

LAND FOR SALE

QUARTERFIELD ROAD

7685 QUARTERFIELD ROAD, GLEN BURNIE, MD 21061



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

Maryland License #17714

SUSAN ROSKO-THOMAS

Associate Broker

O: C: 410-303-1551

susanrt@kwcommercial.com

MD License #24038

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

7685 QUARTERFIELD ROAD



OFFERING SUMMARY

PRICE:	\$500,000
---------------	-----------

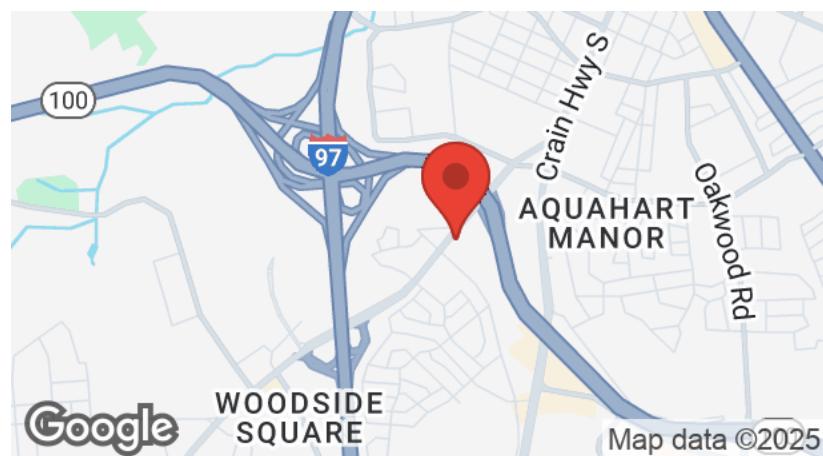
LOT SIZE:	0.61 Acres
------------------	------------

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.



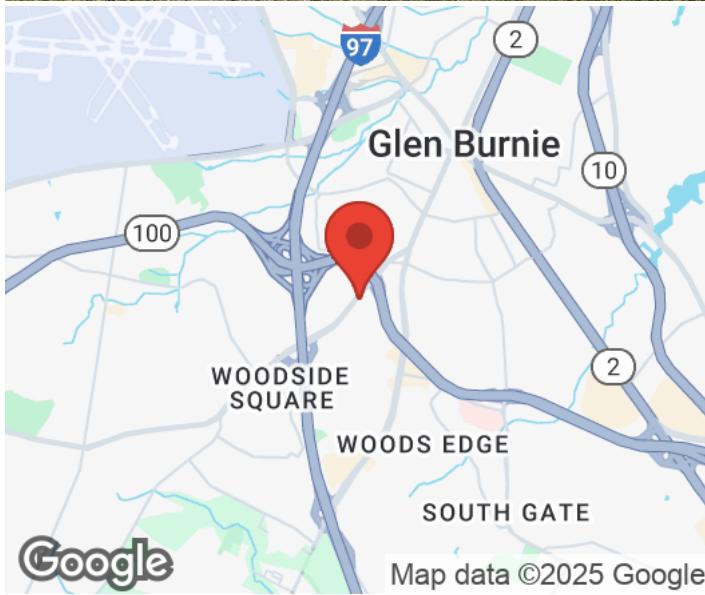
KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

LOCATION & HIGHLIGHTS

7685 QUARTERFIELD ROAD



KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

Each Office Independently Owned and Operated

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

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-Amtrac 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.

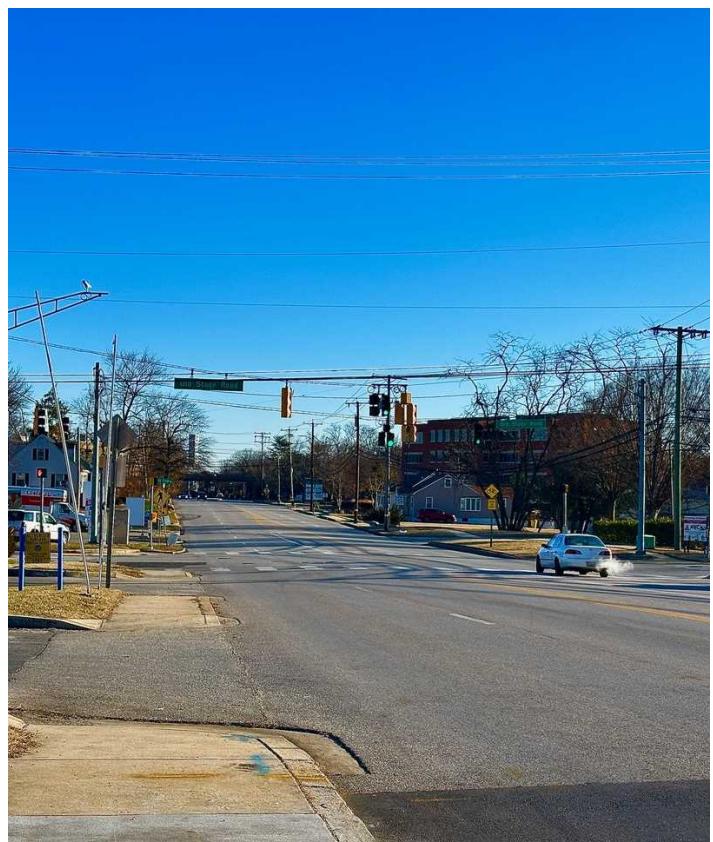
Proximity: Close to Quarterfield Crossing, Quarterfield Station and St. John's Business Center, enhancing its appeal for businesses seeking convenience.

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.

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

PROPERTY/AREA PHOTOS

7685 QUARTERFIELD ROAD



KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

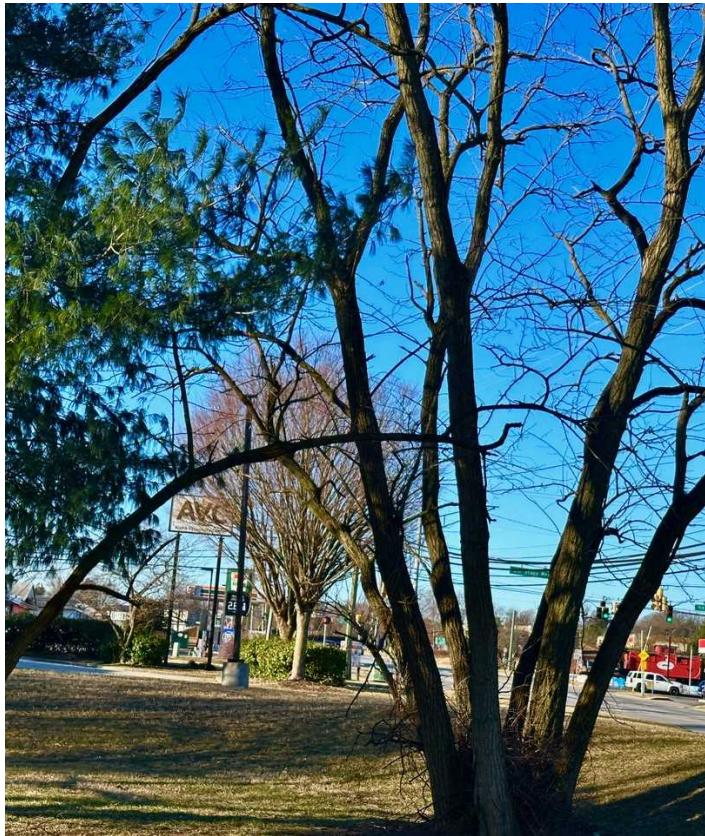
HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

