



# NEWLY RE-ZONED

8450 ELVATON ROAD, MILLERSVILLE, MD 21108

Elvaton Rd

Old Millers-Hole Rd

B&A Trail

Site



For Sale 3.1 Acres (Land) C3 "General Commercial" Zoning

**Dennis Murphy**

301.919.7012

[dmurphy@hyattcommercial.com](mailto:dmurphy@hyattcommercial.com)

**Phil Hager**

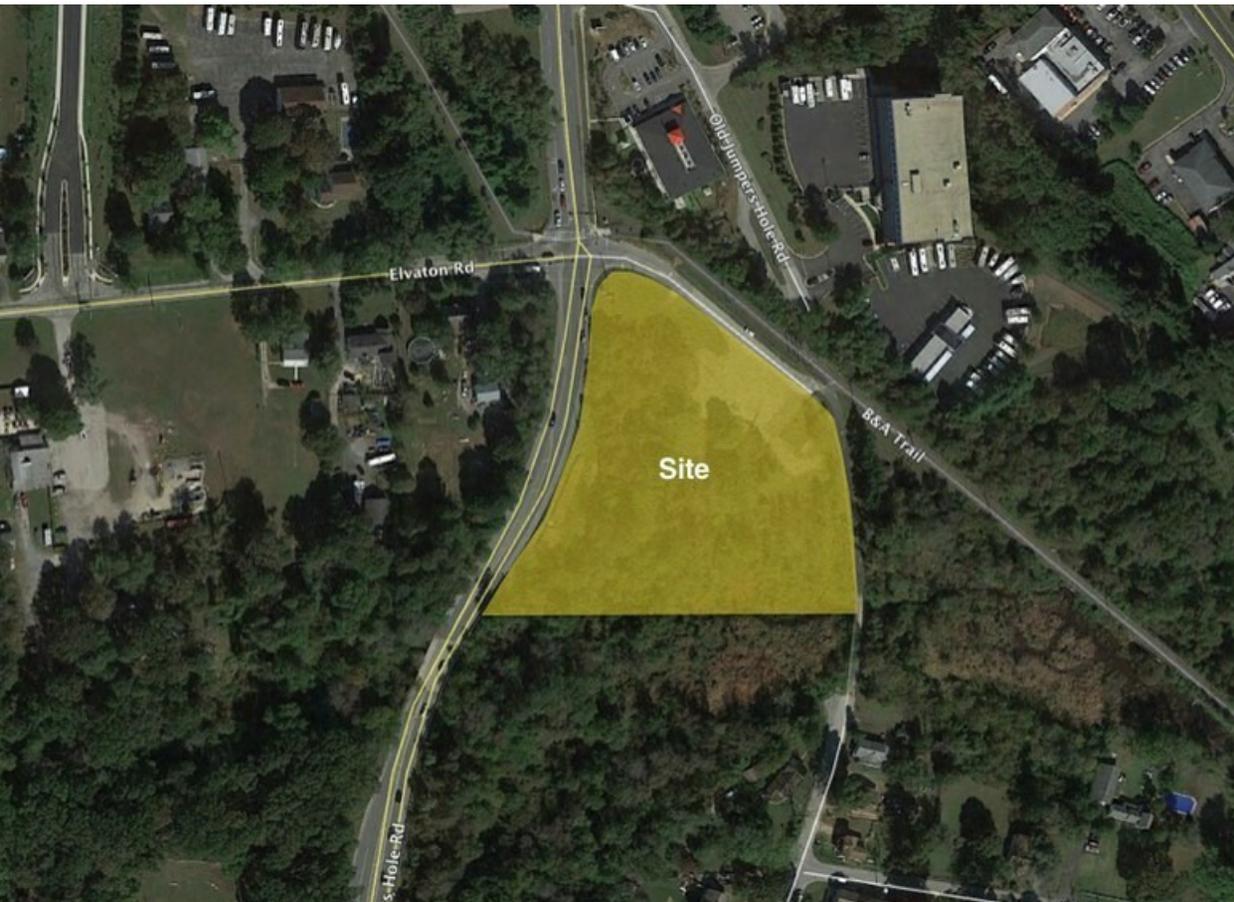
443.794.1092

[phager@hyattcommercial.com](mailto:phager@hyattcommercial.com)

