

FOR SALE/LEASE

2509 Evergreen Rd, Gambrills, MD 21054



**Pad Site
Available**

William Steffey

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OPPORTUNITY DESCRIPTION

- Highly visible proposed 6,485 SF property building along busy Route 3 in Crofton, Md.
- Ideal for retail, medical or office tenant(s) (no restaurant permitted).
- Over 230 new apartments and 142 new townhomes within a mile of the building.
- Potential for Build to Suit Ground Lease or Purchase
- Adjacent to a 100 room hotel and 80 unit assisted living facility.
- Waugh Chapel Towne Centre, a premier mixed-use destination featuring Wegman's Food Market, Regal Cinemas, Target and Dick's Sporting Goods in the heart of the Annapolis-Baltimore-Washington corridor with one mile of highway frontage and three signalized access points.
- Centrally located in Anne Arundel County with easy accessibility from Interstate 97, Route 50 and Route 32.
- 77,000 VPD on Route 3.

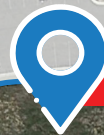
OFFERING

SALE/LEASE

RETAIL, OFFICE, MEDICAL

Proposed Building

Up to ±6,485 SF



SUBJECT



CALVERT BREWING
goldfish swimschool

five BELOW
REGAL

petco
OLD NAVY
ULTA BEAUTY
crumbl cookies

TJ-maxx Marshalls
HomeGoods Walgreens
GameStop GNC
CHIPOTE MEXICAN GRILL
MOD PIZZA

BURGER KING
Arby's
Chick-fil-z

DICK'S
SPORTING GOODS

at&t

TARGET
BED BATH & BEYOND

Starbucks

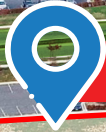
Wegmans

verizon

DICK'S
SPORTING GOODS

MISSION BBQ
The American Way

EVERGREEN RD



SUBJECT

MICROTEL
BY WYNDHAM

OUTBACK

CRAIN HWY 81, 202 VPD

3

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HYATT
COMMERCIAL
REAL ESTATE BROKER
THE RELIABLE GROUP

NEARBY AMENITIES



WAUGH CHAPEL
TOWNE CENTRE

Wegmans

TARGET

DICK'S
SPORTING GOODS

REGAL

petco

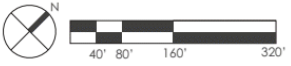
BED BATH &
BEYOND
Beyond any store of its kind.

OLD NAVY

LOFT

ULTA
BEAUTY

Orangetheory
FITNESS



- LEGEND:**
- AVAILABLE TENANT SPACE
 - OFFICE SPACE
 - LEASED TENANT SPACE
 - RESIDENTIAL
 - OWNED BY OTHERS



REGIONAL MAP

- 30 Minutes Drive to Baltimore
- 41 Minutes Drive to Washington, DC
- 28 Minutes Drive to Annapolis



BALTIMORE
23.6 miles

Baltimore Washington International Airport (BWI)
15.4 miles

WASHINGTON, DC
24.9 miles

ANNAPOLIS
16.4 miles



CONTACT

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