Each Office Independently Owned and Operated

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

PROPERTY/AREA PHOTOS

7685 QUARTERFIELD ROAD



KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

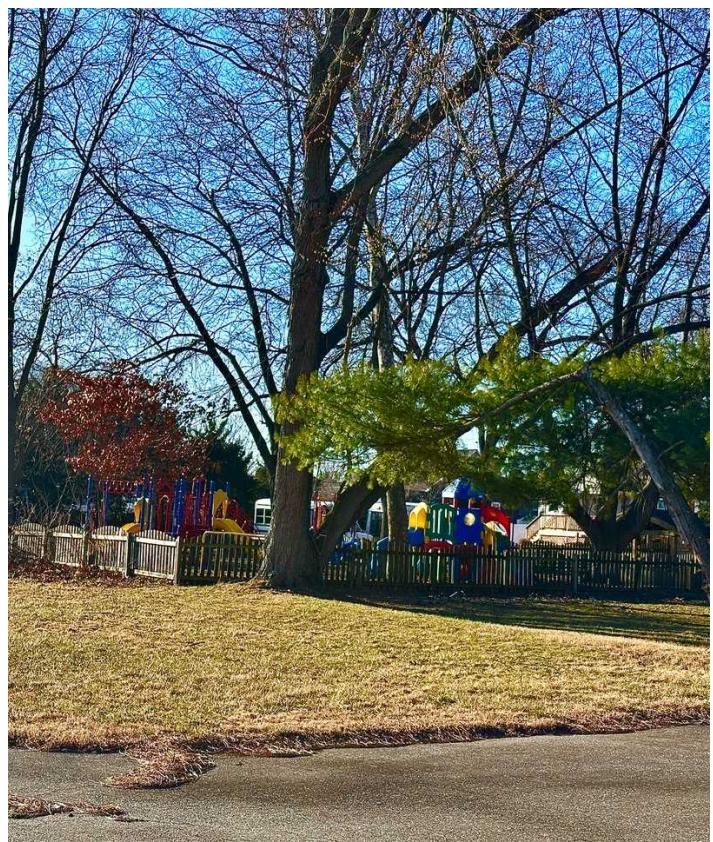
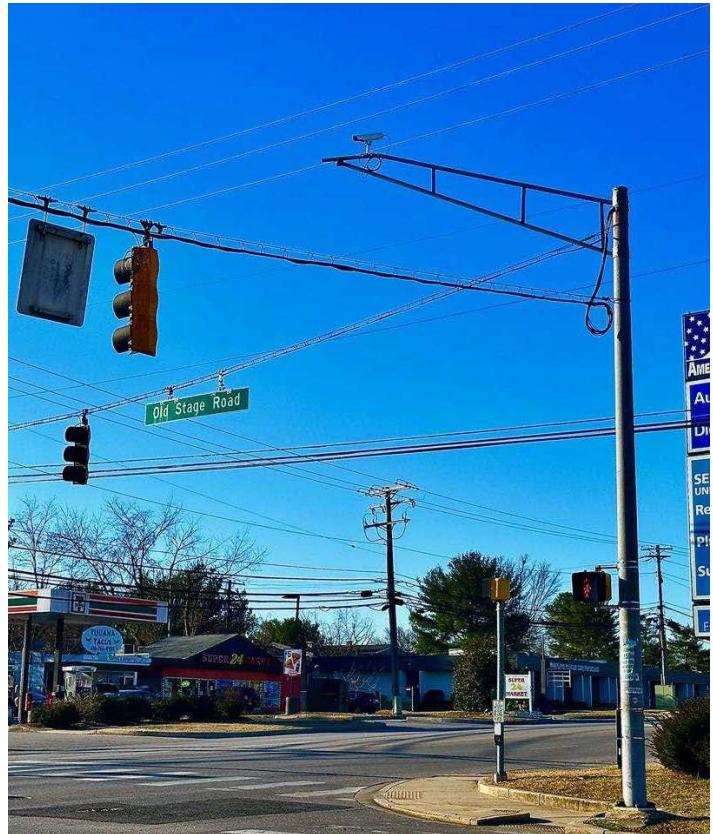
HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

Each Office Independently Owned and Operated

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

PROPERTY/AREA PHOTOS

7685 QUARTERFIELD ROAD



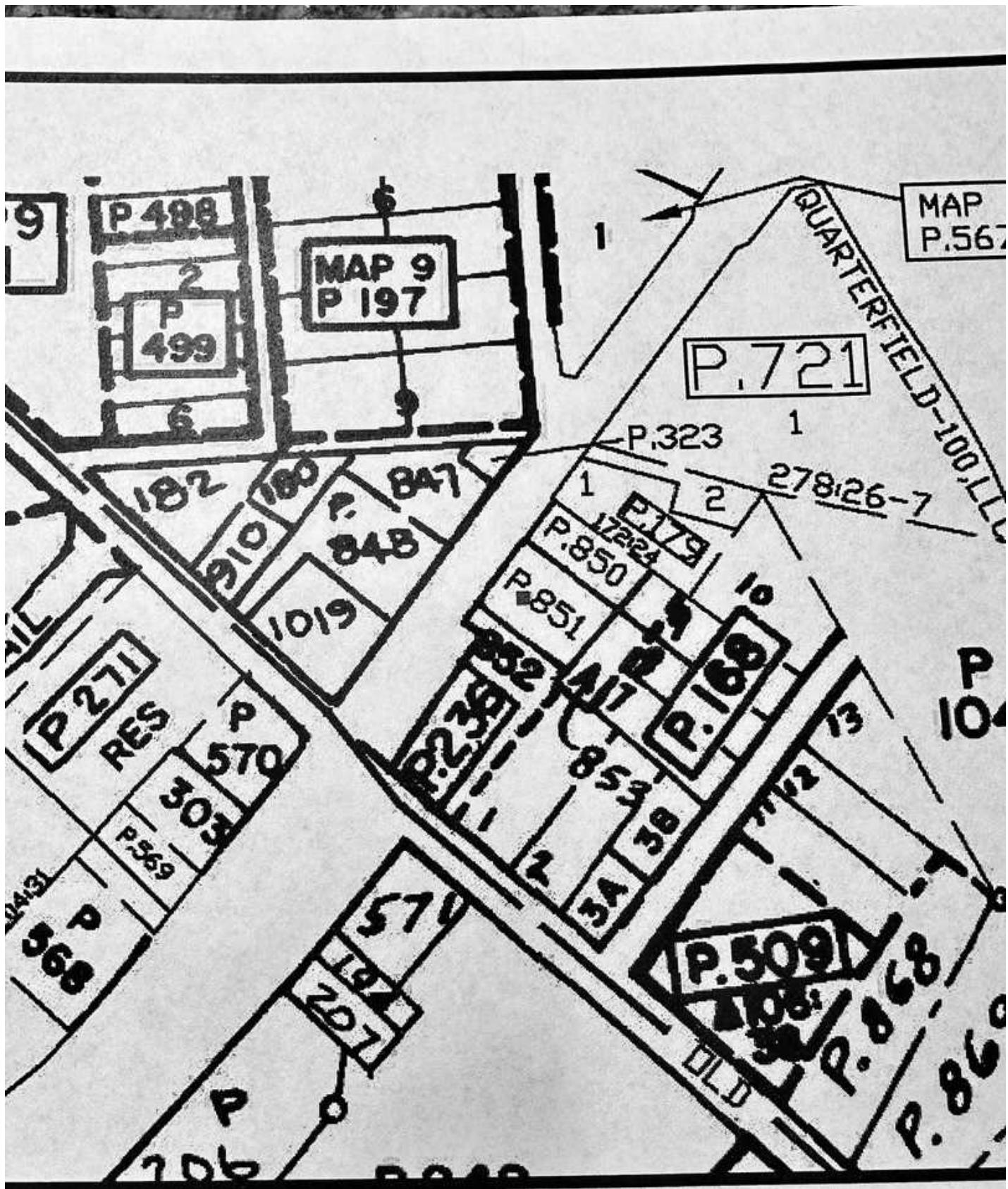
KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

PROPERTY/AREA PHOTOS

7685 QUARTERFIELD ROAD



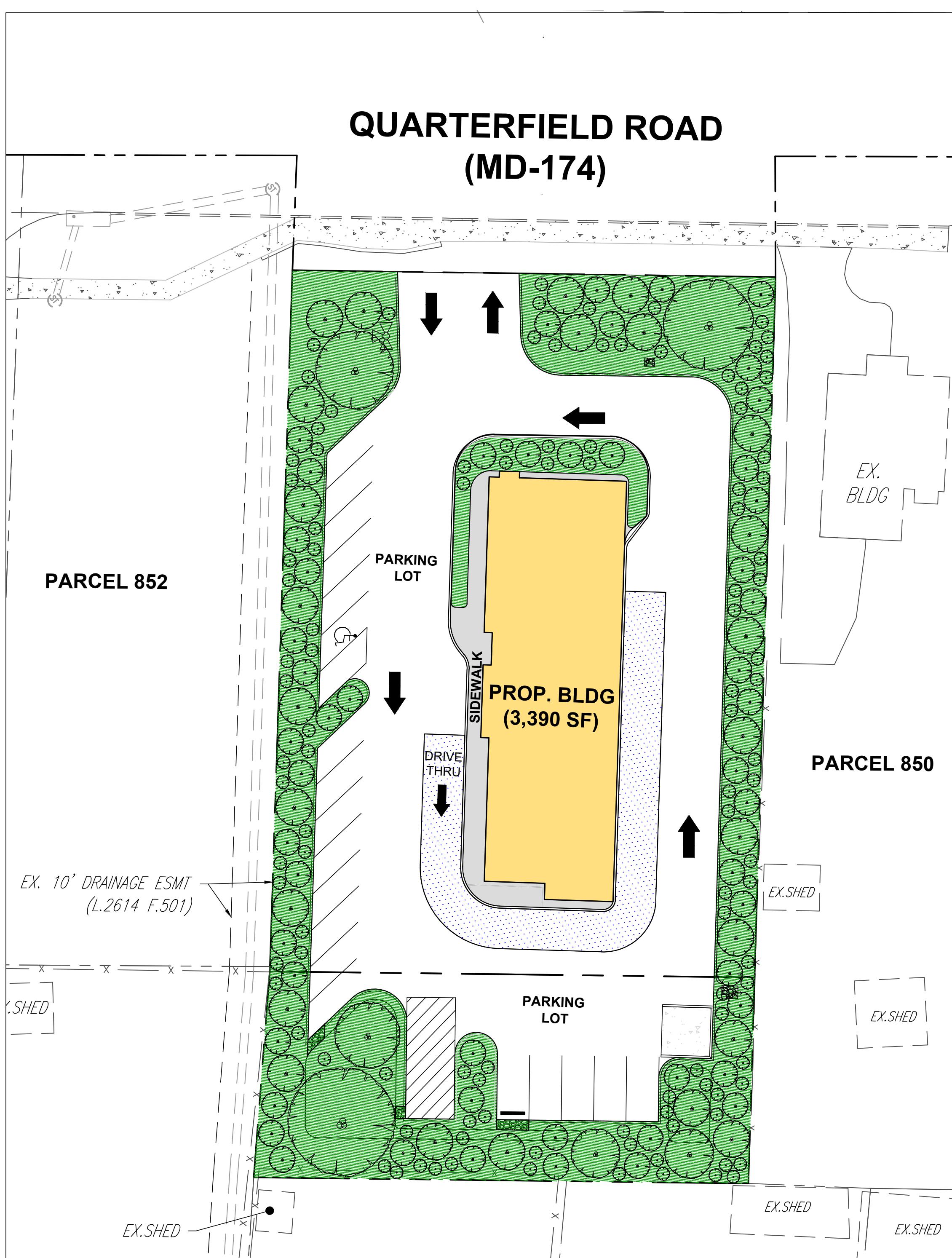
KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

