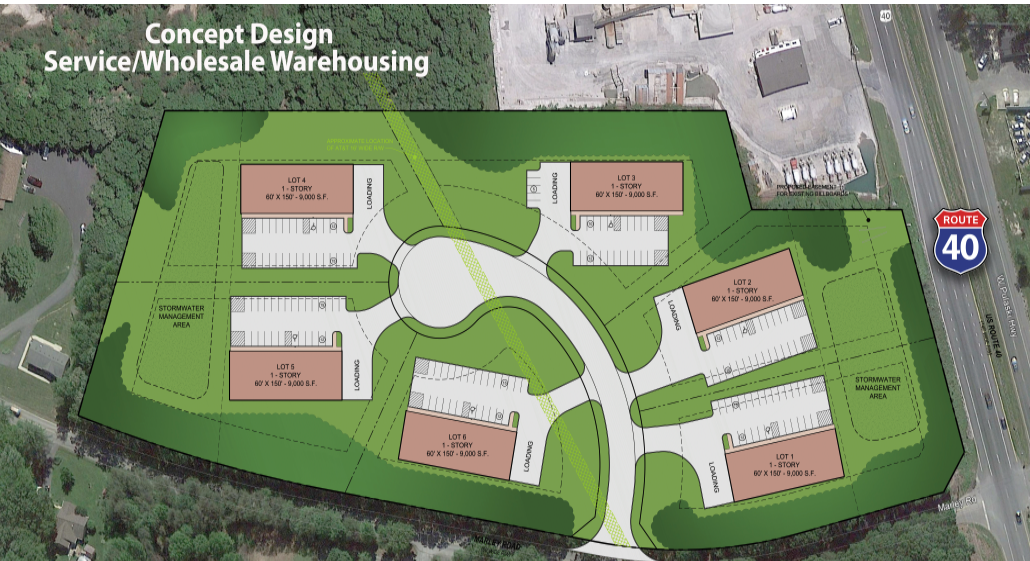


# 100 MARLEY ROAD

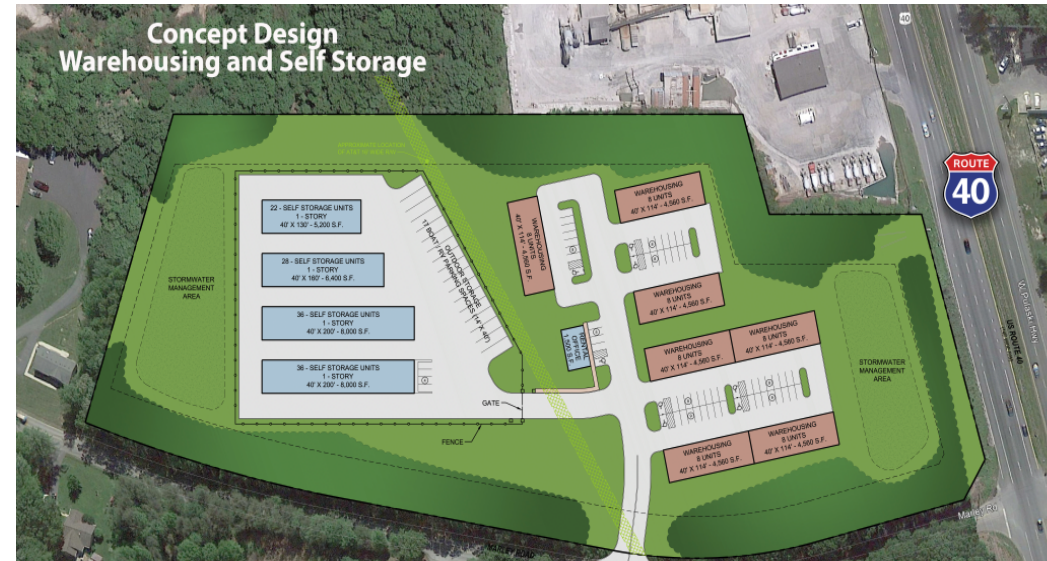
Elkton, MD 21921



**Concept Design  
Service/Wholesale Warehousing**



**Concept Design  
Warehousing and Self Storage**



## PROPERTY DESCRIPTION

11.37 +/- Acres Zoned BG with Frontage on Heavily Traveled Rt. 40

## PROPERTY HIGHLIGHTS

- Zoned Business General (BG) has many "By Right Uses" including: Warehouse, Agriculture Uses, Day Care Center, Hotel, Motel, Church, Retail, Mini Golf, Office Buildings, Motor Vehicle Sales and Repair, Car Wash, Restaurants and more
- Electric, gas and data utilities are currently present. Water and sewer coming in the near future
- Seller is investing in updated tree and wetland delineation studies and a new survey showing available utilities