Waterford Rd

## HIGHLIGHTS

- Located at the Intersection of Elvaton and Jumpers Hole
- Easy Access to Major Roadways
- Signalized Intersection at Site
- Newly re-zoned, General Commercial (C3) Supports a Variety of Uses, including:
  - Automobile Parts & Supply
  - Auto & Truck Service
  - Business Complexes
  - Carwashes
  - General Retail
  - Professional Office
  - Child care
  - Assisted Living



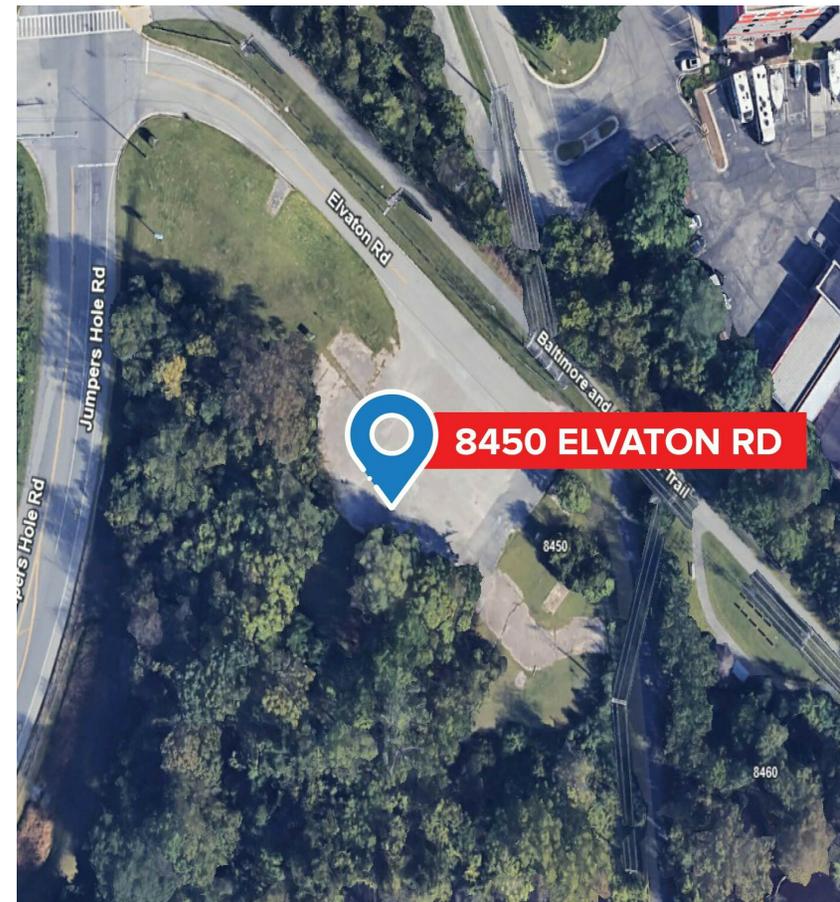
## OFFERING



# FOR SALE

## COMMERCIAL LAND

Lot Size	3.1 Acres
Zoning	C3



# RETAILER MAP



Walgreens  
Wendy's

macy's

MARLEY STATION

ROYAL FARMS  
Real Fresh. Real Fast.

Capital One  
Glory Days GRILL  
STARBUCKS COFFEE  
BANK OF AMERICA  
Michaels  
BURGER KING

Double Diner

THE HOME DEPOT

DOLLAR TREE  
McDonald's

DASH IN

Capriotti's RESTAURANT  
CARRABBA'S ITALIAN GRILL  
HomeGoods  
HOBBY LOBBY

Bob Evans RESTAURANT  
DUNKIN' DONUTS

Pasadena Plaza Shopping Center  
Walmart  
SUBWAY eat fresh.  
secu different direction  
weis  
MATTRESS FIRM  
Panera BREAD