DRAWINGS/PLANS



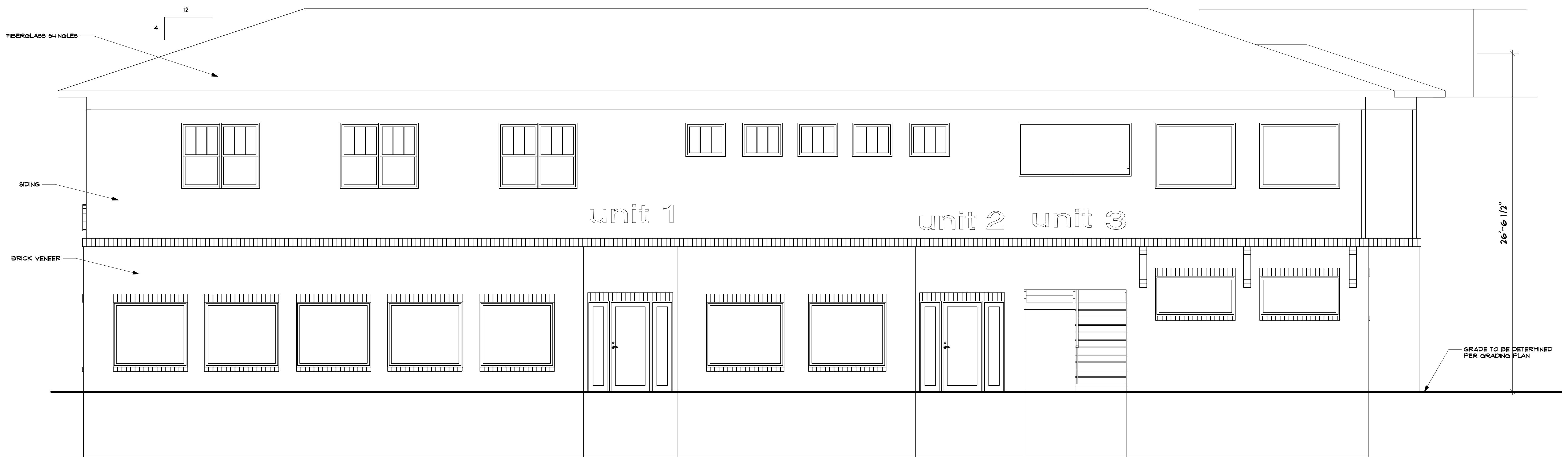


© THESE DESIGNS AND DRAWINGS ARE
PROTECTED BY THE FEDERAL COPYRIGHT
LAW. THEY MAY NOT BE REPRODUCED,
MODIFIED, DISTRIBUTED OR USED IN ANY
OTHER WAY WITHOUT THE SPECIFIC WRITTEN
CONSENT OF TERRAIN, 2024

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



PARCEL 851 & 853
7685 QUARTERFIELD ROAD
GLEN BURNIE, MD 21061
TAX MAP 15, GRID 5, PARCEL 851 & 853
TAX ACCT#30-0090-045905 & 30008335800
3RD TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
DATE: NOVEMBER, 2024 TERRAIN JOB NO. 3352