## CHRIS MOORE, CCIM

Managing Principal, Broker of Record  
Office: 302.414.1000 | Cell: 302.383.1911  
moore@LMTCRE.com

## OFFERING SUMMARY

|             |                 |
|-------------|-----------------|
| Sale Price: | \$750,000       |
| Lot Size:   | 11.37 +/- Acres |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 756      | 4,321    | 12,794   |
| Total Population  | 1,873    | 10,028   | 32,034   |
| Average HH Income | \$92,099 | \$69,977 | \$80,269 |

## LOCATION DESCRIPTION

Great visibility on Route 40! Fronts Pulaski Highway (Route 40) and Marley Road, just outside the town of Elkton 3 miles to I-95, and 5 miles to Delaware Border. AADT: 30,000 +/- VPD



# 100 MARLEY ROAD

Elkton, MD 21921



## Concept Design Service/Wholesale Warehousing



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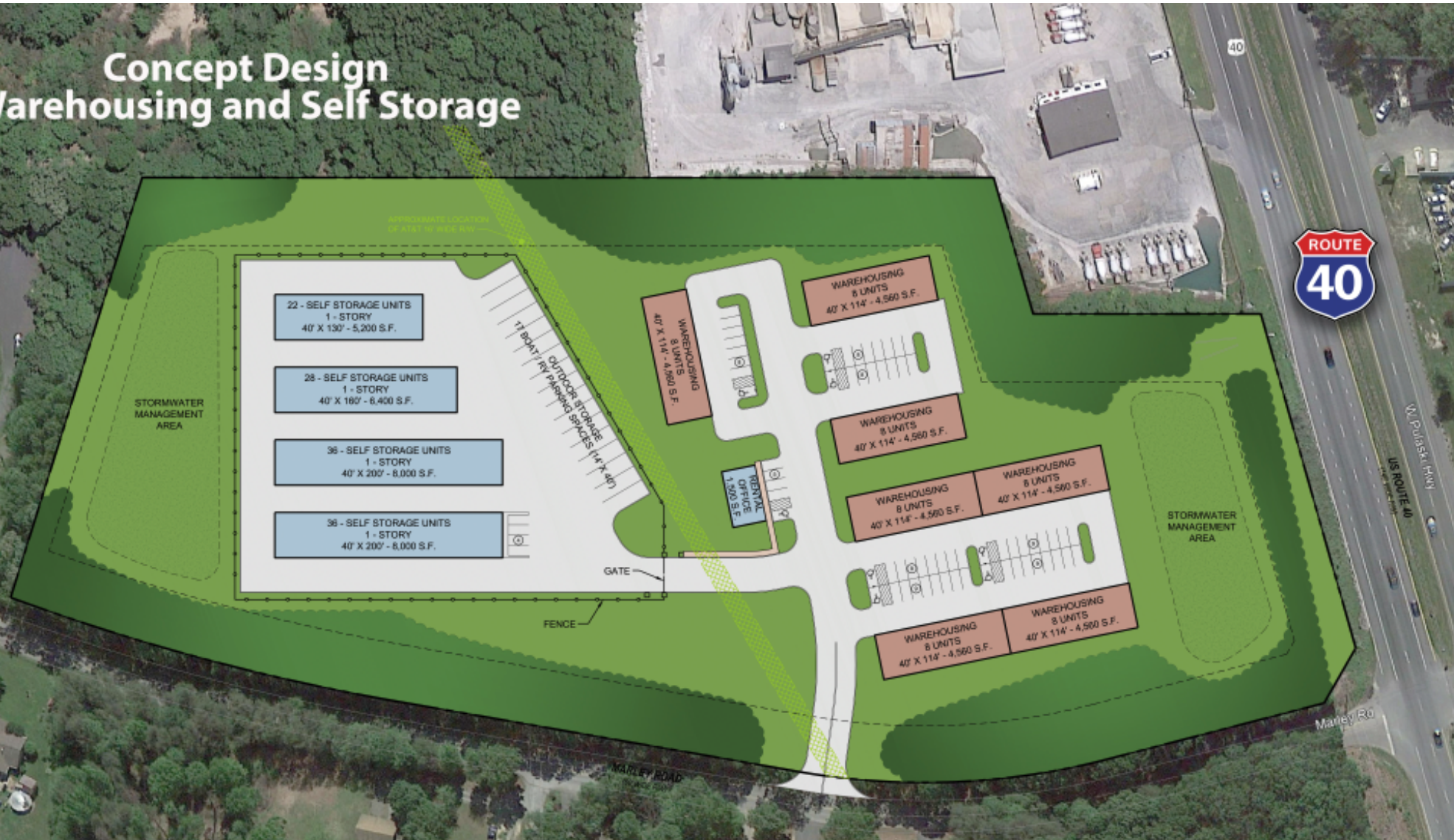


