

LAND FOR SALE

## QUARTERFIELD ROAD

7685 QUARTERFIELD ROAD, GLEN BURNIE, MD 21061



FOR SALE

**KELLER WILLIAMS SELECT REALTORS**

1997 Annapolis Exchange, Suite 410  
Annapolis, MD 21401

**PRESENTED BY:**

**HEDY L. NELSON, ESQ.**

O: (410) 972-4000

C: (410) 292-0866

[hedy@kwcommercial.com](mailto:hedy@kwcommercial.com)

Maryland License #17714

**SUSAN ROSKO-THOMAS**

Associate Broker

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MD License #24038

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## EXECUTIVE SUMMARY

7685 QUARTERFIELD ROAD

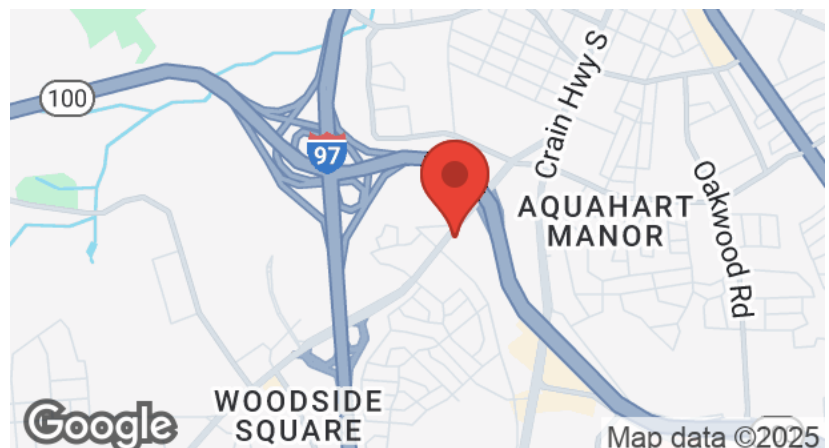


### OFFERING SUMMARY

PRICE:	\$500,000
LOT SIZE:	0.61 Acres
ZONING:	C-1 Mixed Use Ideal for retail, cafe, coffee shop, medical, dental, hair or barber salon, professional neighborhood services, banks, groceries, fitness, laundromat, business center and apartments.
TRAFFIC COUNT:	See Traffic Count Report/Traffic Impact Study available on request

### PROPERTY OVERVIEW

NEW OFFERING: .61 ACRES OF C-1 MIXED USE LAND FOR SALE on busy Quarterfield Road in the heart of Glen Burnie. C1 Mixed Use zoning allows for a wide range of uses. Ideal for retail, cafe, coffee shop, medical, dental, hair or barber salon, professional neighborhood services, banks, groceries, fitness, laundromat, business center and apartments. Strategically located near major transportation routes. Convenient to shopping, restaurants, residential neighborhoods, gas stations, convenience stores, medical offices and other amenities. Excellent development opportunity - permitting process well underway. Abutting rear public water/sewer hook-ups with street gas, electric, fiber optic hook-ups. Permitting process is well under way pending anticipated late fall 2025 approval. Rendering and plans available.



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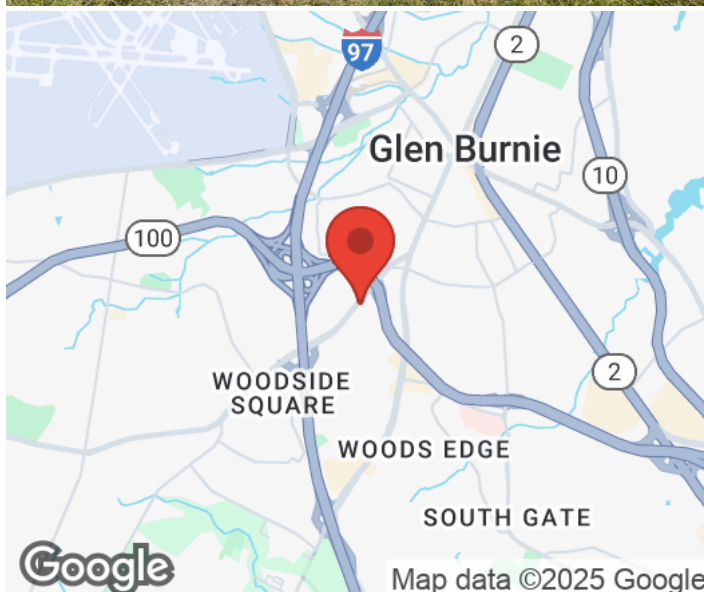
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## LOCATION & HIGHLIGHTS

7685 QUARTERFIELD ROAD



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### LOCATION INFORMATION

Building Name: 7685 Quarterfield Road  
Street Address: 7685 Quarterfield Road  
City, State, Zip: Glen Burnie, MD 21061  
County: Anne Arundel  
Market: Baltimore-Columbia-Towson, MD  
Sub-market: Route 2 Corridor North Submarket

### LOCATION OVERVIEW

The perfect "neighborhood strip location" for your business or residential apartment with an abundance of every day amenities. Strategically situated in the center of everything. Some surrounding amenities are even walkable. Unparalleled regional access from all major routes branching out from the BWI -I-97-295-100 locale. Transportation: 5 minutes to BWI Thurgood Marshall Airport, less than 15 minutes to BWI-Marc-Amtrak rail lines, Odenton Town Center commuter rail [Penn Line]. Optimum road visibility in between 2 signalized corners with high daytime traffic counts.

### PROPERTY HIGHLIGHTS

Seller will consider seller financing.

**Location:** strategically positioned near major transportation routes, including I-97 and Route 100, offering high visibility and accessibility.

**Proximity:** Close to Quarterfield Crossing, Quarterfield Station and St. John's Business Center, enhancing its appeal for businesses seeking convenience.

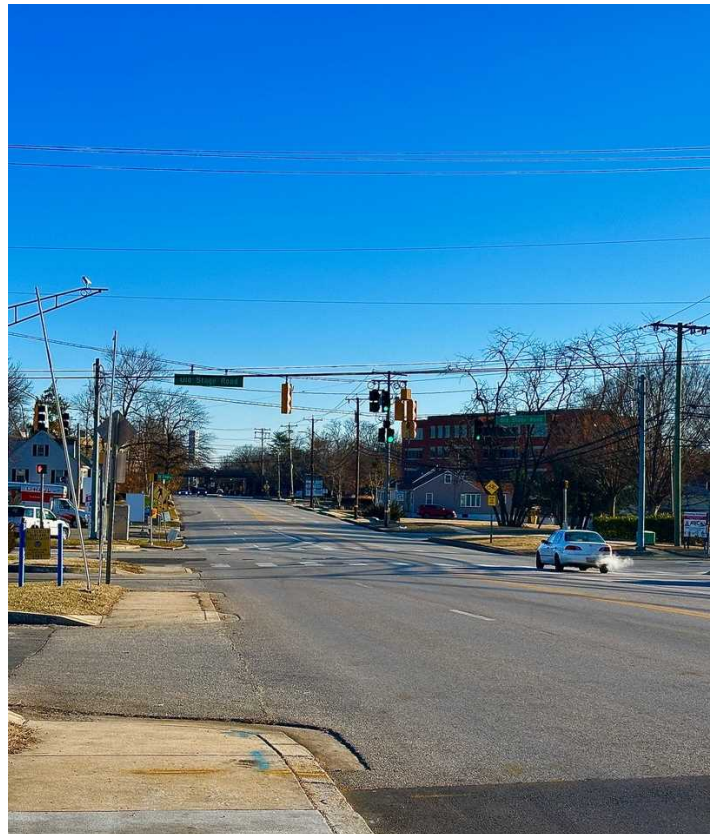
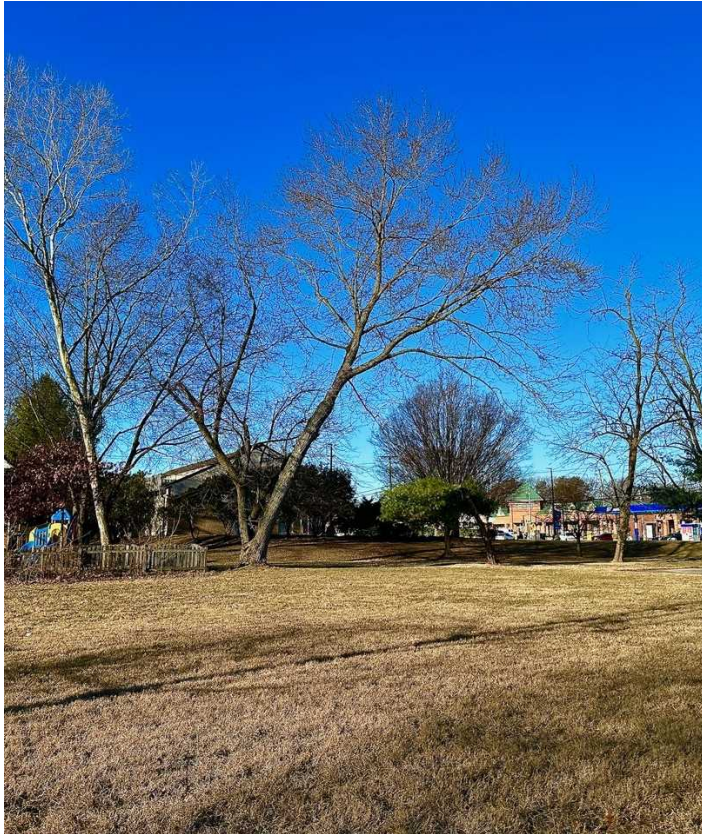
**Engineering and Development Plans** convey with sale. Permitting process well under way for a 6,500+/- square foot two-story, 6 unit retail/professional/apartments neighborhood strip center with 3 retail/office units and 3 1-2 bedroom apartments.