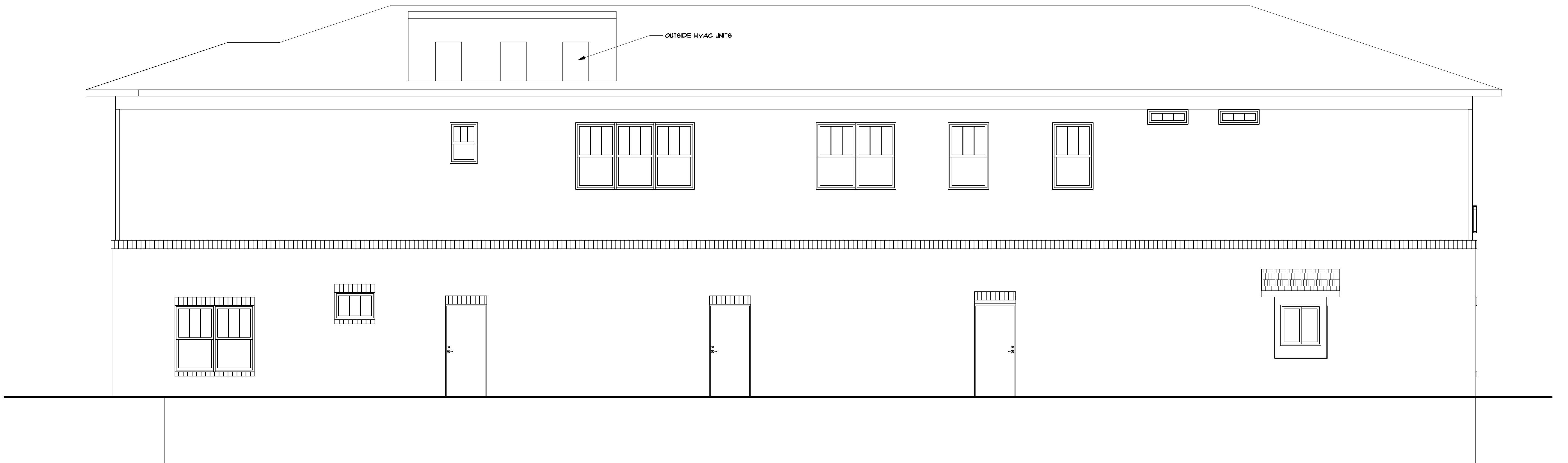
FRONT ELEVATION

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

SHEET

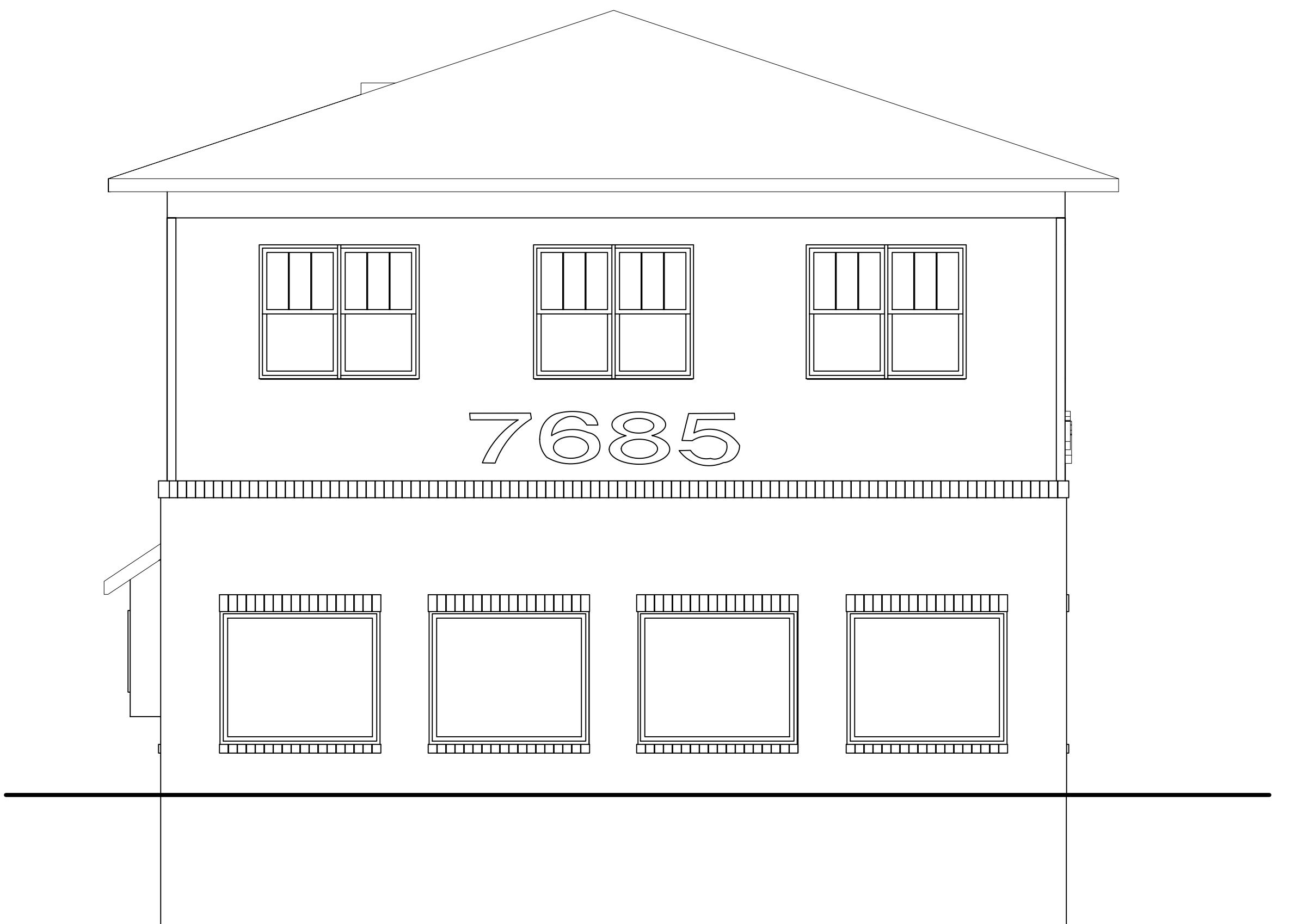
1

DATE: 03/12/23	REVISIONS
<u>BUILDING FOR:</u> 1685 QUARTERFIELD ROAD	<u>BUILDING SITE:</u> 1685 QUARTERFIELD ROAD GLEN BURNIE, MD 21061
<u>SUNSET DESIGN</u>	<u>591 MORAN COURT</u> ANNAPOLIS, MD 21401 PHONE: 443-935-5585 DRAWN BY: MICHAEL STEVENSON



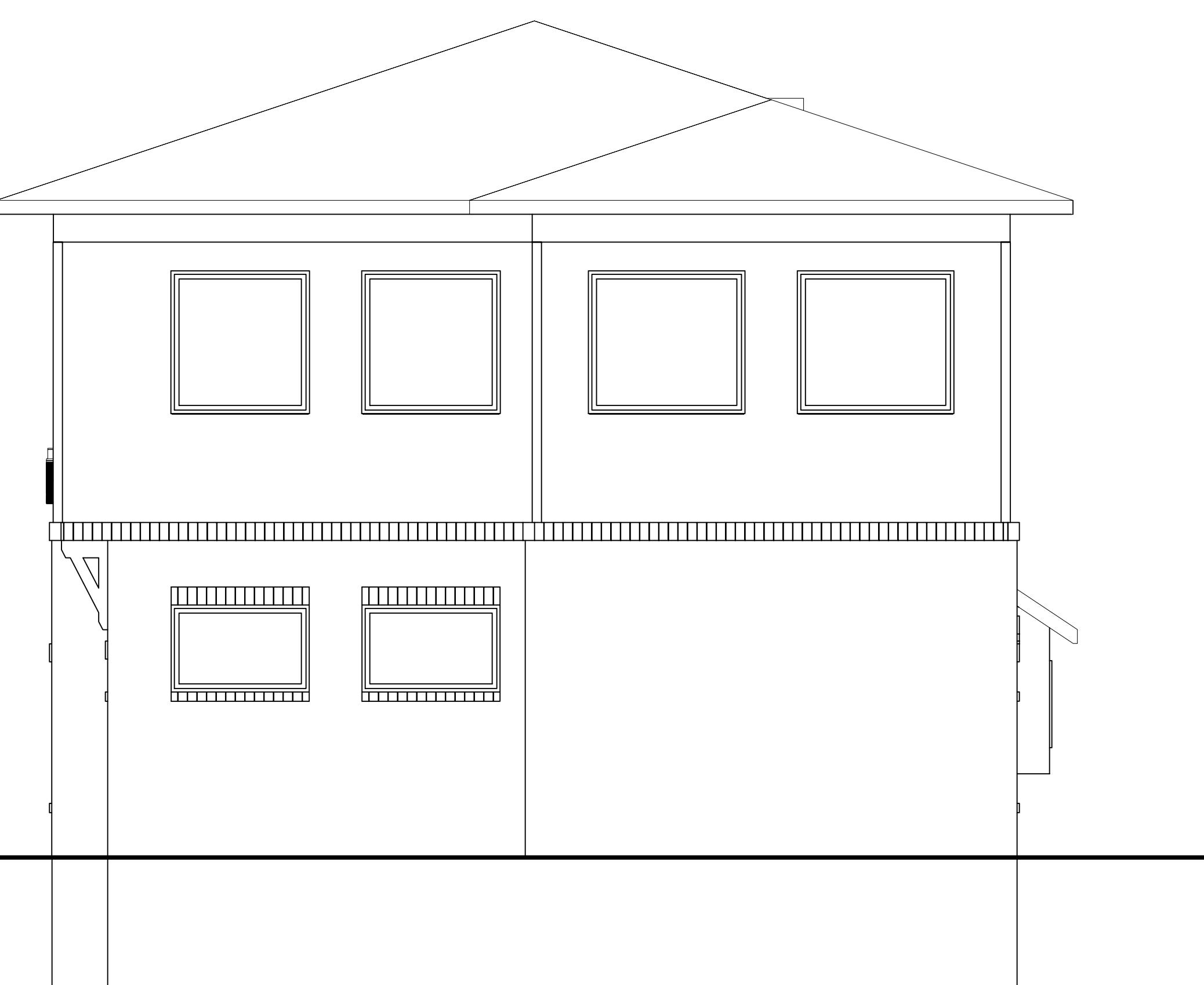
REAR ELEVATION

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



LEFT SIDE ELEVATION

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

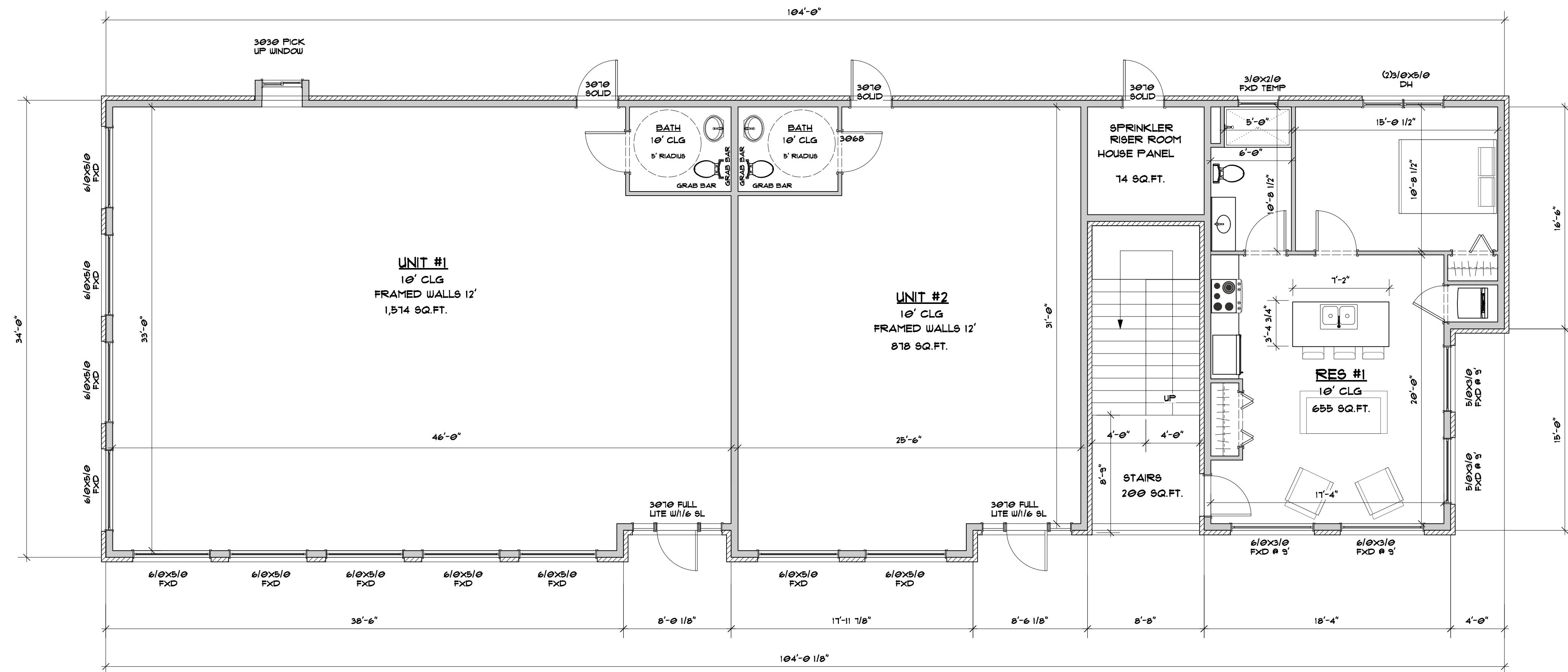


RIGHT SIDE ELEVATION

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

DATE: 03/12/23	REVISIONS
SUNSET DESIGN	59 MORAN COURT ANNAPOLIS, MD 21401 PHONE: 443-935-5585 DRAWN BY: MICHAEL STEVENS
BUILDING SITE: 1685 QUARTERFIELD ROAD GLEN BURNE, MD 20861	

