

FOR SALE

2355 DAVIDSONVILLE ROAD, GAMBRILLS, MD 21054



Threesome Auto Center

Threesome Autosales
Used Car Dealer



Reno's Restaurant



Dunkin' Donuts



Staple's Corner
Liquors



Mi Casita Mexican Restaurant

LANGWAYS

Langway's All American
Sports Bar



2355 DAVIDSONVILLE LOT



Just Reduced to \$1,100,000 (Owner
will consider Further Reduction
based on Timing for Study period +
Closing)

Dennis Murphy

301.919.7012

dmurphy@hyattcommercial.com

Phil Hager

443.794.1092

phager@hyattcommercial.com

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	\$1,100,000

*The owner will consider all reasonable offers based on length of study period.



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



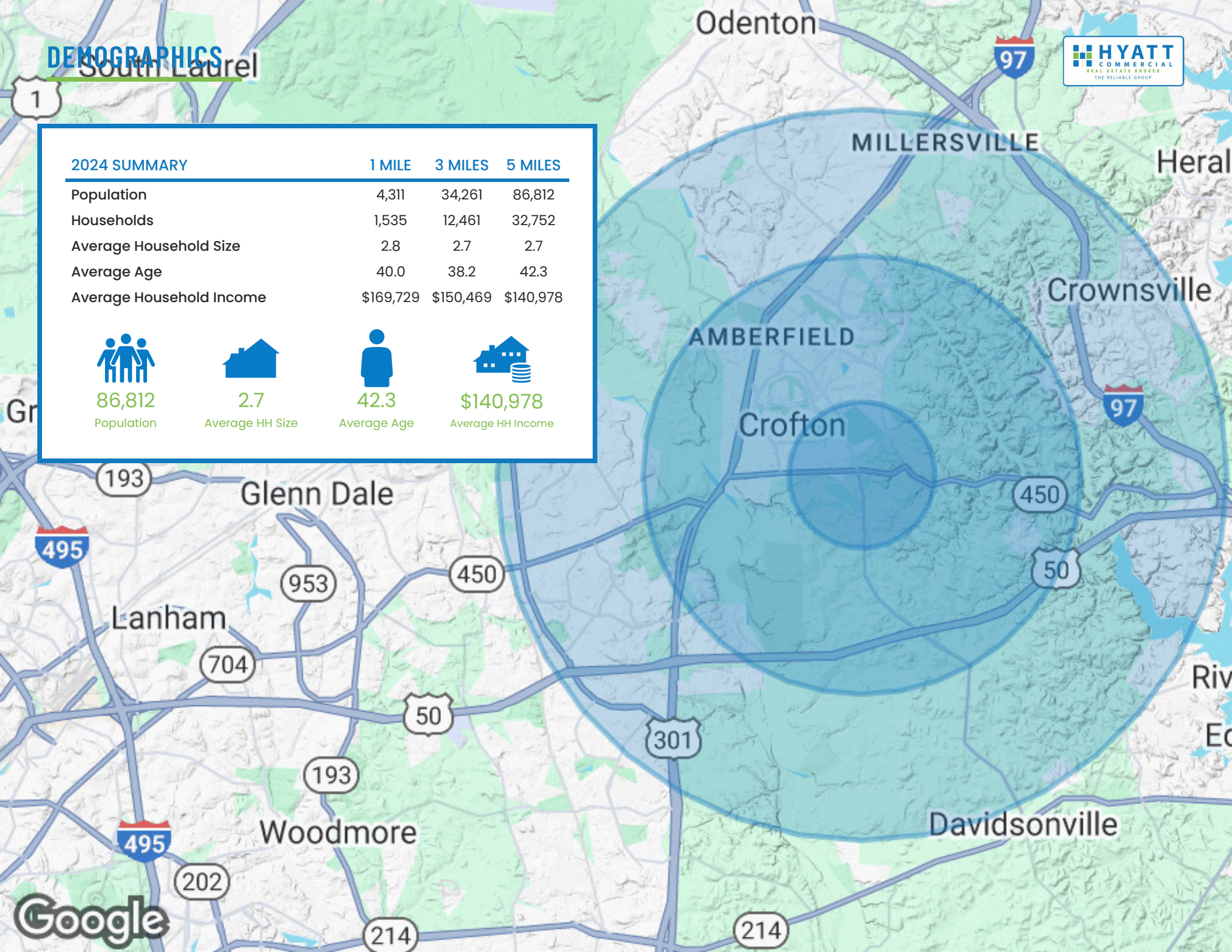
42.3

Average Age



\$140,978

Average HH Income



**Threesome
Auto Center**

Threesome Autosales
Used Car Dealer



Reno's Restaurant



Dunkin' Donuts



Staple's Corner
Liquors



Mi Casita Mexican Restaurant

LANGWAYS
ALL AMERICAN SPORTS BAR & GRILL

Langway's All American
Sports Bar

HIGH'S

High's



2355 DAVIDSONVILLE LOT



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

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.