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## PROPERTY/AREA PHOTOS

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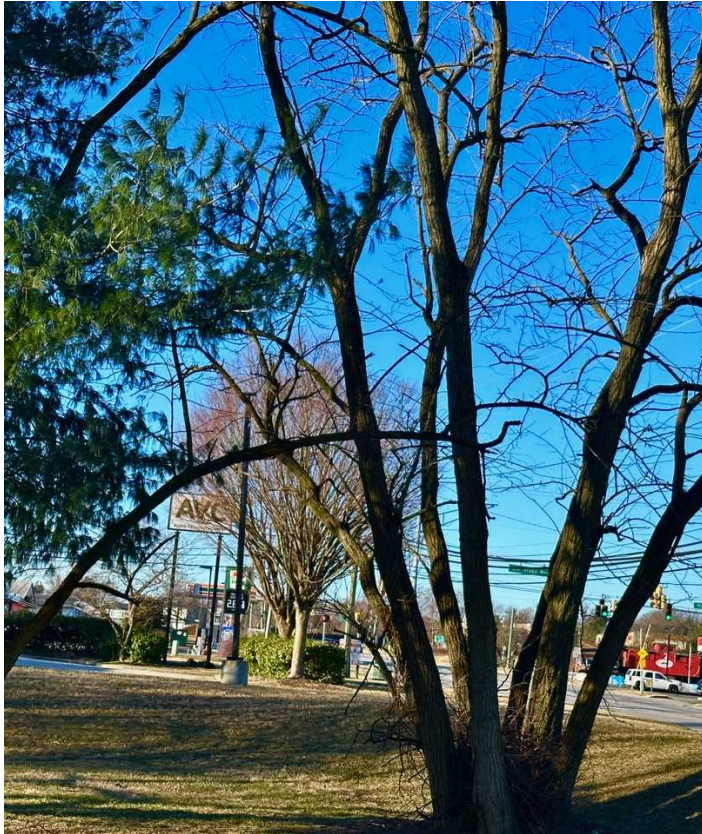
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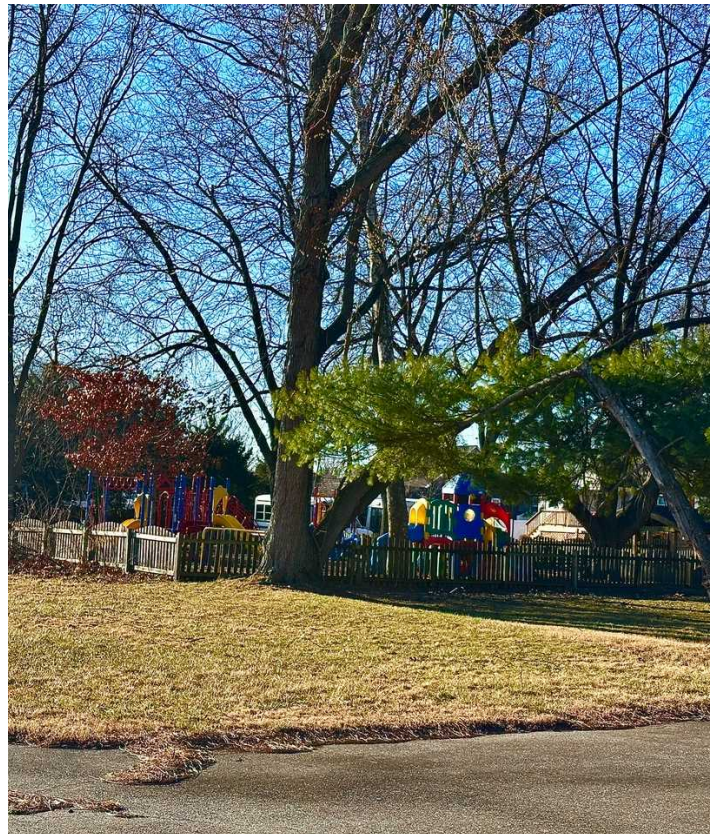
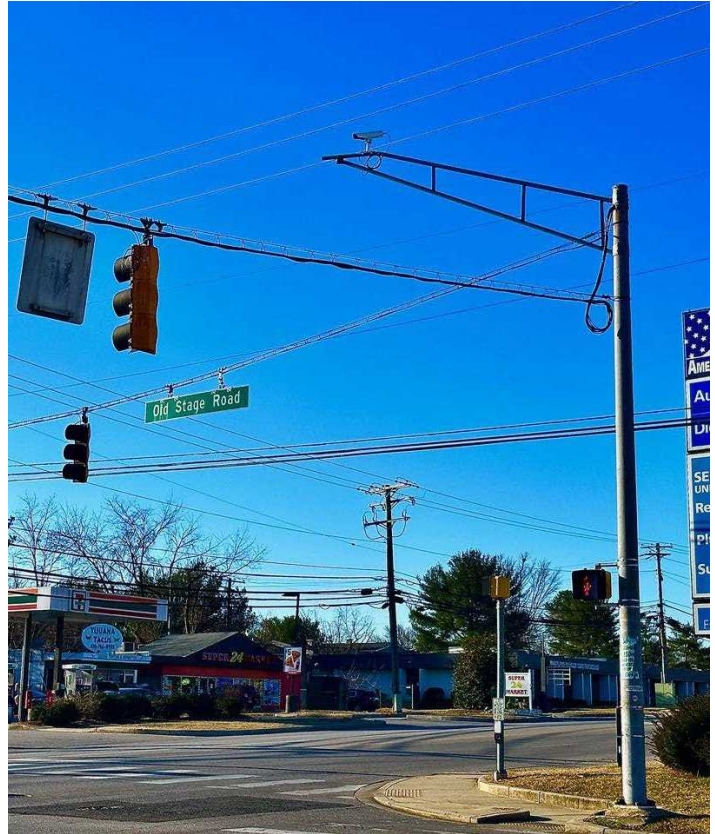
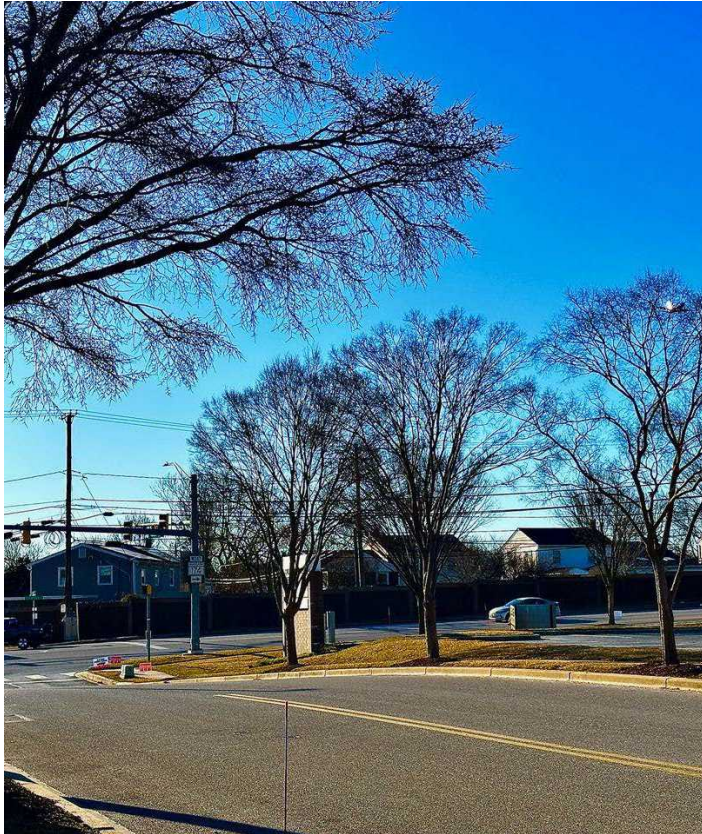
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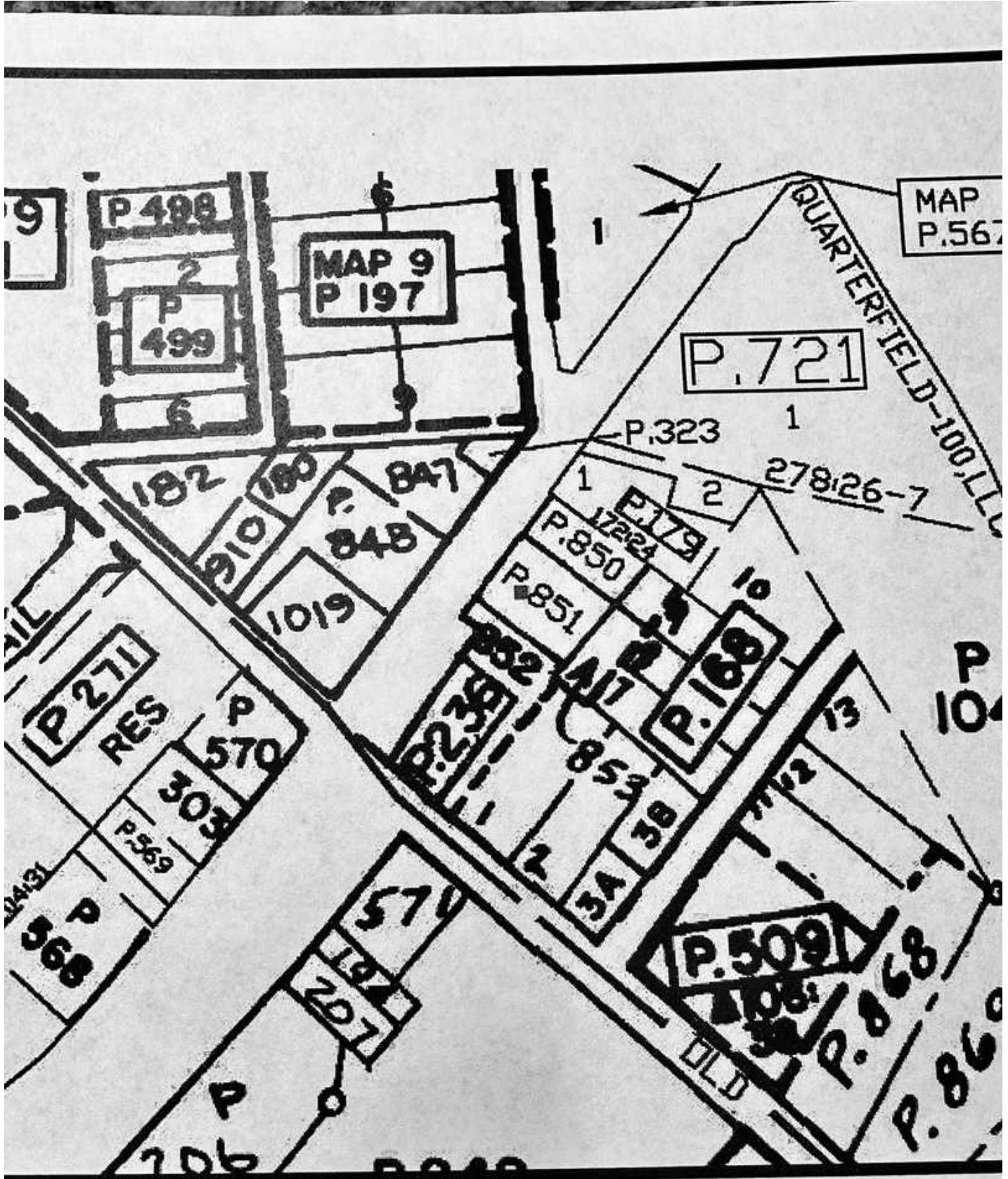
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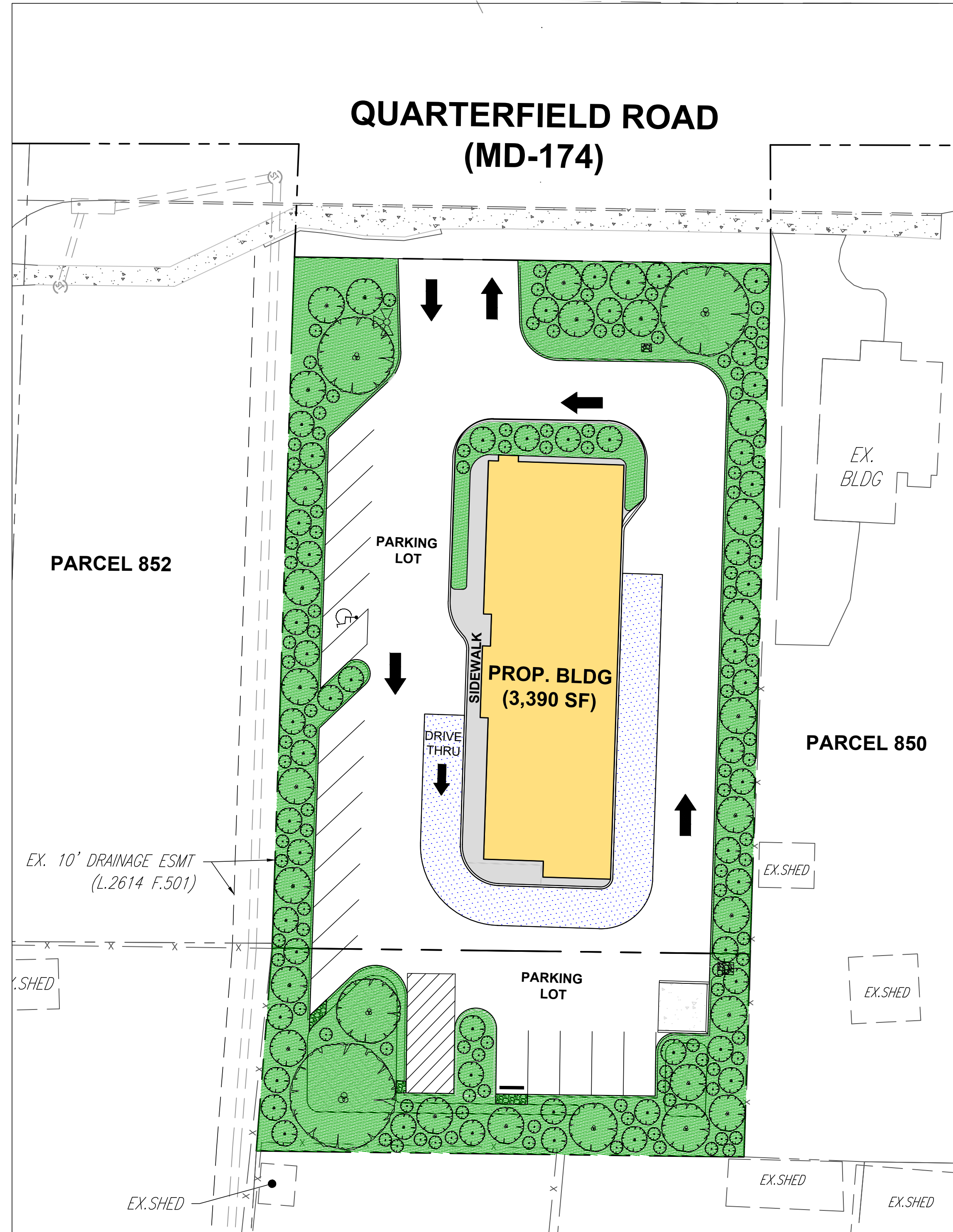
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# DRAWINGS/PLANS