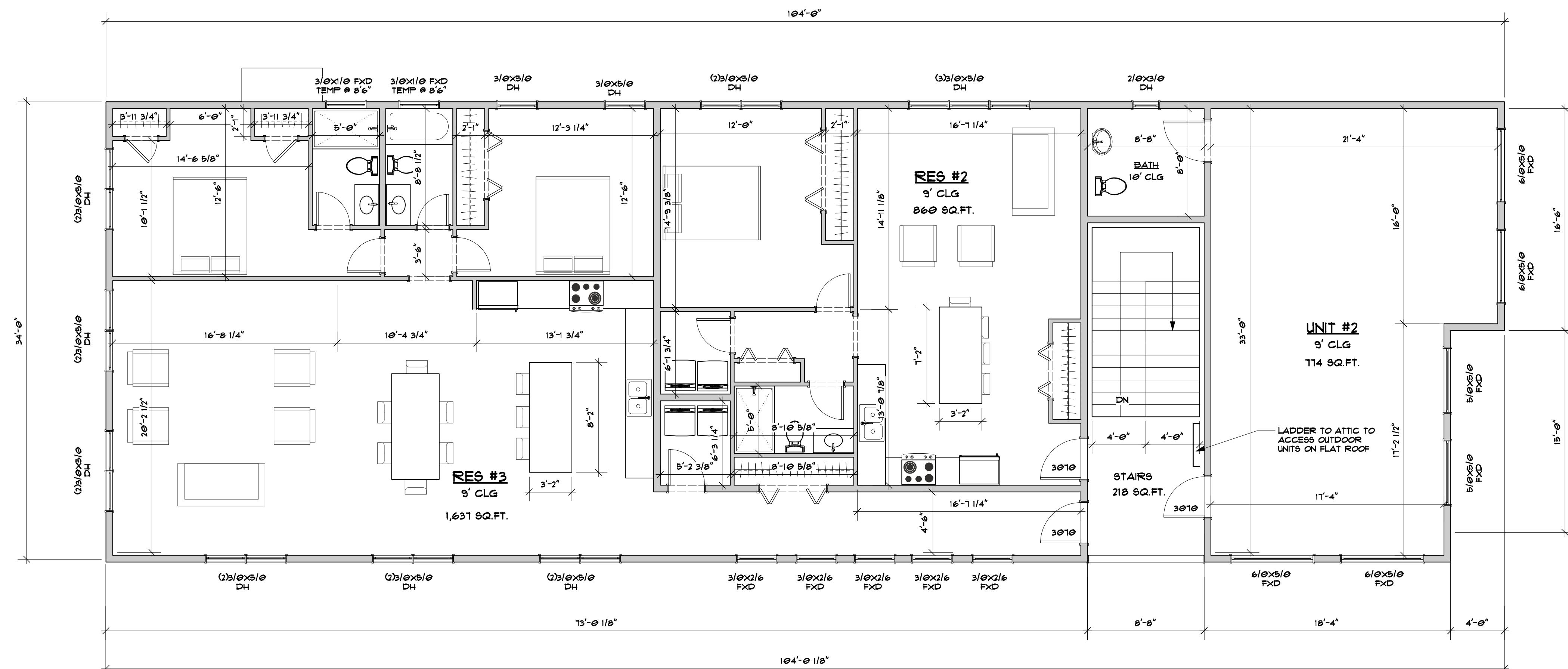
SHEET 2



FIRST FLOOR PLAN

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

TOTAL AREA: 3,381 SQ.FT.



SECOND FLOOR PLAN

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

SUNSET DESIGN

59 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-935-5585

DRAWN BY: MICHAEL STEVENS

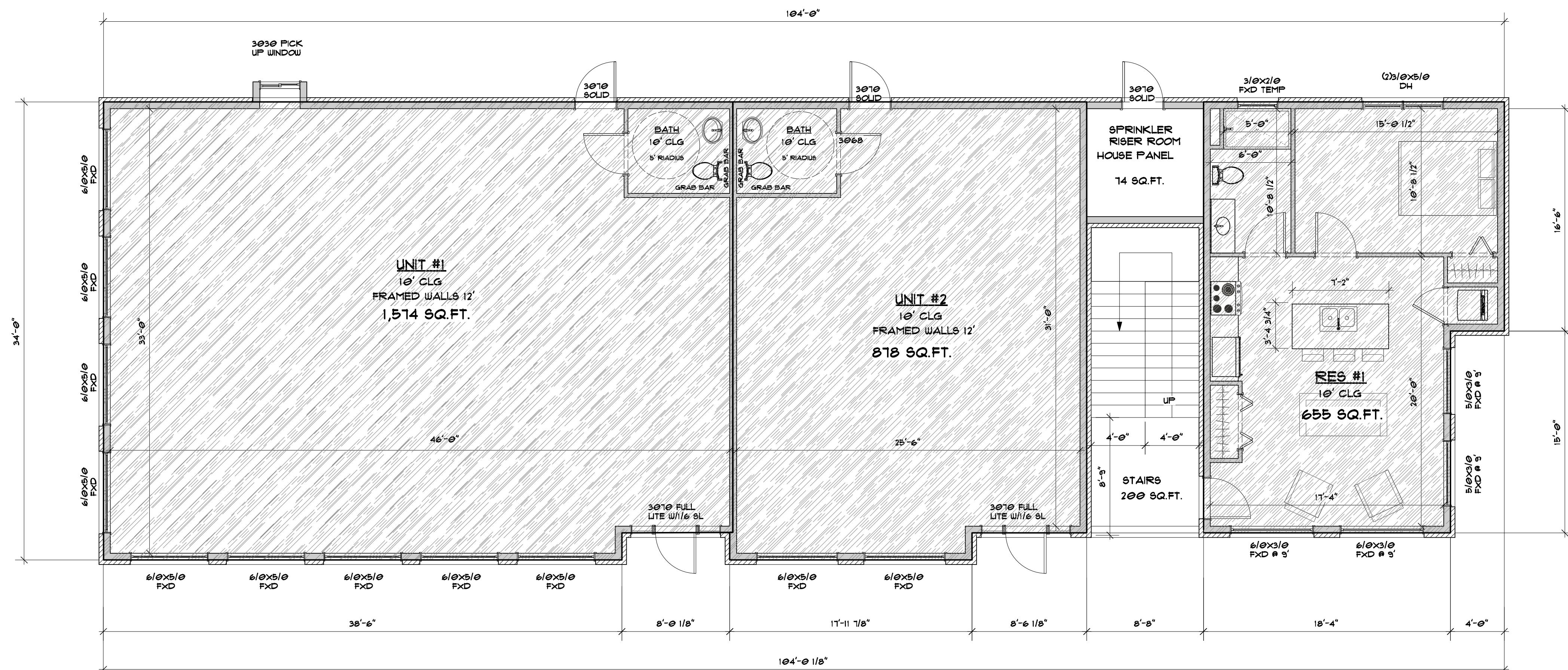
BUILDING SITE:

1685 QUARTERFIELD
ROAD
GLEN BURNE, MD 21061

BUILDING FOR:

