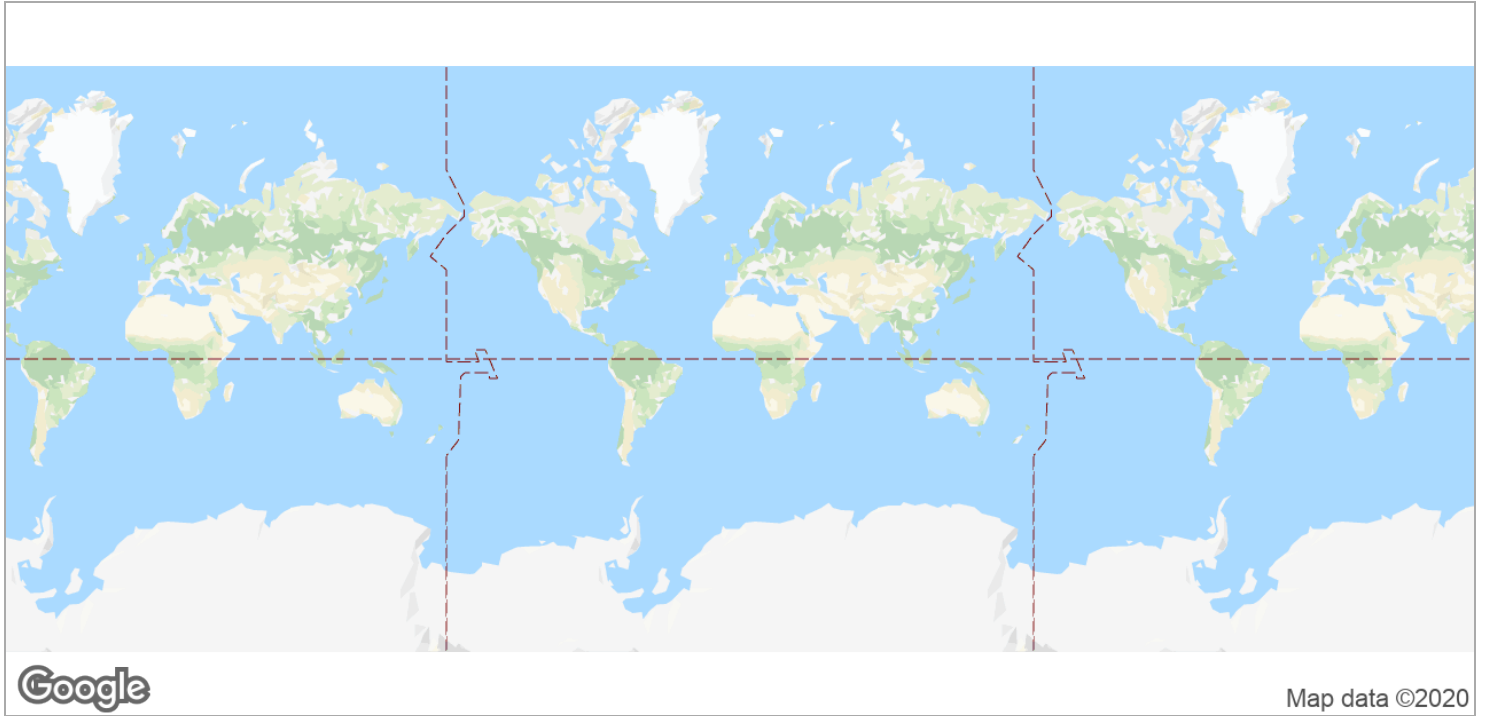
Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
Central Ave Edgewater, MD 21037	\$450,000	-	1 AC	\$10.33	\$450,000	7.7%
SALE COMPS	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
Totals/Averages	\$	SF	AC	\$NaN	Liquid error: divided by 0	0.0%



Sale Comps Map



 **SUBJECT PROPERTY**
Central Ave | Edgewater, MD 21037

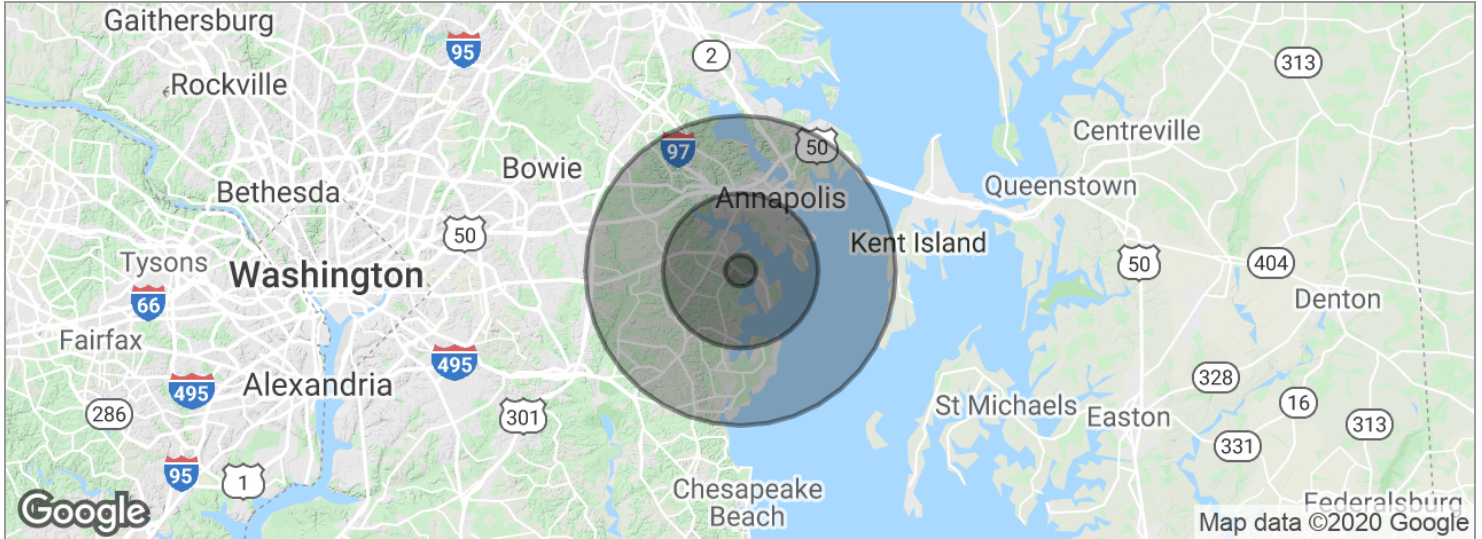
CENTRAL AVE

DEMOGRAPHICS

4

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,866	69,323	171,960
Median age	41.7	41.6	42.1
Median age (male)	41.1	39.6	40.4
Median age (Female)	42.4	43.6	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	727	27,393	67,235
# of persons per HH	2.6	2.5	2.6
Average HH income	\$112,651	\$108,369	\$117,054
Average house value		\$560,624	\$596,188

* Demographic data derived from 2010 US Census

CENTRAL AVE

ADDITIONAL INFORMATION

5