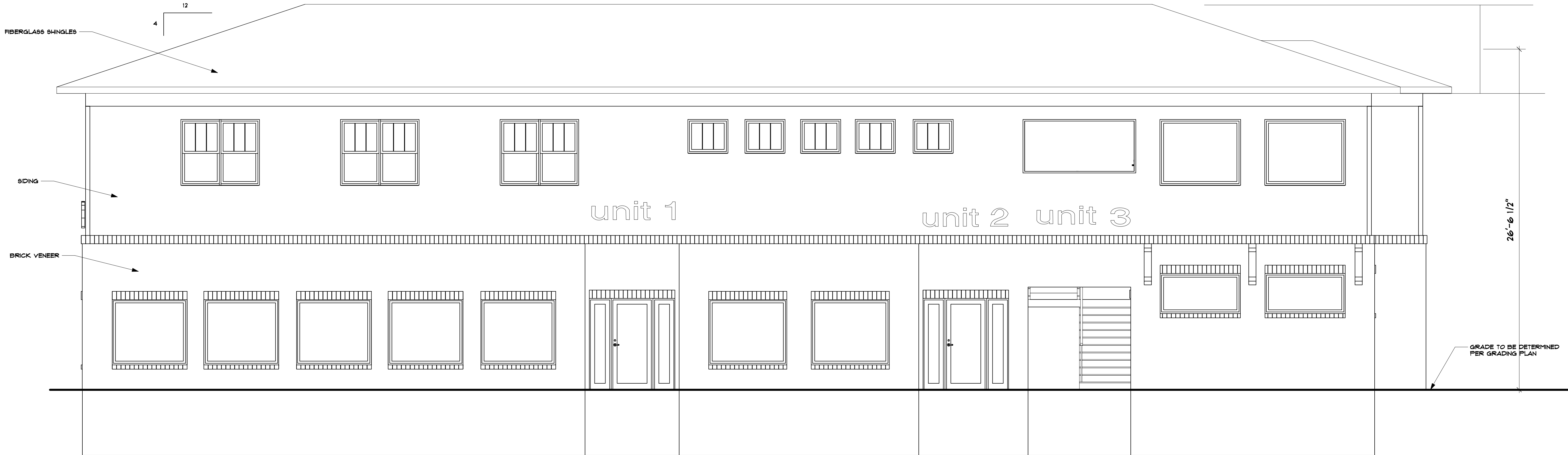
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53 OLD SOLOMONS ISLAND ROAD  
SUITE "I"  
ANNAPOLIS, MARYLAND 21401  
410-266-1160 FAX (410) 266-6129  
E-MAIL: [TERRAIN@COMCAST.NET](mailto:TERRAIN@COMCAST.NET)



**PARCEL 851 & 853**  
7685 QUARTERFIELD ROAD  
GLEN BURNIE, MD 21061  
TAX MAP 15, GRID 5, PARCEL 851 & 853  
TAX ACCT#30-0090-045906 & 300008335600 ZONING:C1  
3RD TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
DATE: NOVEMBER, 2024 TERRAIN JOB NO. 3352