1685
QUARTERFIELD
ROAD

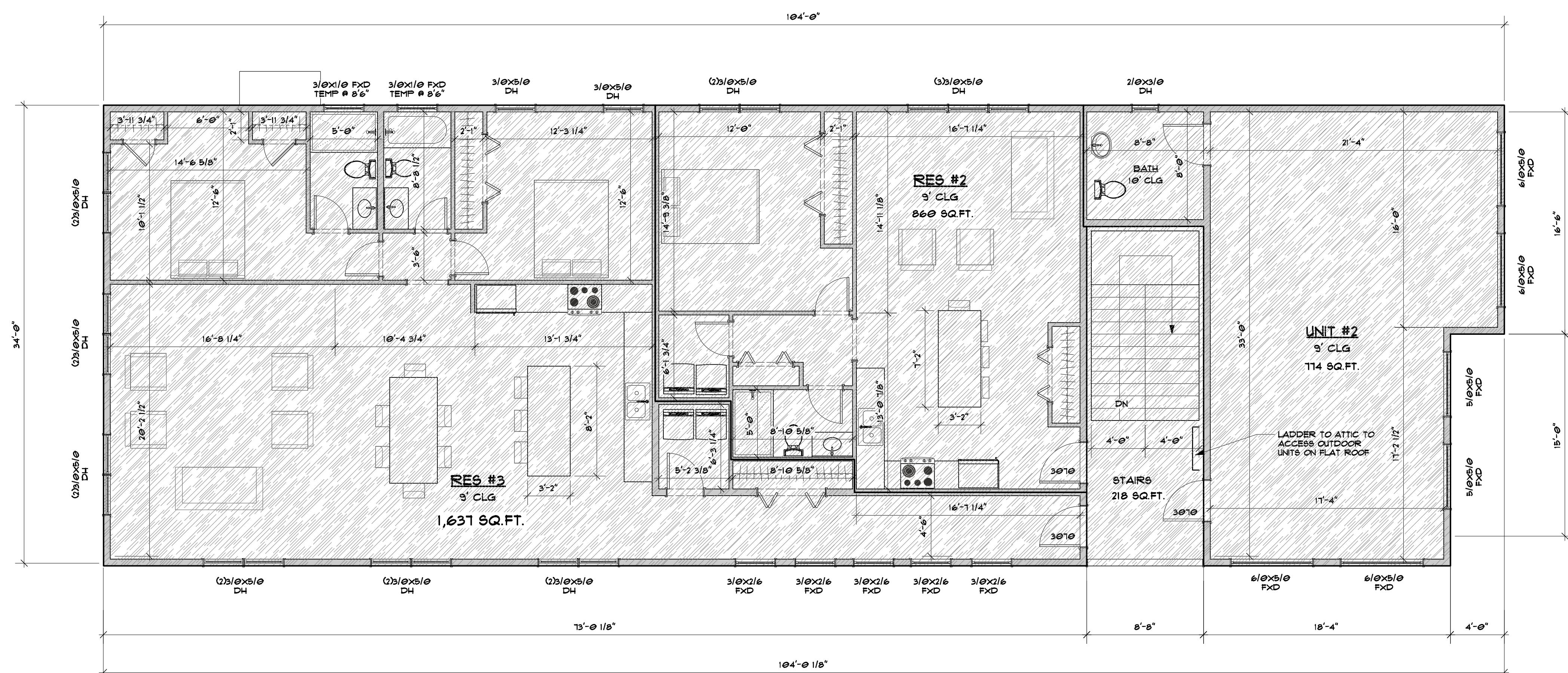
SHEET



FIRST FLOOR PLAN

TOTAL AREA: 3,381 SQ.F

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



SECOND FLOOR PLAN

TOTAL AREA: 3,589 SQ.F

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

SHEET

1

SUNSET DESIGN	DATE: 03	REVISION
591 MORAN COURT ANNAPOLIS, MD 21401 PHONE: 410-265-5525		

BUILDING SITE:
1685 QUARTERFIELD
ROAD
GLEN BURNIE, MD 21061

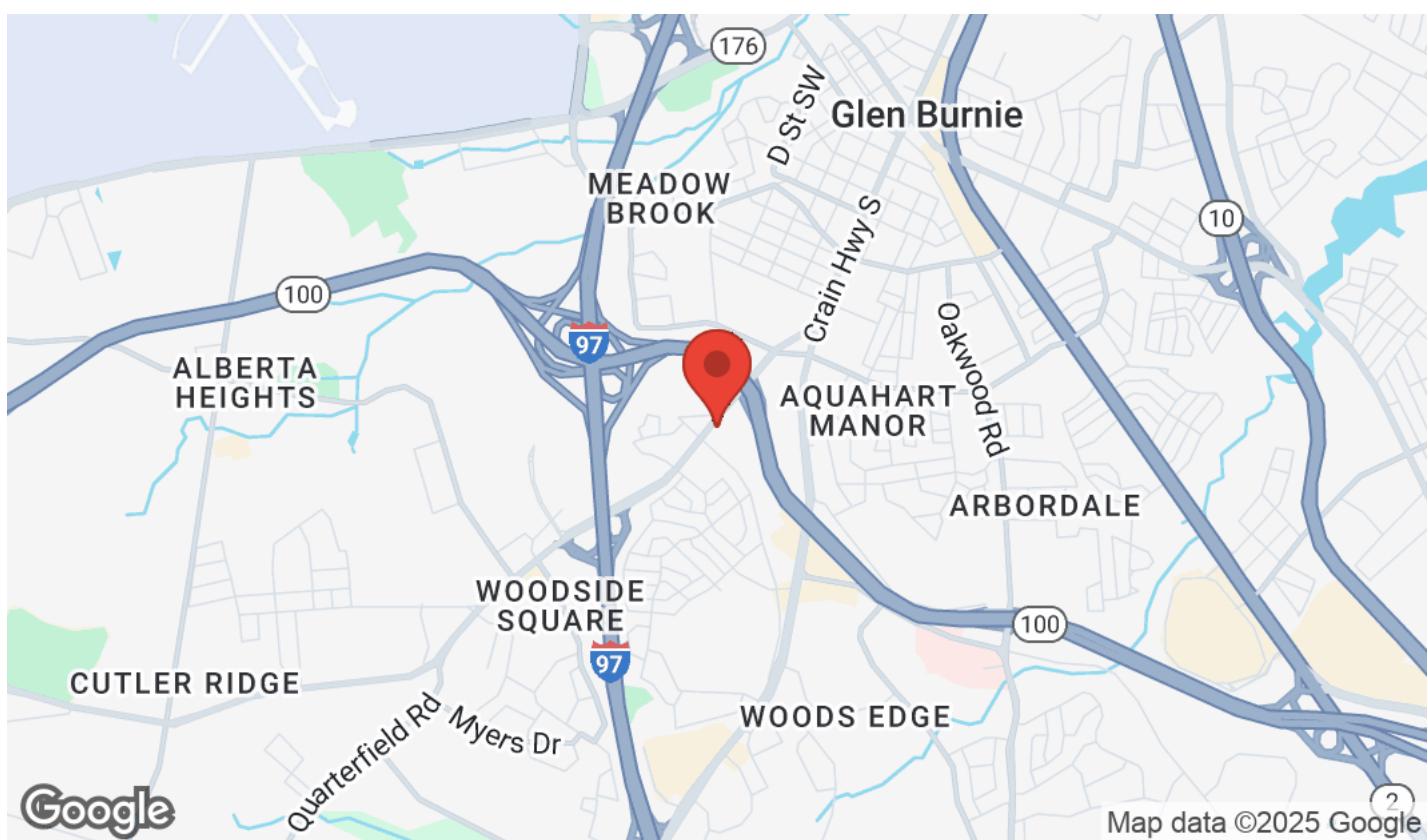
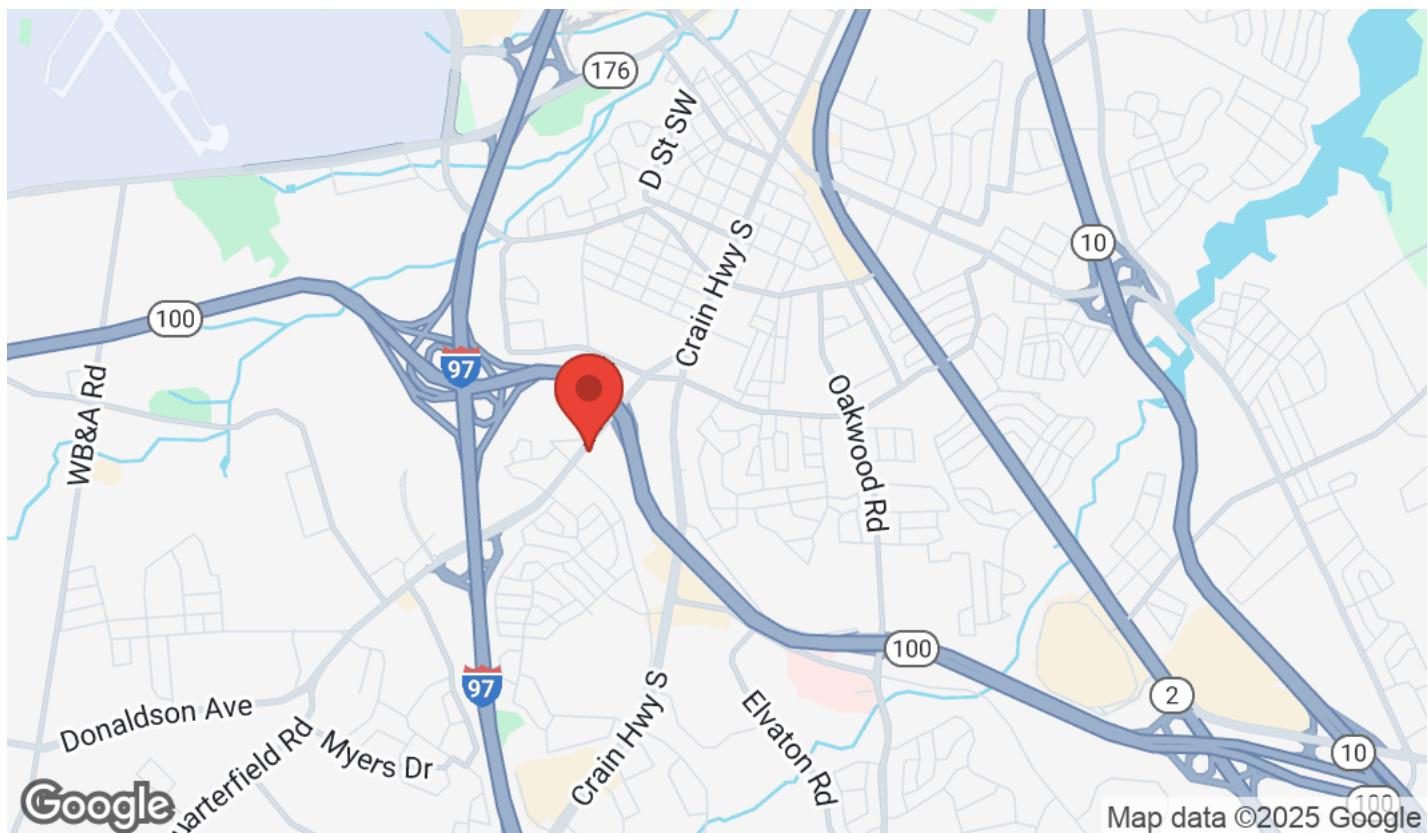
Where we are in the permitting..**Red completed**

