

5 BUSH CHAPEL ROAD, ABERDEEN MARYLAND 21001

COMMERCIAL LAND -For Sale/Lease



Located in the "Heart" of Aberdeen's Major Retail

PRICED: \$750,000/\$70,000 NNN



Property Details:

- **Two Separate Parcels**
    - 1) Parcel 1 - 0.8 Acres
    - 2) Parcel 2 - 0.3 Acres**TOTAL 1.1 ACRES**
  - **High Visibility-Corner of West Bel Air and Bush Chapel roads**
  - **Zoned B-3 (General Business District)**
  - **Excellent Ingress and Egress**
  - **Close Proximity to I-95 and US Route 40 \*Philadelphia Blvd.)**
  - **Full Public Utilities Available**
  - **Located Near:**
    - 1) Future Site of Upper Chesapeake Hospital
    - 2) Chic-fil-A
    - 3) Greene Turtle
    - 4) 7-Eleven
    - 5) Starbucks
  - **Walking Distance to other major retail, restaurants, hotels and other amenities**
  - **Immediate Availability**
- Zoning Allows For:**
- **Retail**
  - **Fast Food**
  - **Office/Medical**
  - **A Variety of Other Uses**

DEMOGRAPHICS:

Population	1 MILE	5 MILE
2020 Total Population:	8,112	49,207
Pop. Growth 2020-2025:	2.30%	3.38%
Average Age:	40.6	39.1
Households		
2020 Total Households:	3,059	18,499
Median Household Income:	\$54,344	\$79,579
Avg. Household Size:	2.4	2.6

CONTACT:

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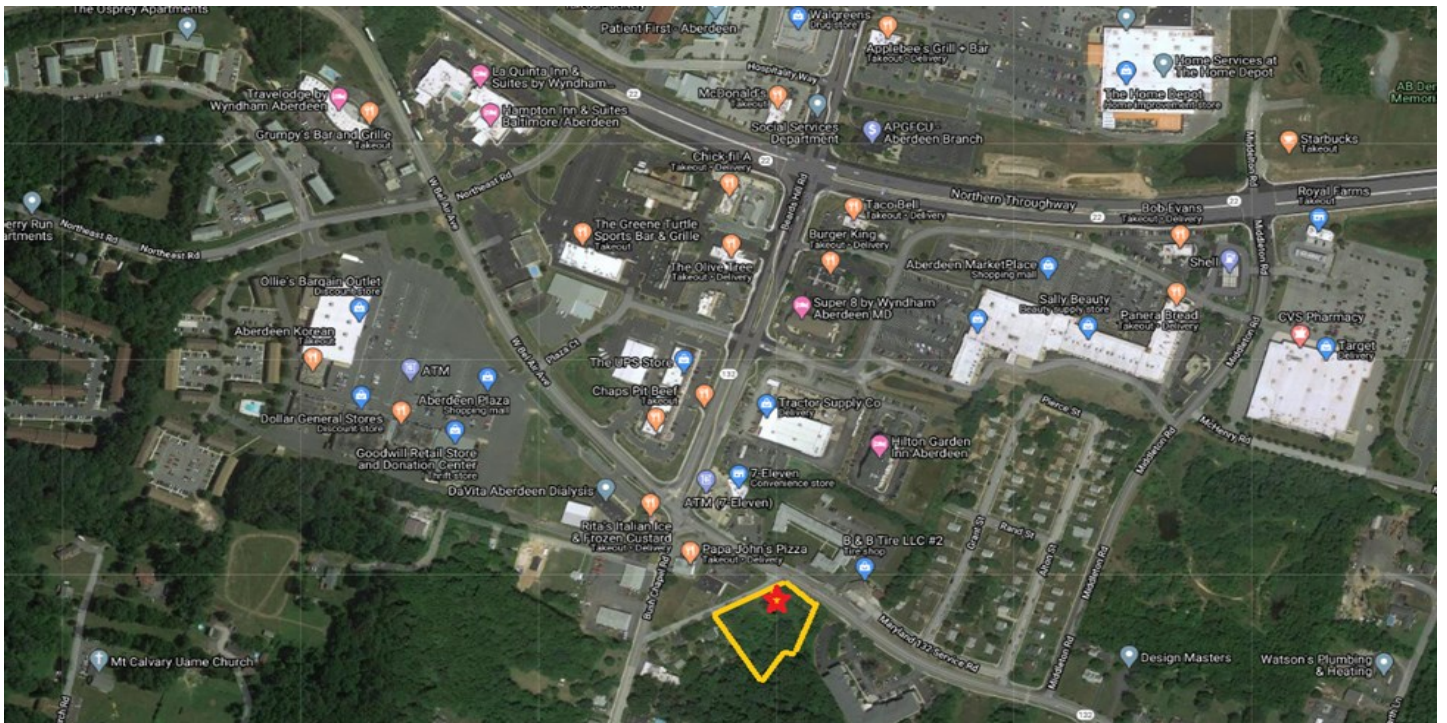
DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.



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## SUBJECT PROPERTY- AERIALS SHOWING SURROUNDING AREA RETAIL



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