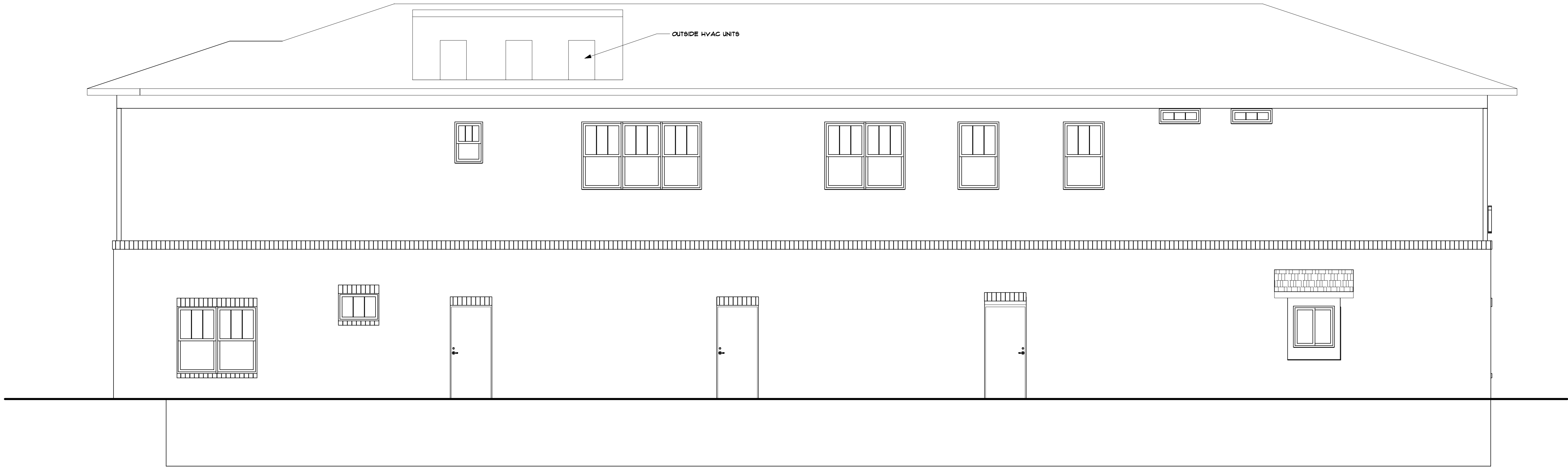


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

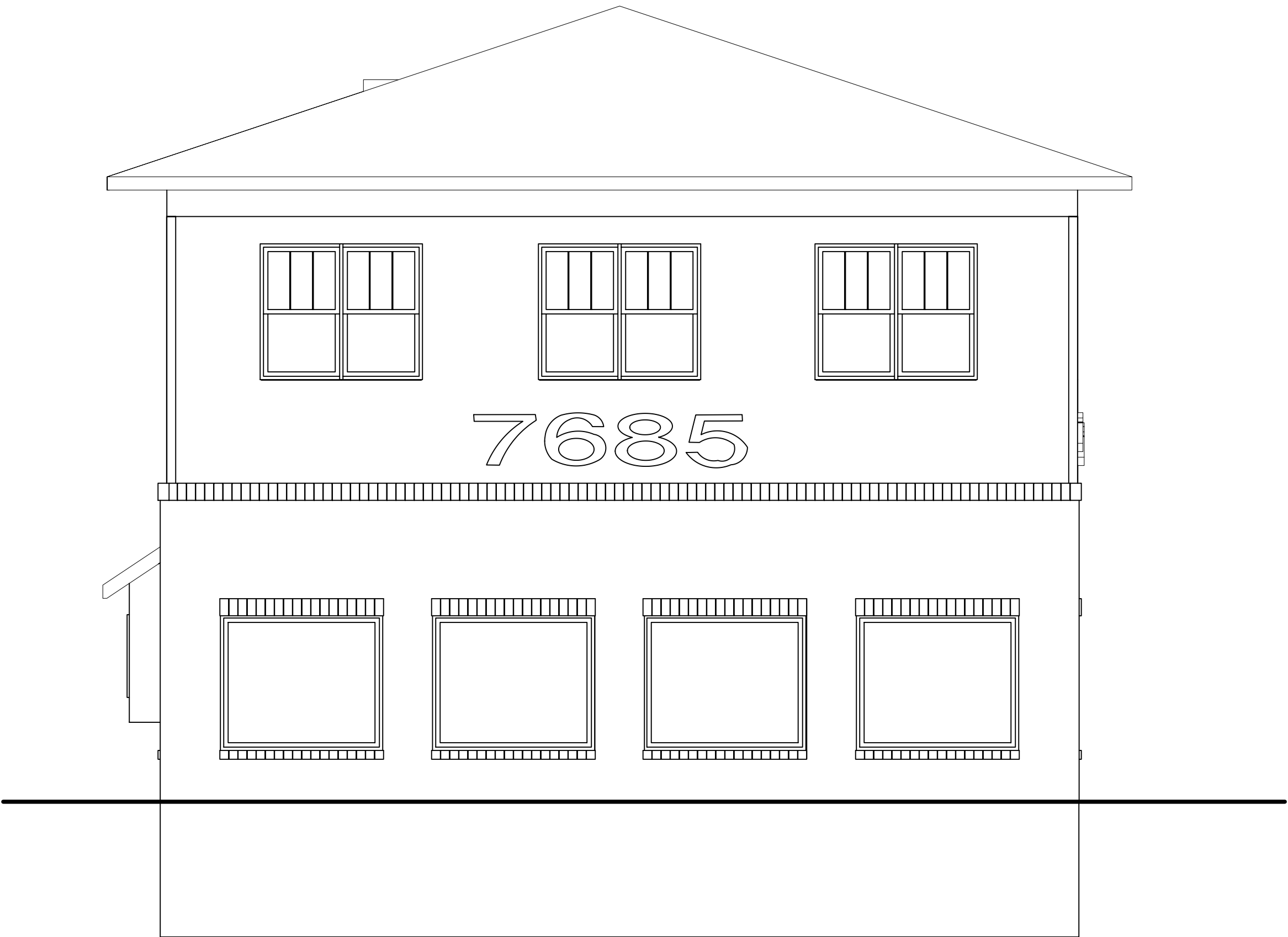
DATE: 03/12/23	REVISIONS
SUNSET DESIGN 591 MORAN COURT ANNAPOLIS, MD 21401 PHONE: 443-995-5585 DRAWN BY: MICHAEL STEVENSON	
BUILDING SITE:	1685 QUARTERFIELD ROAD GLEN BURNIE, MD 21061
BUILDING FOR:	1685 QUARTERFIELD ROAD
SHEET 1	





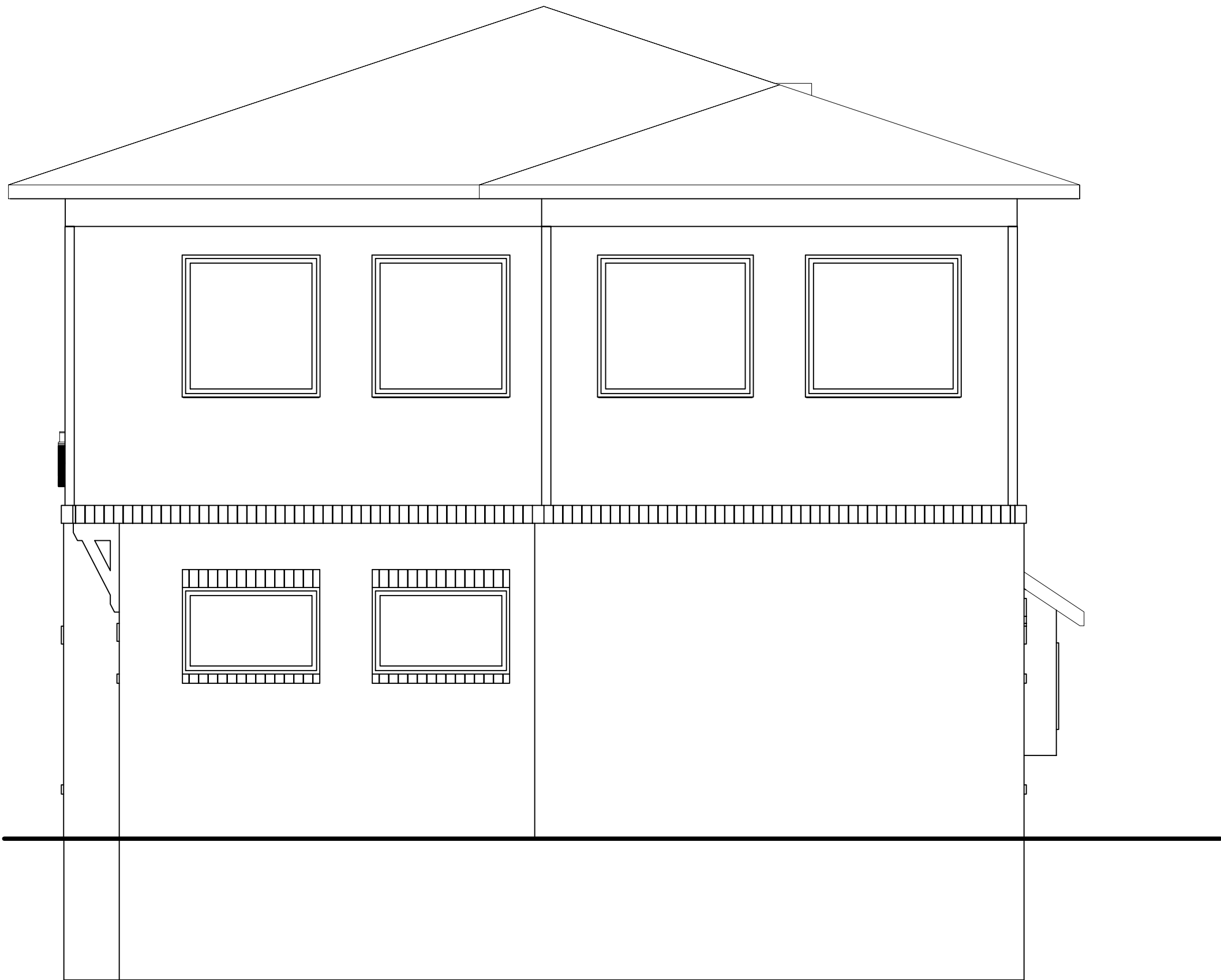
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 03/12/23

REVISIONS

SUNSET DESIGN

591 MORAN COURT  
ANNAPOLIS, MD 21401  
PHONE: 443-995-5585

DRAWN BY: MICHAEL STEVENSON

BUILDING SITE:

1685 QUARTERFIELD  
ROAD  
GLEN BURNIE, MD 21061

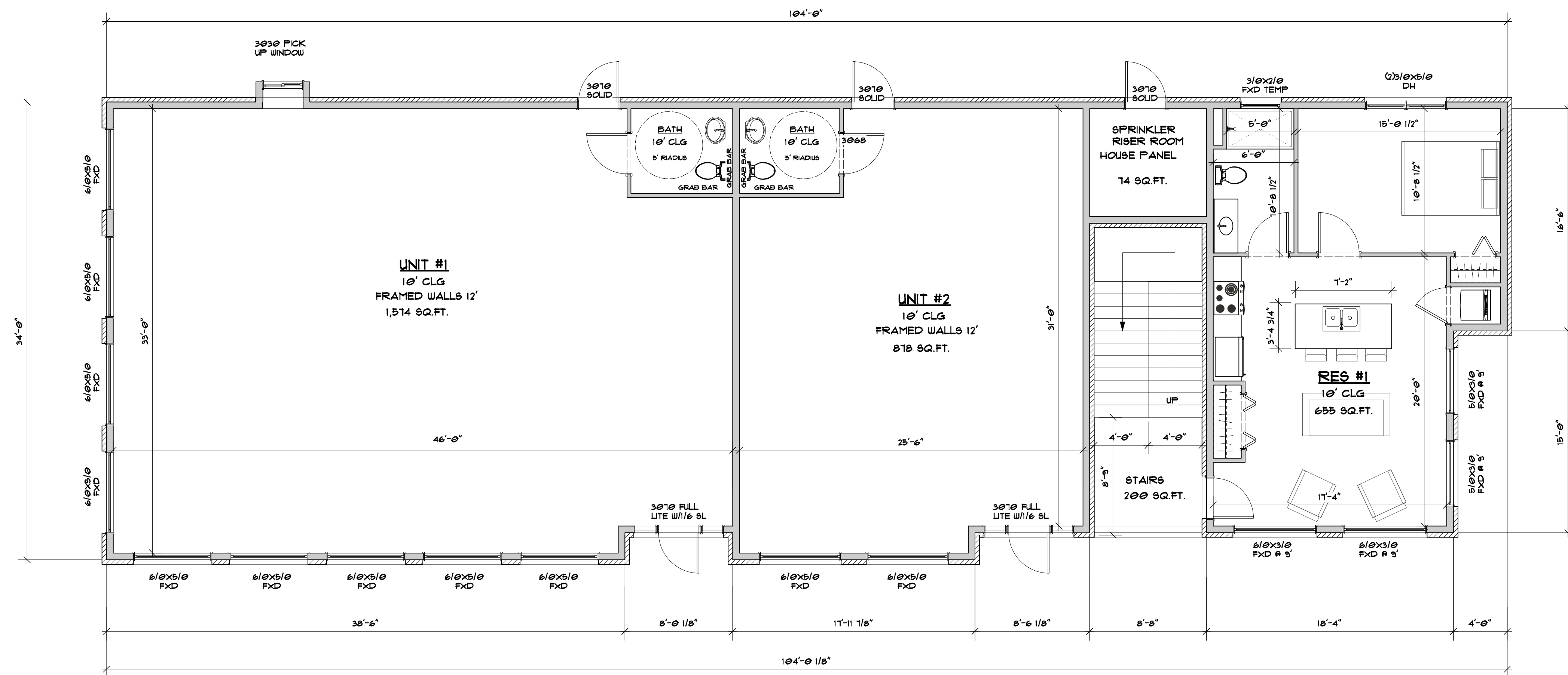
BUILDING FOR:

1685  
QUARTERFIELD  
ROAD

SHEET

2

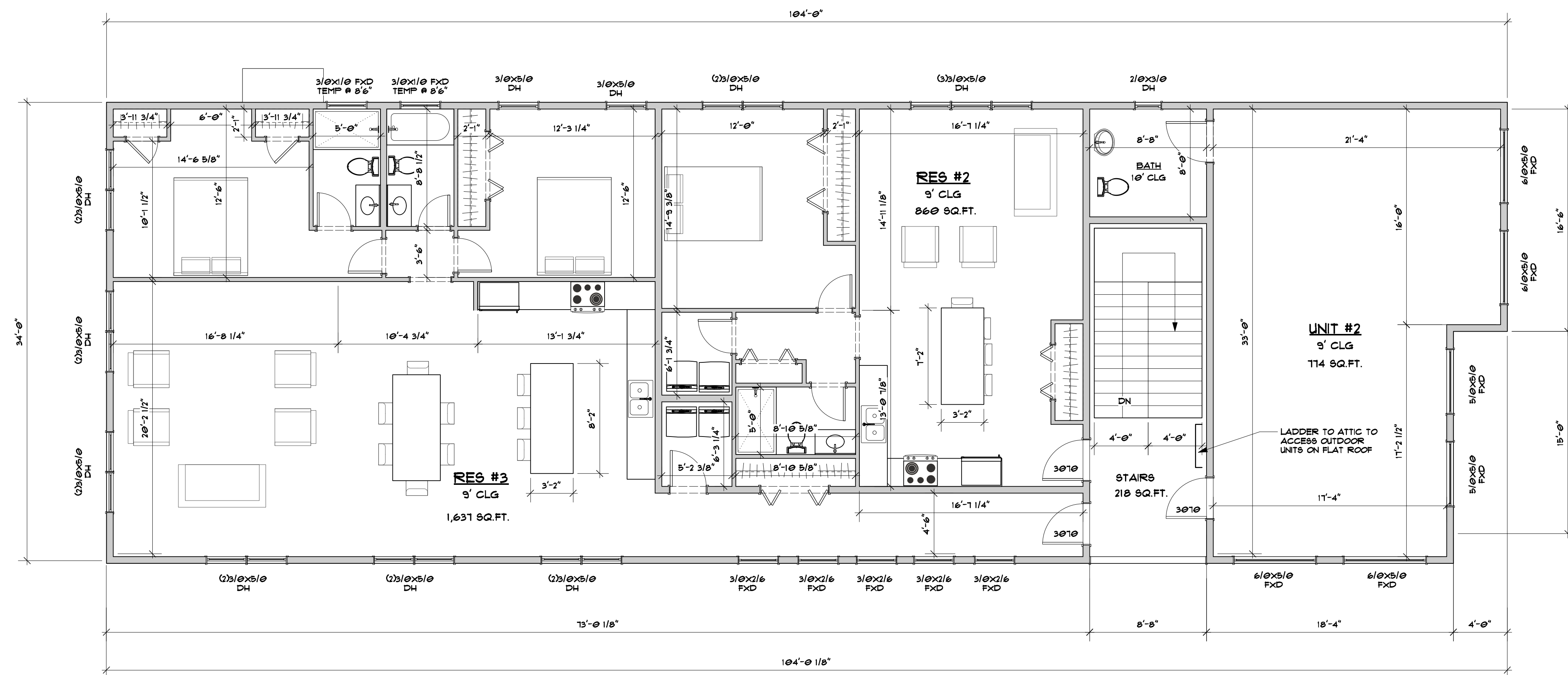




## FIRST FLOOR PLAN

SCALE:  $3/16" = 1'-0"$

TOTAL AREA: 3,381 SQ.FT.



## SECOND FLOOR PLAN

SCALE:  $3/16" = 1'-0"$

TOTAL AREA: 3,589 SQ.FT.

DATE: 03/15/23

## REVISIONS

## SUNSET DESIGN

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**BUILDING FOR:**

7685  
QUARTERFIELD  
ROAD

SHEET

3







Where we are in the permitting..**Red completed**

**1) community call completed**

**2) 1st submission completed**

**3) comments provided**

**4) 2nd submission to be** submitted in 2 weeks

5) We anticipate Preliminary in May

6) We anticipate final site plan approval in August

7) We anticipate final grading plan approval in November

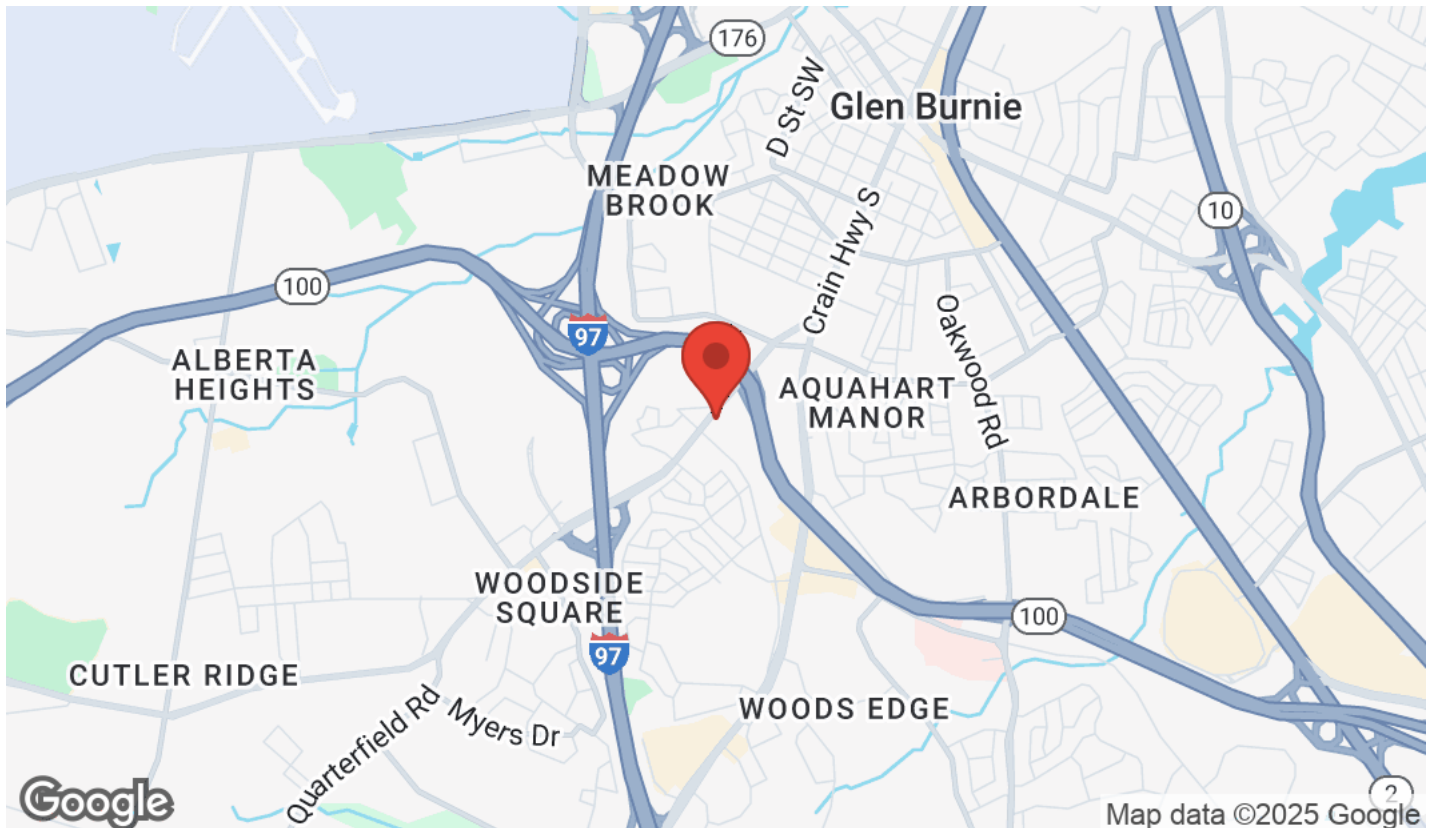
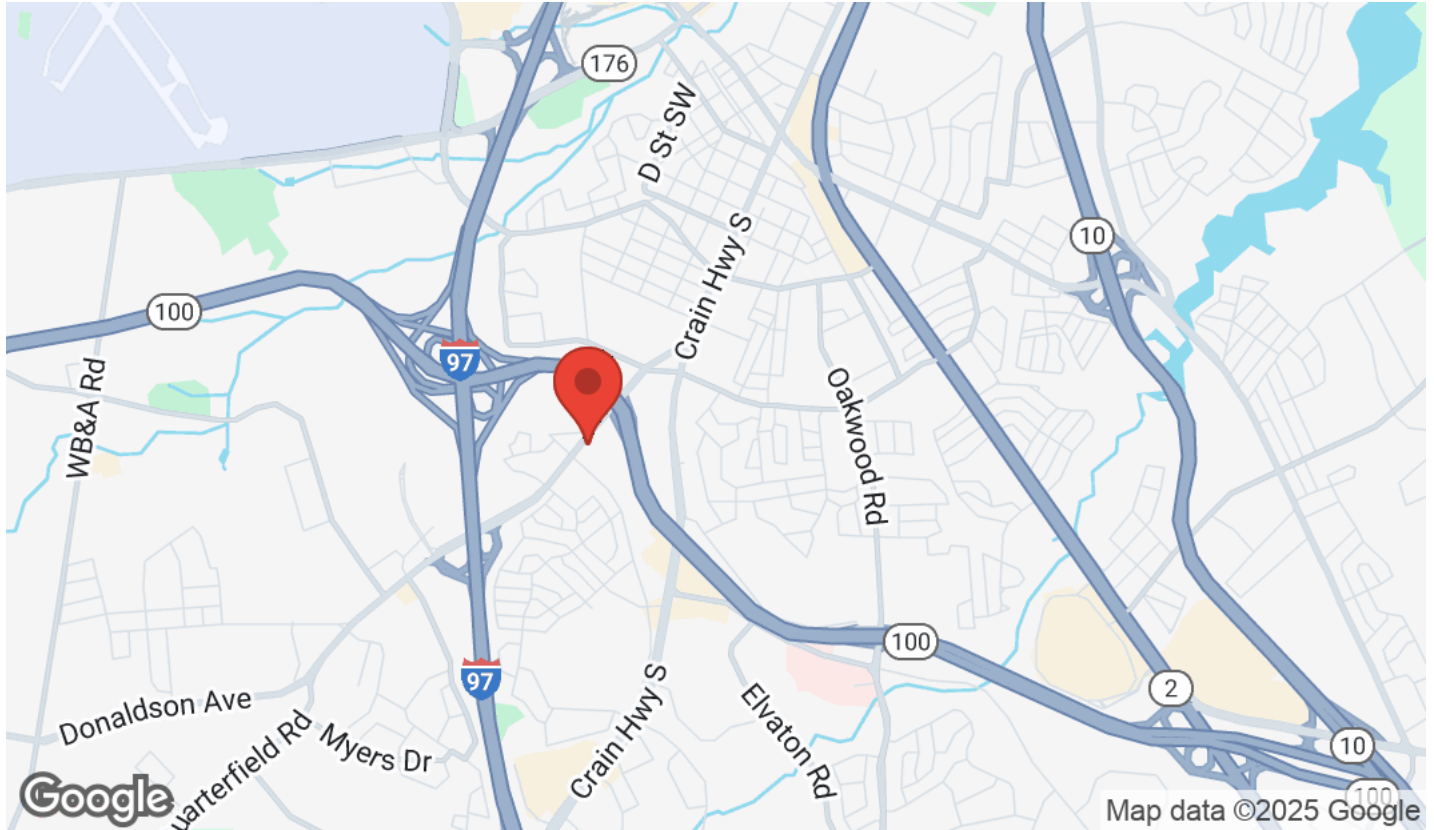