- 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
Preliminary Plan		
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)	
Preliminary Approval		May 13, 2025
Final Development Plan		
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)	
Final Development Plan Approval		August 12, 2025
Grading Plan		
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)	
Grading Plan Approval		November 10, 2025

LOCATION MAPS

7685 QUARTERFIELD ROAD



KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

BUSINESS MAP

7685 QUARTERFIELD ROAD



Baltimore/Washington International Thurgood Marshall Airport

Johns Hopkins Community Physicians

Super 24 Latino - Convenience Store

Arundel Federal Savings Bank

7-Eleven

Crabtowne USA

Bank of America (with Drive-thru ATM)

Target

UM Baltimore Washington Medical Center

Walgreens

The Grill At Quarterfield Station

Squisito Pizza & Pasta - Glen Burnie



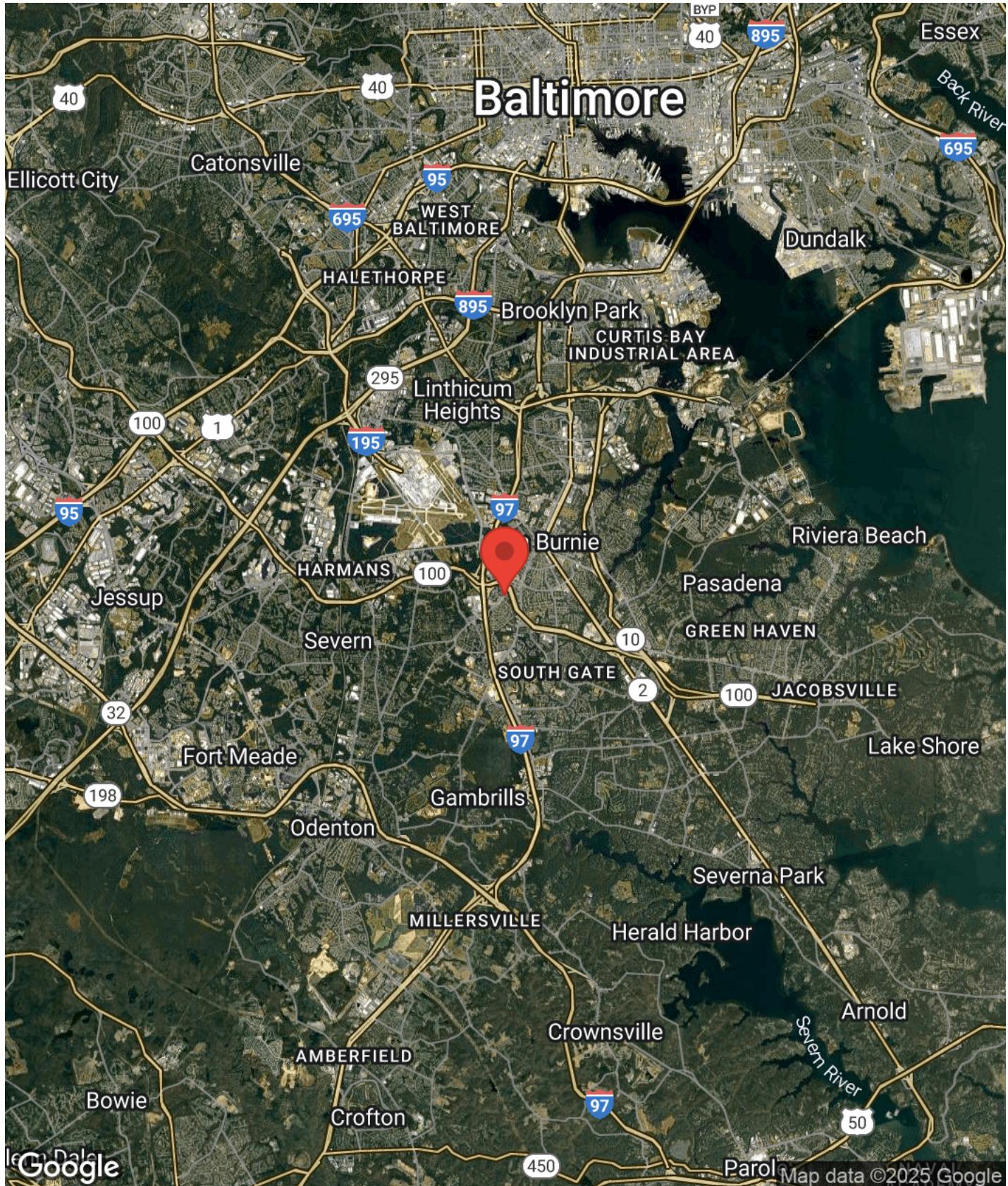
Walmart



Subway

REGIONAL MAP

7685 QUARTERFIELD ROAD



KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

AERIAL MAP

7685 QUARTERFIELD ROAD



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

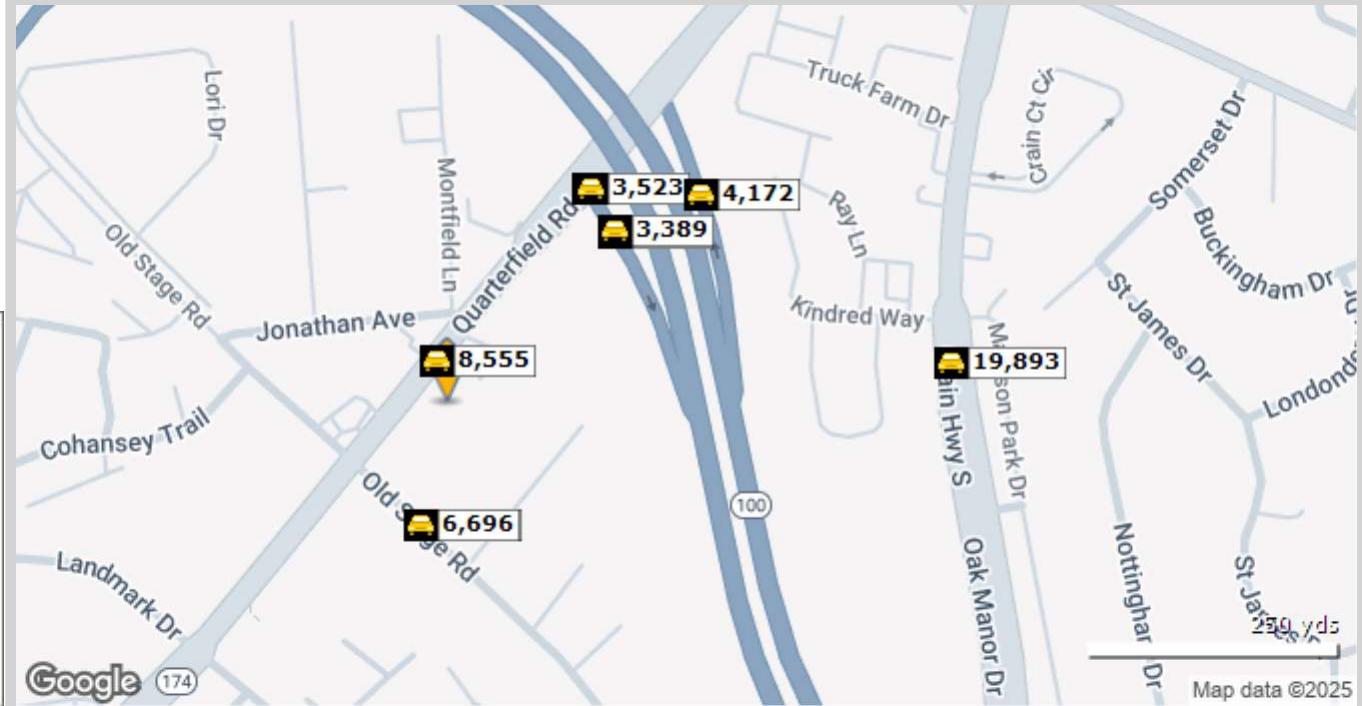
HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