IHop  
goodwill  
Chick-fil-A  
Public Storage  
ALDI

FOUNDERS TAVERN & GRILLE

MedStar Health: Urgent Care at Pasadena

8450 Elvaton Rd

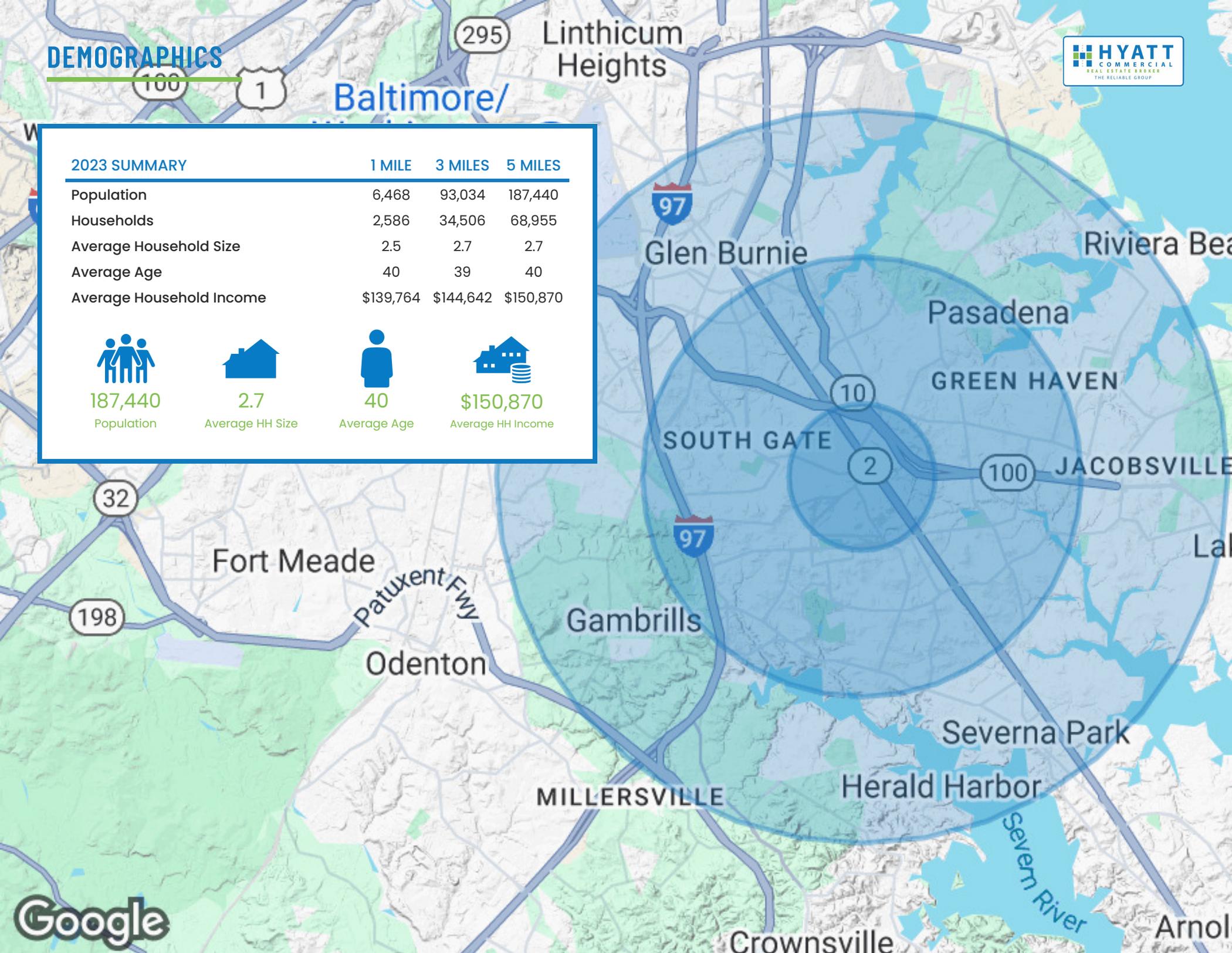
# DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,468	93,034	187,440
Households	2,586	34,506	68,955
Average Household Size	2.5	2.7	2.7
Average Age	40	39	40
Average Household Income	\$139,764	\$144,642	\$150,870

187,440	2.7	40	\$150,870
Population	Average HH Size	Average Age	Average HH Income





Elvaton Rd

Old Jumper's Hole Rd

B&A Trail

Site



# CONTACT

**HYATT COMMERCIAL**  
410.266.8800  
2568A Riva Rd, Suite 300, Annapolis, MD 21401

**Dennis Murphy**  
301.919.7012  
dmurphy@hyattcommercial.com

**Phil Hager**  
443.794.1092  
phager@hyattcommercial.com

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