	Duration	Estimated Schedule
<b>Preliminary Plan</b>		
Community Meeting	1 Day	October 8, 2024
Initial Submittal	1 Week	October 15, 2024
County Review (3-4 Reviews)	30 - 45 days each (60 max)	
Revisions and Resubmitting (3-4 Resubmissions)	15-30 days each (depending on County comments and coordination)	
<b>Preliminary Approval</b>		<b>May 13, 2025</b>
<b>Final Development Plan</b>		
Initial Submittal	30 days after Preliminary Approval	June 12, 2025
Community Meeting	1 day (21 days after first submission)	June 13, 2025
County Review (1-2 Reviews)	30 - 45 days each (60 max)	
Revisions and Resubmitting (1-2 Resubmissions)	15-30 days each (depending on County comments and coordination)	
<b>Final Development Plan Approval</b>		<b>August 12, 2025</b>
<b>Grading Plan</b>		
Initial Submittal	30 days after Final Development Approval	September 11, 2025
County Review (1-2 Reviews)	30 - 45 days each (60 max)	
Revisions and Resubmitting (1-2 Resubmissions)	15-30 days each (depending on County comments and coordination)	
<b>Grading Plan Approval</b>		<b>November 10, 2025</b>



## LOCATION MAPS

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# BUSINESS MAP

7685 QUARTERFIELD ROAD



 Baltimore/Washington International Thurgood Marshall Airport


 Johns Hopkins Community Physicians

 Super 24 Latino - Convenience Store

 Arundel Federal Savings Bank


 Subway

 7-Eleven


 Crabtowne USA

Bank of America (with Drive-thru ATM)

