

# FOR SALE

2355 DAVIDSONVILLE ROAD, GAMBRILLS, MD 21054



2355 DAVIDSONVILLE LOT



PRICE REDUCED to \$800,000 with maximum 45 day study period

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# HIGHLIGHTS

- 2.86 Acres Zoned C1 Commercial
- Property is located on Davidsonville Road (Route 424) West of the Davidsonville Road and Defense Highway Intersection, commonly known as Staples Corner
- Highly Visible Route 424
- Traffic Count 18,650
- Permitted uses include: Residential, Senior Housing, Retail Specialty Stores, Schools, Vet Clinics, Adult Day Care, Convenience Stores, Offices, Religious Facilities and more

# OFFERING



# FOR SALE

## LAND

Property Type	Land
Building Size	2.86 Acres
Zoning	C1
Price	\$800,000

\*The owner will consider all reasonable offers

Maximum Study Period: 45 days







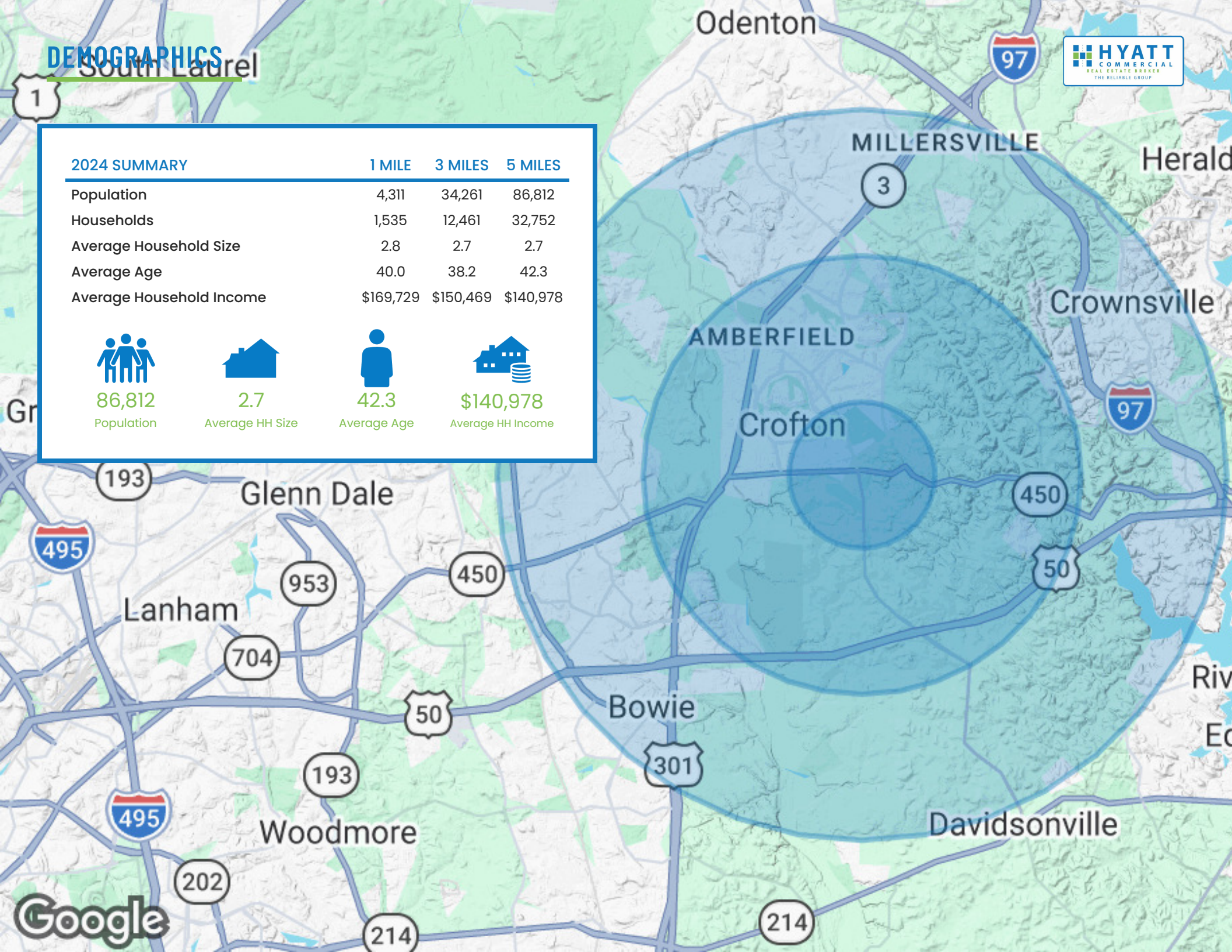
# DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,311	34,261	86,812
Households	1,535	12,461	32,752
Average Household Size	2.8	2.7	2.7
Average Age	40.0	38.2	42.3
Average Household Income	\$169,729	\$150,469	\$140,978

 86,812 Population	 2.7 Average HH Size	 42.3 Average Age	 \$140,978 Average HH Income
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**Threesome Auto Center**  
Threesome Autosales  
Used Car Dealer

**RENO'S RESTAURANT**  
Reno's Restaurant

**DUNKIN' DONUTS**  
Dunkin' Donuts

**Staple's Corner LIQUORS**  
Staple's Corner Liquors

**Mi Casita RESTAURANT**  
Mi Casita Mexican Restaurant

**LANGWAYS**  
ALL AMERICAN SPORTS BAR & GRILL  
Langway's All American Sports Bar

**HIGH'S**  
High's

**2355 DAVIDSONVILLE LOT**

# CONTACT

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