# 100 MARLEY ROAD

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## Concept Design Warehousing and Self Storage



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LAND FOR DEVELOPMENT

# 100 MARLEY ROAD

Elkton, MD 21921



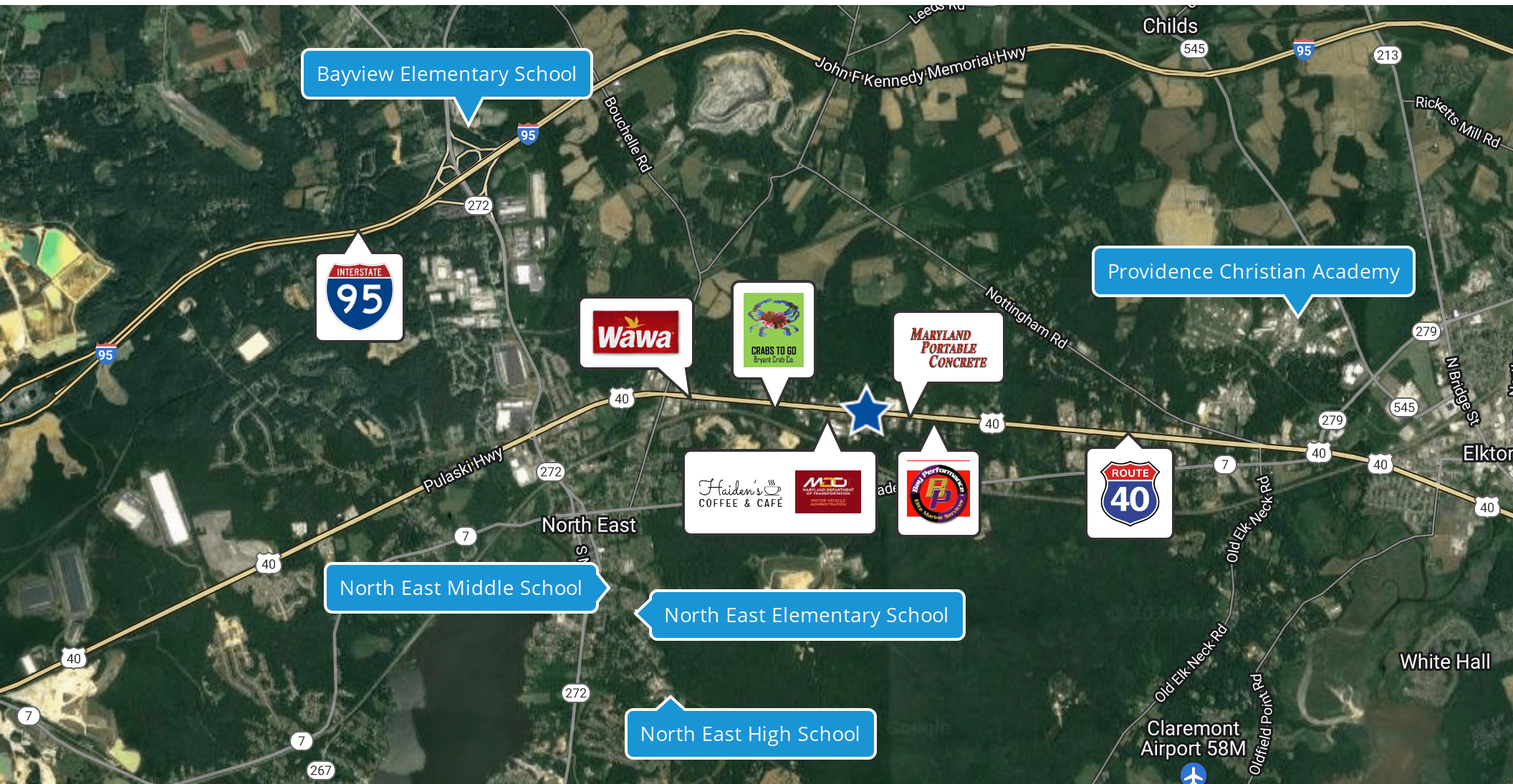
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# 100 MARLEY ROAD