 Target

 UM Baltimore Washington Medical Center

 Squisito Pizza & Pasta - Glen Burnie

 The Grill At Quarterfield Station

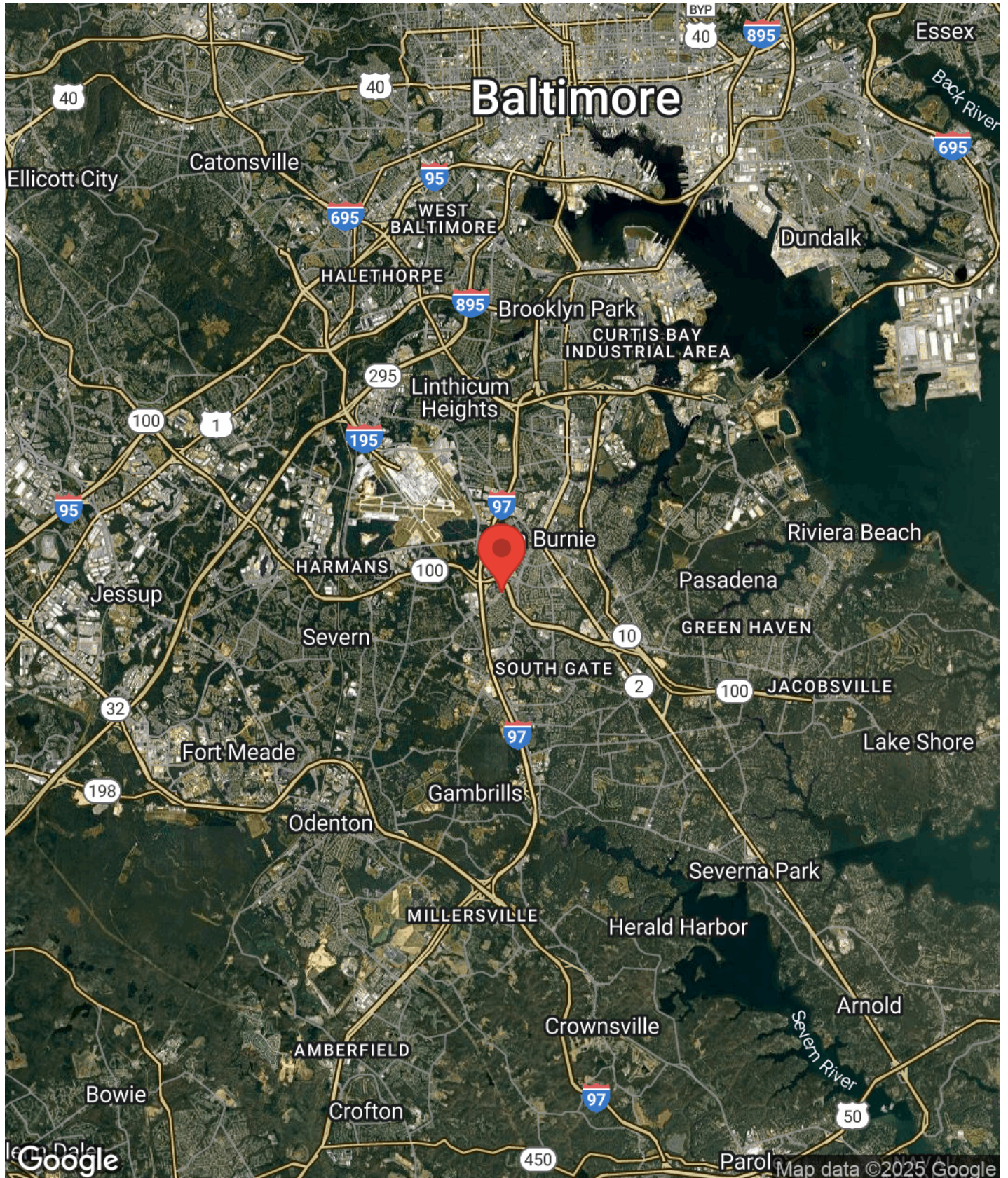
 Walgreens

 Lowe's  
 Walmart  
 Kohl's



## REGIONAL MAP

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## AERIAL MAP

7685 QUARTERFIELD ROAD



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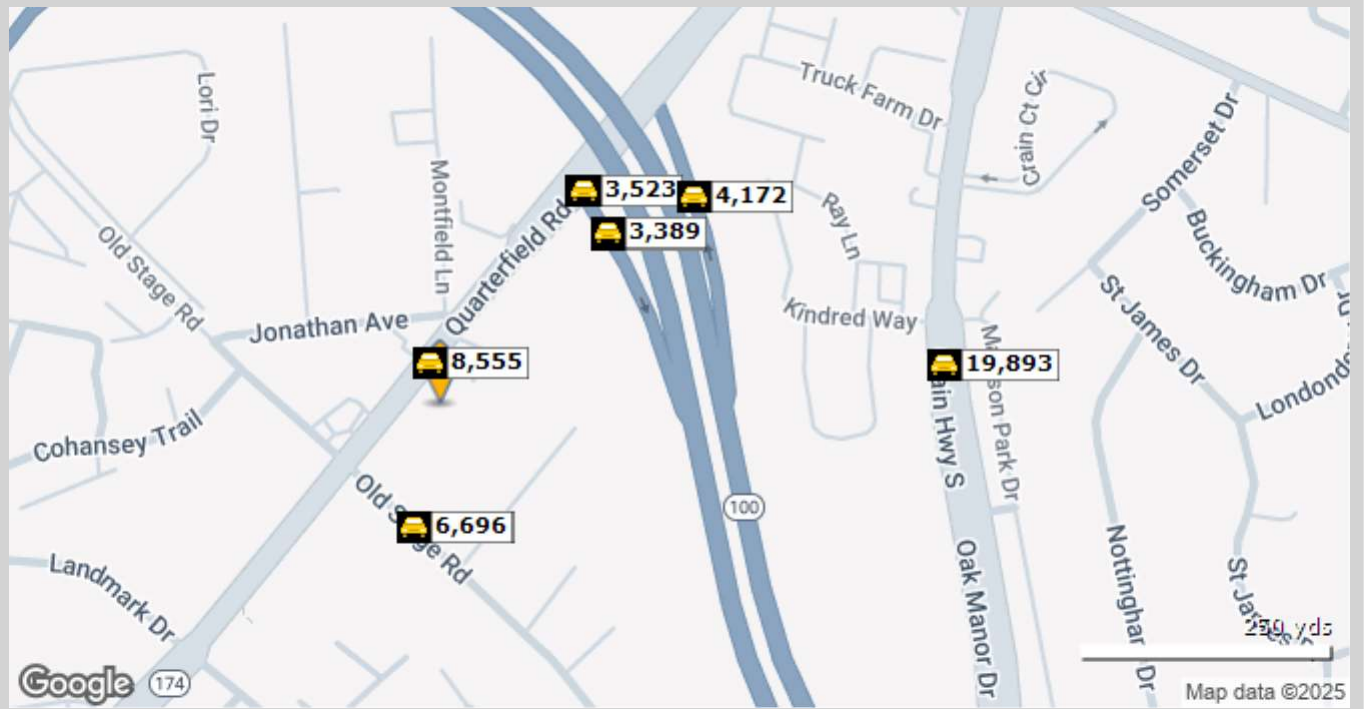
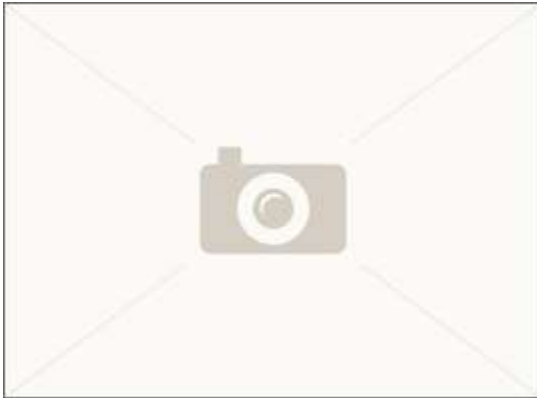
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# Traffic Count Report

7685 Quarterfield Rd, Glen Burnie, MD 21061

Building Type: General Retail  
 Secondary: Storefront Retail/Office  
 GLA: 3,100 SF  
 Year Built: -  
 Total Available: 0 SF  
 % Leased: 0%  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Quarterfield Rd	Jonathan Ave	0.03 NE	2022	8,555	MPSI	.03
2	Old Stage Rd	William St	0.04 SE	2020	6,993	MPSI	.07
3	Old Stage Rd	William St	0.04 SE	2022	6,696	MPSI	.07
4	Paul Pitcher Memorial Hwy	Quarterfield Rd	0.04 N	2020	3,358	MPSI	.14
5	Paul Pitcher Memorial Hwy	Quarterfield Rd	0.04 N	2022	3,389	MPSI	.14
6	Quarterfield Road	Hwy 174	0.00 S	2022	3,482	MPSI	.15
7	Quarterfield Road	State Hwy 174	0.00 S	2020	3,523	MPSI	.15
8	Paul Pitcher Memorial Hwy	Quarterfield Rd	0.05 NW	2022	4,149	MPSI	.19
9	Paul Pitcher Memorial Hwy	Quarterfield Rd	0.05 NW	2021	4,172	MPSI	.19
10	Crain Hwy S	Madison PkDr	0.02 N	2022	19,893	MPSI	.29

