

# DEVELOPMENT LAND FOR SALE/LEASE



## Church Street Station

749 MD RT. 3 N, Gambrills, MD 21054

### Property Description

±30.6 acres of rare C4 with 1500 foot frontage on MD RT. 3N.

### Location Description

743 thru 777 MD RT. 3 North at intersection of Churchview Road.

### Property Highlights

- C4 Zoning, ±30.6 acres
- Intersection with access to Rt. 3 South
- Near Waugh Chapel Village & Town Center
- 1500 foot frontage
- ADT 74,000



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# CHURCH STREET STATION

749 MD RT. 3 N  
GAMBRILLS, MD 21054

## RT 3 GAMBRILLS MAP



Waugh Chapel Towne Centre

Map data ©2022 Imagery ©2022 , Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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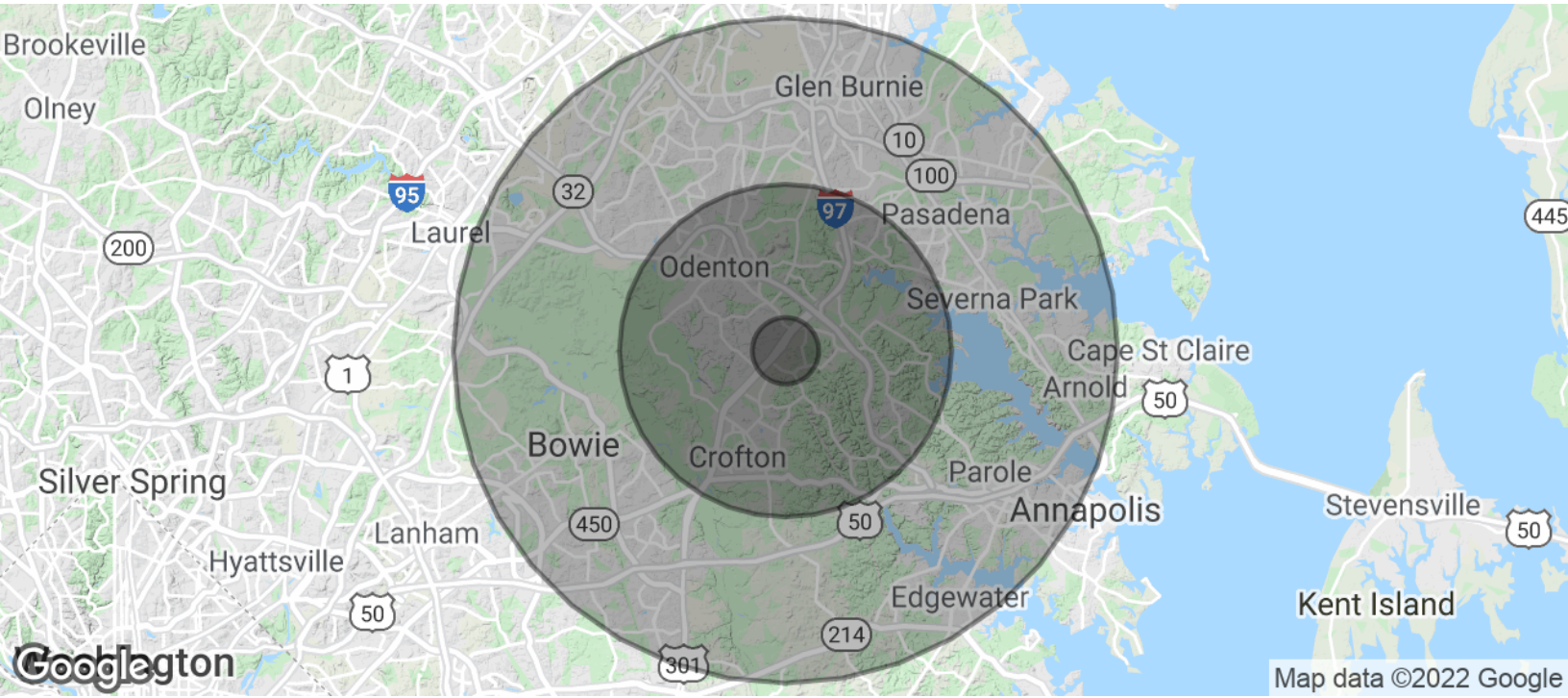
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,382	95,937	435,125
Average Age	38.2	37.9	37.9
Average Age (Male)	38.1	37.5	36.8
Average Age (Female)	38.4	38.3	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,234	36,028	159,109
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$109,820	\$115,691	\$104,891
Average House Value	\$451,706	\$448,012	\$443,660

TRAFFIC COUNTS	
Churchview Road	74,000/day

\* Demographic data derived from 2010 US Census

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