Elkton, MD 21921



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA/FPAC/GEO

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# 100 MARLEY ROAD

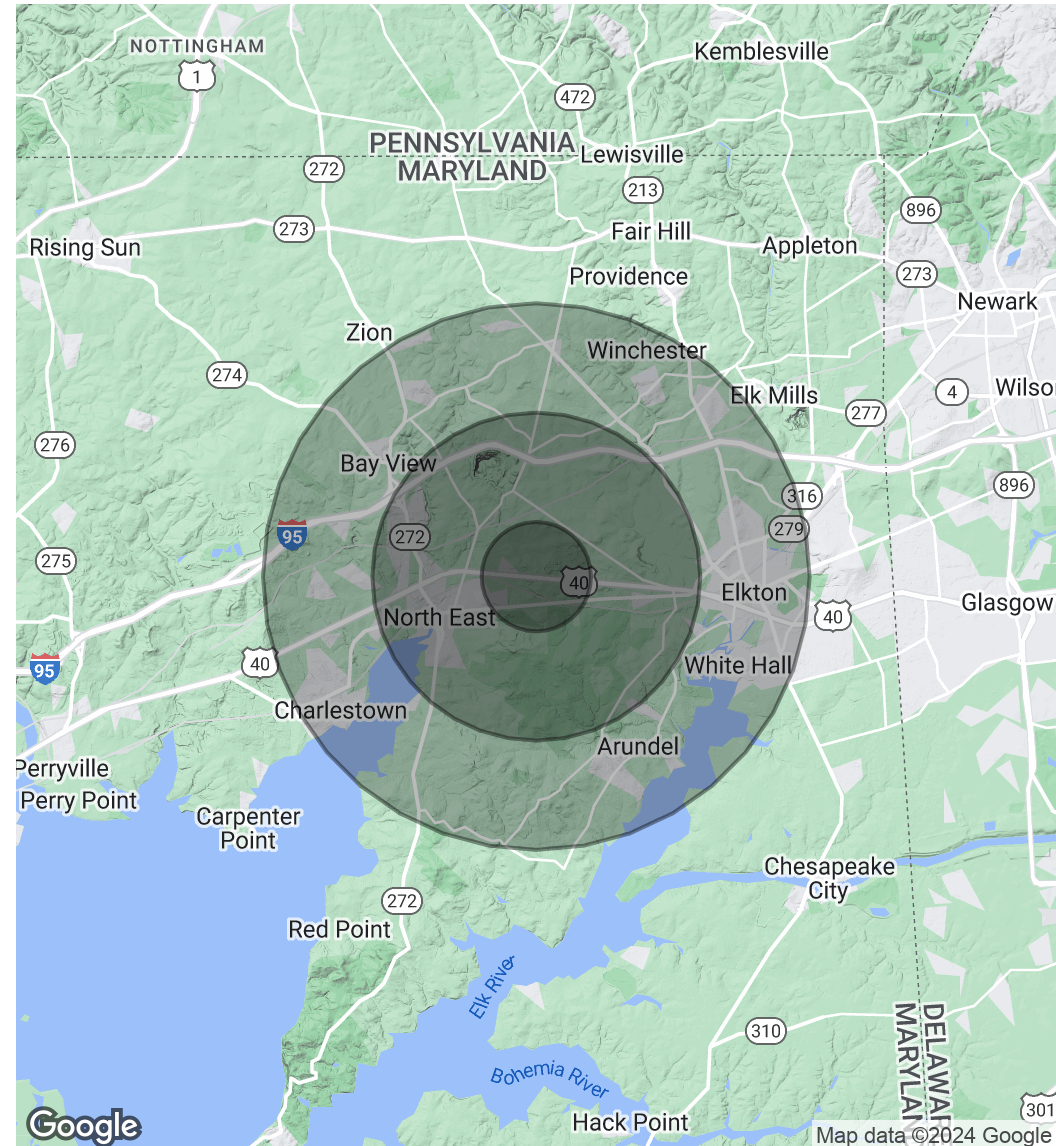
Elkton, MD 21921



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,873  | 10,028  | 32,034  |
| Average Age          | 40.0   | 38.9    | 40.9    |
| Average Age (Male)   | 41.0   | 38.7    | 39.6    |
| Average Age (Female) | 39.7   | 40.8    | 43.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 756       | 4,321     | 12,794    |
| # of Persons per HH | 2.5       | 2.3       | 2.5       |
| Average HH Income   | \$92,099  | \$69,977  | \$80,269  |
| Average House Value | \$195,978 | \$191,956 | \$226,211 |

\* Demographic data derived from 2020 ACS - US Census



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