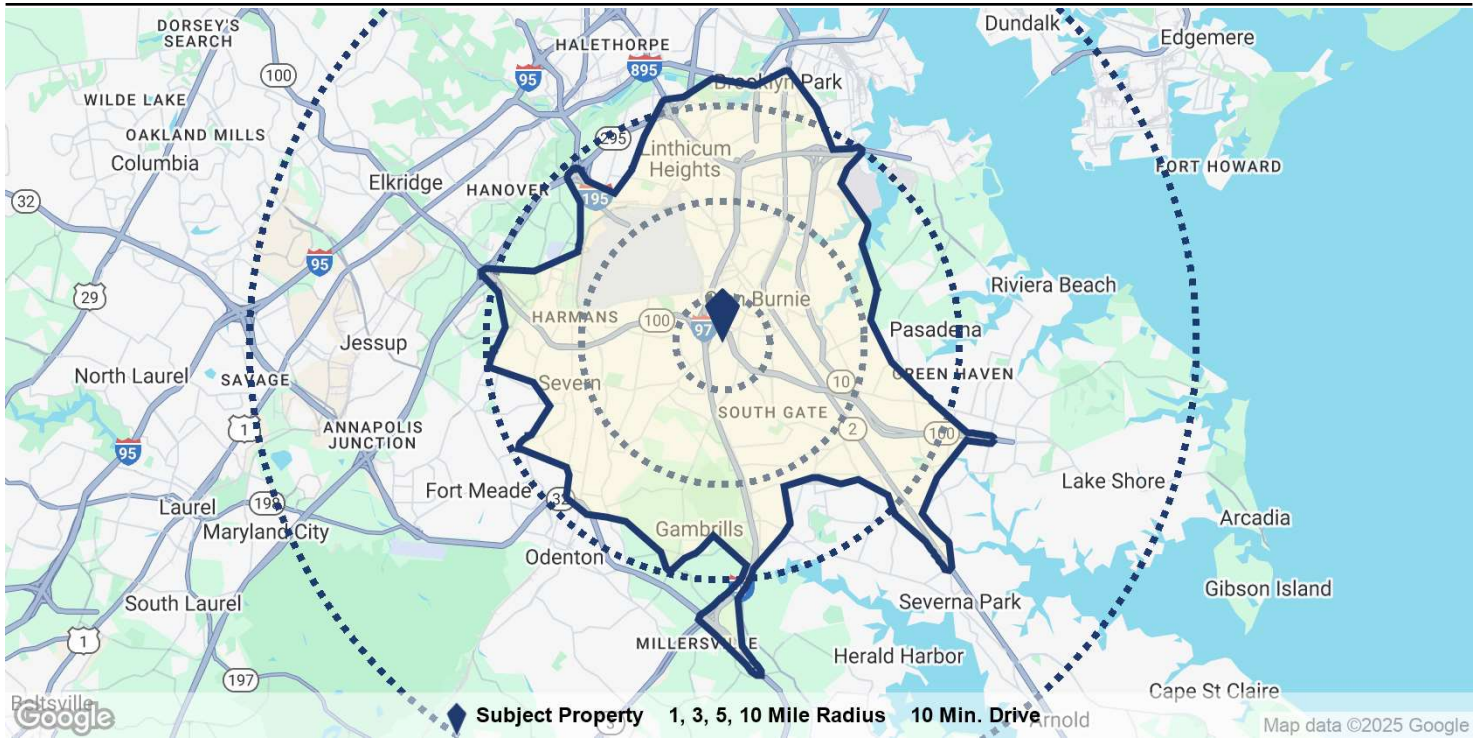




# Demographics Report

7685 Quarterfield Rd

## DEMOGRAPHICS



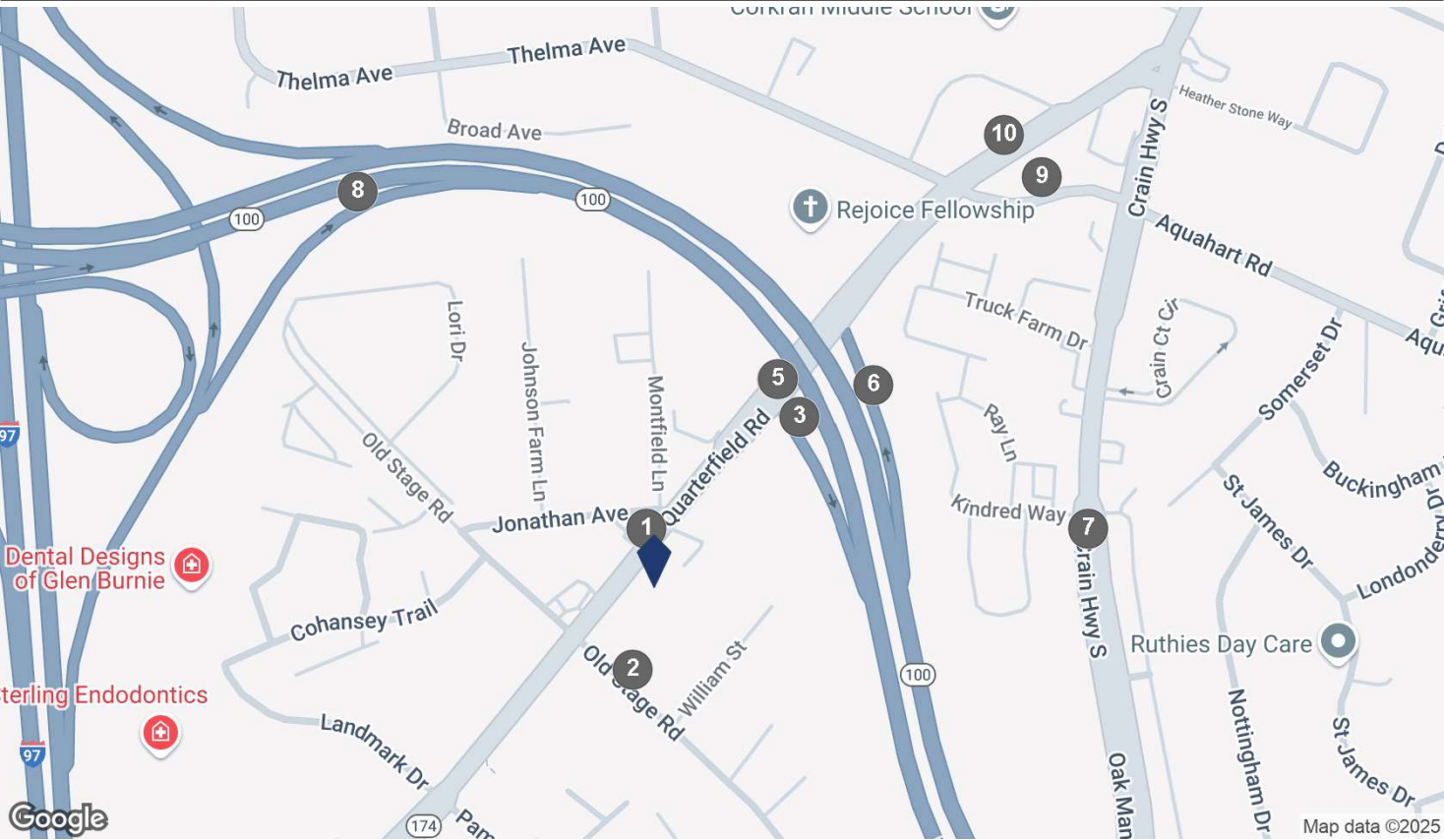
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	16,277	88,162	193,973	673,540	166,572
5 Yr Growth	1.7%	2.2%	2.4%	1.1%	2.0%
Median Age	37	39	39	38	39
5 Yr Forecast	39	40	40	39	41
White / Black / Hispanic	48% / 28% / 14%	55% / 24% / 11%	55% / 25% / 10%	54% / 26% / 9%	55% / 25% / 11%
5 Yr Forecast	48% / 27% / 14%	56% / 24% / 11%	55% / 25% / 10%	54% / 26% / 9%	55% / 25% / 11%
Employment	6,358	39,912	98,795	417,055	90,357
Buying Power	\$460.6M	\$2.9B	\$7B	\$24.5B	\$5.8B
5 Yr Growth	1.4%	1.7%	2.2%	0.8%	2.0%
College Graduates	22.9%	26.0%	31.0%	37.1%	35.1%
<b>Household</b>					
Households	6,208	33,451	71,895	258,774	61,956
5 Yr Growth	1.8%	2.2%	2.5%	0.8%	2.1%
Median Household Income	\$74,200	\$86,735	\$97,506	\$94,834	\$93,521
5 Yr Forecast	\$73,945	\$86,291	\$97,247	\$94,761	\$93,483
Average Household Income	\$97,433	\$107,889	\$118,285	\$118,844	\$114,043
5 Yr Forecast	\$97,973	\$108,230	\$118,271	\$118,952	\$114,151
% High Income (>\$75K)	49%	57%	62%	60%	60%
<b>Housing</b>					
Median Home Value	\$290,214	\$329,989	\$358,608	\$366,047	\$343,479
Median Year Built	1971	1974	1980	1978	1977
Owner / Renter Occupied	53% / 47%	62% / 38%	68% / 32%	61% / 39%	65% / 35%



# Subject Property

7685 Quarterfield Rd

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Quarterfield Rd	Jonathan Ave - NE	8,555	2022	0.03 mi
2 Old Stage Rd	William St - SE	6,696	2022	0.07 mi
3 Paul Pitcher Memorial Hwy	Quarterfield Rd - N	3,389	2022	0.14 mi
4 Quarterfield Road	Hwy 174 - S	3,482	2022	0.15 mi
5 Quarterfield Road	State Hwy 174 - S	3,523	2020	0.15 mi
6 Paul Pitcher Memorial Hwy	Quarterfield Rd - NW	4,149	2022	0.19 mi
7 Crain Hwy S	Madison PkDr - N	19,893	2022	0.29 mi
8 Mountain Rd	Old Stage Rd - SW	5,914	2022	0.32 mi
9 Thelma Avenue	Quarterfield Rd - W	9,731	2022	0.37 mi
10 Quarterfield Rd	Thelma Ave - SW	8,685	2022	0.37 mi



# Income & Spending Demographics

7685 Quarterfield Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	6,206		33,449		71,895		61,956	
<\$25,000	744	11.99%	3,631	10.86%	6,925	9.63%	6,210	10.02%
\$25,000 - \$50,000	995	16.03%	5,088	15.21%	10,013	13.93%	9,142	14.76%
\$50,000 - \$75,000	1,403	22.61%	5,779	17.28%	10,274	14.29%	9,410	15.19%
\$75,000 - \$100,000	726	11.70%	4,743	14.18%	9,703	13.50%	8,391	13.54%
\$100,000 - \$125,000	815	13.13%	3,773	11.28%	8,965	12.47%	7,505	12.11%
\$125,000 - \$150,000	605	9.75%	3,247	9.71%	7,081	9.85%	6,004	9.69%
\$150,000 - \$200,000	396	6.38%	3,723	11.13%	9,673	13.45%	8,097	13.07%
\$200,000+	522	8.41%	3,465	10.36%	9,261	12.88%	7,198	11.62%
2024 Avg Household Income	\$97,433		\$107,889		\$118,285		\$114,043	
2024 Med Household Income	\$74,200		\$86,735		\$97,506		\$93,521	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$189.8M		\$1.1B		\$2.6B		\$2.2B	
Total Apparel	\$10.6M	5.60%	\$60.5M	5.30%	\$137.6M	5.26%	\$115.8M	5.30%
Women's Apparel	\$4.1M	2.14%	\$23.6M	2.07%	\$53.8M	2.06%	\$45.1M	2.07%
Men's Apparel	\$2.2M	1.16%	\$12.7M	1.11%	\$28.8M	1.10%	\$24M	1.10%
Girl's Apparel	\$752.2K	0.40%	\$4.2M	0.36%	\$9.6M	0.37%	\$8.2M	0.37%
Boy's Apparel	\$571.9K	0.30%	\$3.1M	0.27%	\$7.1M	0.27%	\$6M	0.28%
Infant Apparel	\$539.4K	0.28%	\$2.9M	0.25%	\$6.4M	0.24%	\$5.4M	0.25%
Footwear	\$2.5M	1.32%	\$14.1M	1.24%	\$31.9M	1.22%	\$27.1M	1.24%

Total Entertainment & Hobbies	\$28.7M	15.13%	\$173.8M	15.23%	\$394.4M	15.07%	\$329.9M	15.11%
Entertainment	\$2.9M	1.55%	\$21.1M	1.85%	\$45.1M	1.72%	\$37.9M	1.74%
Audio & Visual Equipment/Service	\$6.8M	3.60%	\$38.8M	3.40%	\$86.8M	3.32%	\$73.6M	3.37%
Reading Materials	\$314.8K	0.17%	\$2M	0.18%	\$4.7M	0.18%	\$4M	0.18%
Pets, Toys, & Hobbies	\$4.7M	2.47%	\$28.5M	2.49%	\$65.4M	2.50%	\$54.5M	2.49%
Personal Items	\$13.9M	7.34%	\$83.4M	7.31%	\$192.2M	7.34%	\$160M	7.33%

Total Food and Alcohol	\$51.7M	27.26%	\$296.3M	25.96%	\$670.1M	25.60%	\$566M	25.92%
Food At Home	\$26.6M	14.01%	\$150.3M	13.17%	\$336M	12.84%	\$286.3M	13.11%
Food Away From Home	\$21.8M	11.48%	\$126.2M	11.05%	\$288.3M	11.01%	\$241.7M	11.07%
Alcoholic Beverages	\$3.3M	1.76%	\$19.9M	1.74%	\$45.8M	1.75%	\$38.1M	1.74%

Total Household	\$30.4M	16.02%	\$186.9M	16.37%	\$441.6M	16.87%	\$363.4M	16.64%
House Maintenance & Repair	\$6.1M	3.20%	\$39.3M	3.45%	\$93M	3.55%	\$76.9M	3.52%
Household Equip & Furnishings	\$11.7M	6.19%	\$70.9M	6.21%	\$165.6M	6.33%	\$137.1M	6.28%
Household Operations	\$9.2M	4.84%	\$55.3M	4.84%	\$130.5M	4.99%	\$107.2M	4.91%
Housing Costs	\$3.4M	1.79%	\$21.4M	1.88%	\$52.4M	2.00%	\$42.4M	1.94%



# Income & Spending Demographics

7685 Quarterfield Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$48.4M	25.50%	\$301M	26.37%	\$683.1M	26.10%	\$568.9M	26.05%
Vehicle Purchases	\$23.7M	12.50%	\$155.8M	13.65%	\$352.1M	13.45%	\$292.2M	13.38%
Gasoline	\$13.4M	7.04%	\$76.5M	6.71%	\$170.3M	6.51%	\$143.8M	6.59%
Vehicle Expenses	\$1.1M	0.58%	\$6.7M	0.59%	\$16.2M	0.62%	\$13.3M	0.61%
Transportation	\$4.5M	2.38%	\$27.8M	2.44%	\$67.1M	2.56%	\$54.8M	2.51%
Automotive Repair & Maintenance	\$5.7M	3.01%	\$34.2M	2.99%	\$77.4M	2.96%	\$64.8M	2.97%
Total Health Care	\$8.5M	4.47%	\$51.6M	4.53%	\$117.2M	4.48%	\$99.6M	4.56%
Medical Services	\$4.7M	2.48%	\$28.8M	2.52%	\$66.3M	2.53%	\$55.9M	2.56%
Prescription Drugs	\$2.8M	1.47%	\$17M	1.49%	\$37.6M	1.44%	\$32.4M	1.48%
Medical Supplies	\$985.5K	0.52%	\$5.9M	0.52%	\$13.3M	0.51%	\$11.4M	0.52%
Total Education/Day Care	\$11.4M	6.02%	\$71.1M	6.23%	\$173.7M	6.64%	\$140.3M	6.42%
Education	\$7.4M	3.90%	\$45.8M	4.01%	\$111.9M	4.27%	\$89.9M	4.12%
Fees & Admissions	\$4M	2.12%	\$25.3M	2.22%	\$61.8M	2.36%	\$50.4M	2.31%



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7685 QUARTERFIELD ROAD

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