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: -

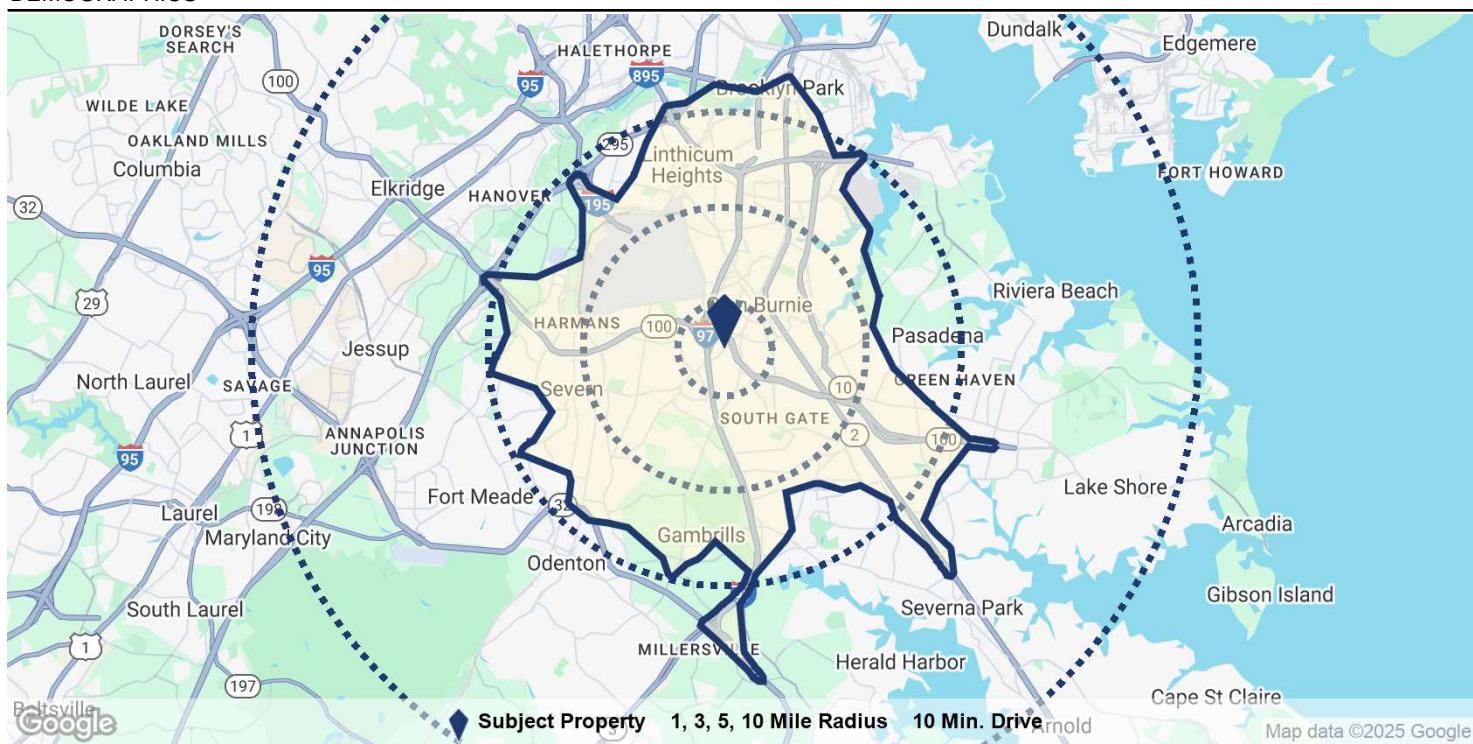


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Quarterfield Rd	Jonathan Ave	0.03 NE	2022	8,555	MPSI	.03
2	Old Stage Rd	William St	0.04 SE	2020	6,993	MPSI	.07
3	Old Stage Rd	William St	0.04 SE	2022	6,696	MPSI	.07
4	Paul Pitcher Memorial Hwy	Quarterfield 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

DEMOCRAPHICS

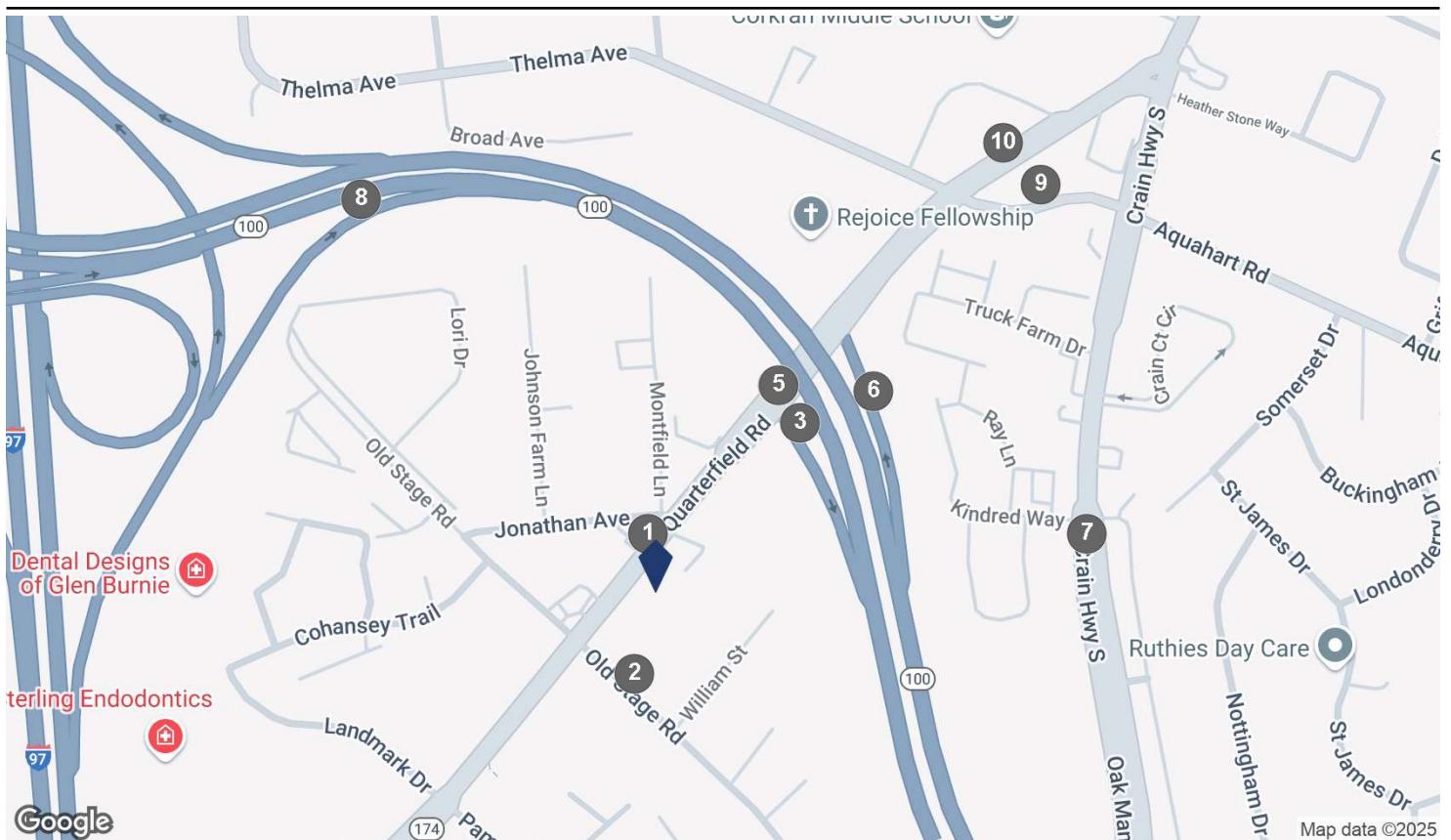


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	16,277	88,162	193,973	673,540	166,572
5 Yr Growth	1.7%	2.2%	2.4%	1.1%	2.0%
Median Age	37	39	39	38	39
5 Yr Forecast	39	40	40	39	41
White / Black / Hispanic	48% / 28% / 14%	55% / 24% / 11%	55% / 25% / 10%	54% / 26% / 9%	55% / 25% / 11%
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%
Household					
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%
Housing					
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%

DISCLAIMER

7685 QUARTERFIELD ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS SELECT REALTORS

1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

Each Office Independently Owned and Operated

PRESENTED BY:

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

CONTACT US:

7685 QUARTERFIELD ROAD



Susan Rosko-Thomas
Associate Broker

Keller Williams Select Realtors d/b/a **KW COMMERCIAL**

(410) 972-4000 (O) | (410) 303-1551 (C)
susanrt@kwcommercial.com

MD Associate Broker License #17018



Hedy L. Nelson, Esq.
Managing Director-Commercial

Keller Williams Select Realtors d/b/a **KW COMMERCIAL**

(410) 972-4000 (O) | (410) 292-0866 (C)
hedy@kwcommercial.com
www.mdcommercialbroker.com
MD Associate Broker License #17714



KW Commercial is the commercial real estate arm of KW Commercial, the number one real estate company in the United States. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer.

When you work with a KW Commercial broker, you aren't just working with a single broker, you're hiring a vast network of dedicated real estate professionals. That's our commitment to you.



KW COMMERCIAL AFFILIATION

KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038