

# FOR SALE / LEASE

813 MD RT 3 GAMBRILLS, MD 21054



**KIDDIE**   
**ACADEMY.**  
EDUCATIONAL CHILD CARE

New Proposed Retail



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## HIGHLIGHTS

- Corner pad ±0.90 acres
- C2 zoning permits restaurant, commercial, office, retail
- High traffic 76,000 ADT MD Rt. 3 retail location with great exposure
- Dense and growing marketplace close to Waugh Chapel Village & Towne Centre

## OFFERING



## FOR SALE / LEASE

### LAND

Lot Size

0.90 Acres

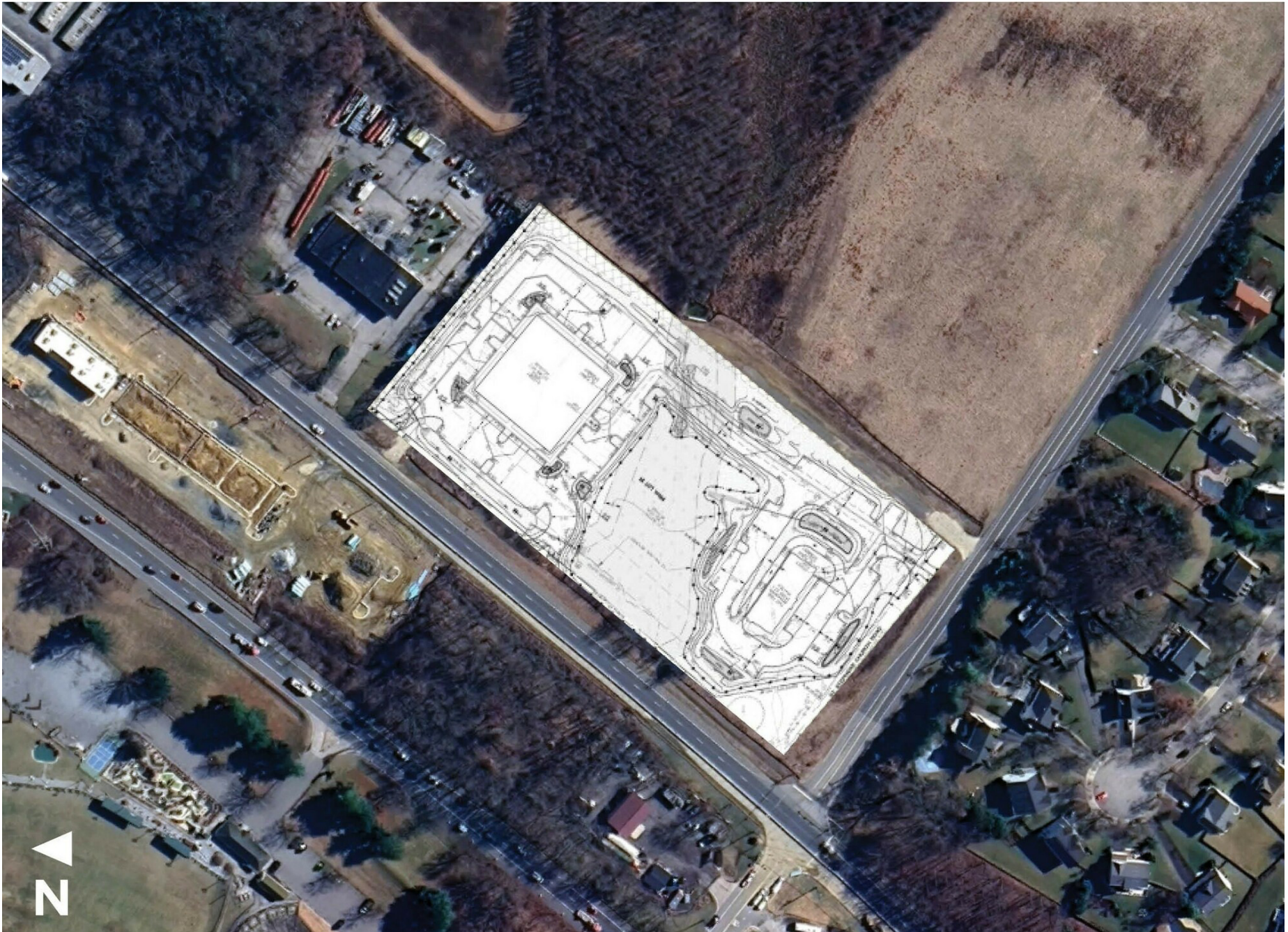
Price

Subject To Offer





# SITE PLAN





RETAILER MAP





## DEMOGRAPHICS

SAVAGE



### 2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	1,377	38,729	123,926
Households	543	13,988	45,914
Average Household Size	2.5	2.8	2.7
Average Age	47	39	39
Average Household Income	\$158,372	\$179,088	\$173,154



123,926

Population



2.7

Average HH Size



39

Average Age



\$173,154

Average HH Income



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## CONTACT

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