



FOR SALE

GOVERNORS RUN

GOVERNORS RUN & BALTIMORE NATIONAL PIKE | ELLICOTT CITY, MARYLAND 21043



CF CARROLL
MOTOR FUELS

BALTIMORE NATIONAL PIKE 48,671 AADT

BROCKS WAY

40

3.21 AC

4.42 AC ±
TOTAL

EASY ACCESS
TO MD ROUTE 29,
INTERSTATE 70,
AND DOWNTOWN
ELLICOTT CITY AND
CATONSVILLE

GOVERNORS RUN

1.21 AC



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

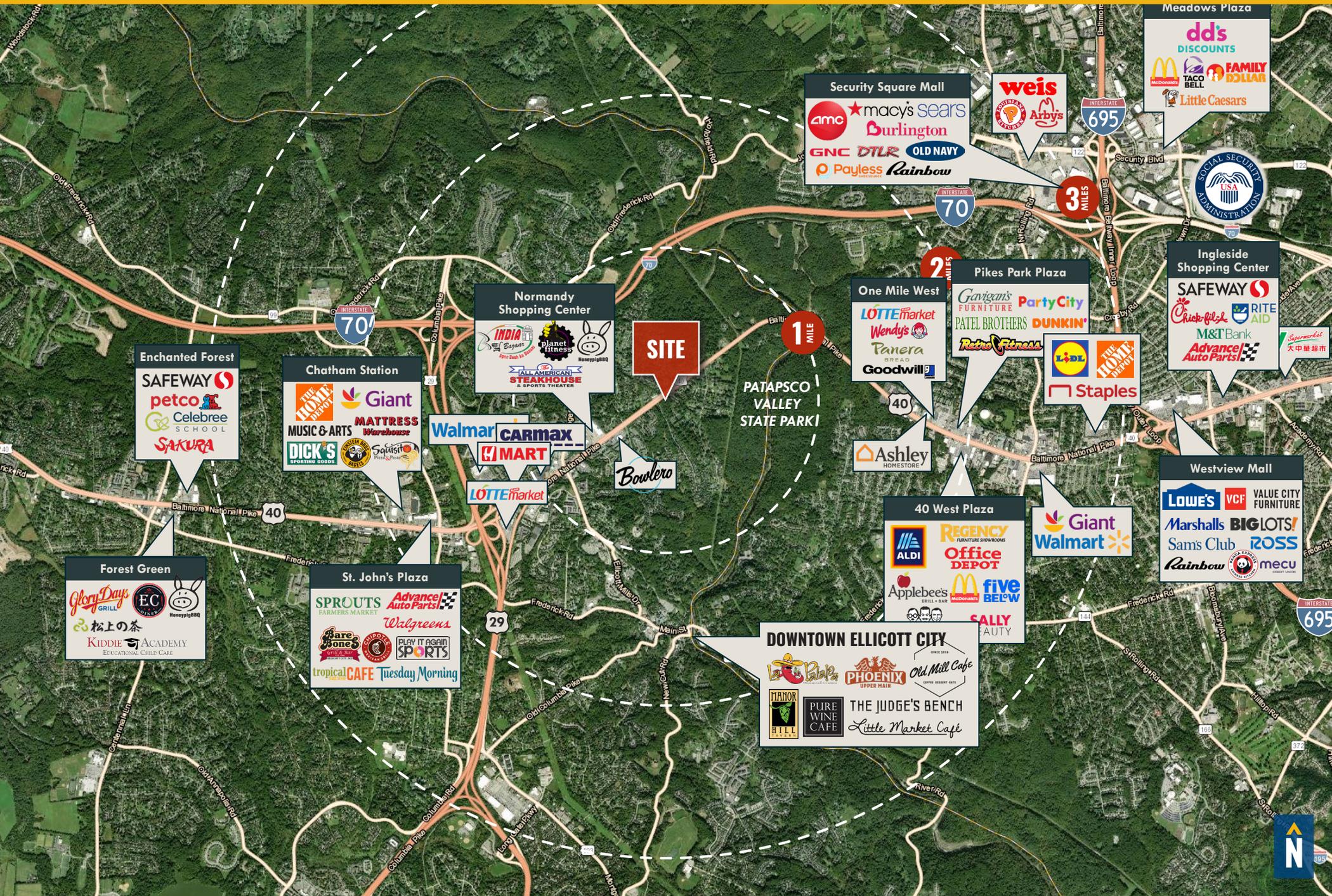
HIGHLIGHTS:

- Corner lot along US Route 40 (380 ft. ± of frontage)
- Full access and turning movement
- Heavily wooded lot provides ideal seclusion and privacy
- Desirable property in highly sought after Ellicott City community
- All public utilities included
- Ideal for school, educational facility, institutional, etc.
- Use permitted by special exception

AVAILABLE	4.42 ACRES ± TOTAL (1.5 ACRES ± USABLE)
ZONING:	R-20 (LOW DENSITY RESIDENTIAL)
TRAFFIC COUNT:	48,671 AADT (BALT. NATIONAL PIKE)
SALE PRICE:	\$395,000 ← <i>Reduced!</i>



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,821

77,170

207,776

DAYTIME POPULATION



8,970

67,886

186,968

AVERAGE HOUSEHOLD INCOME



\$142,698

\$156,333

\$149,416

NUMBER OF HOUSEHOLDS



4,487

27,871

76,654

MEDIAN AGE

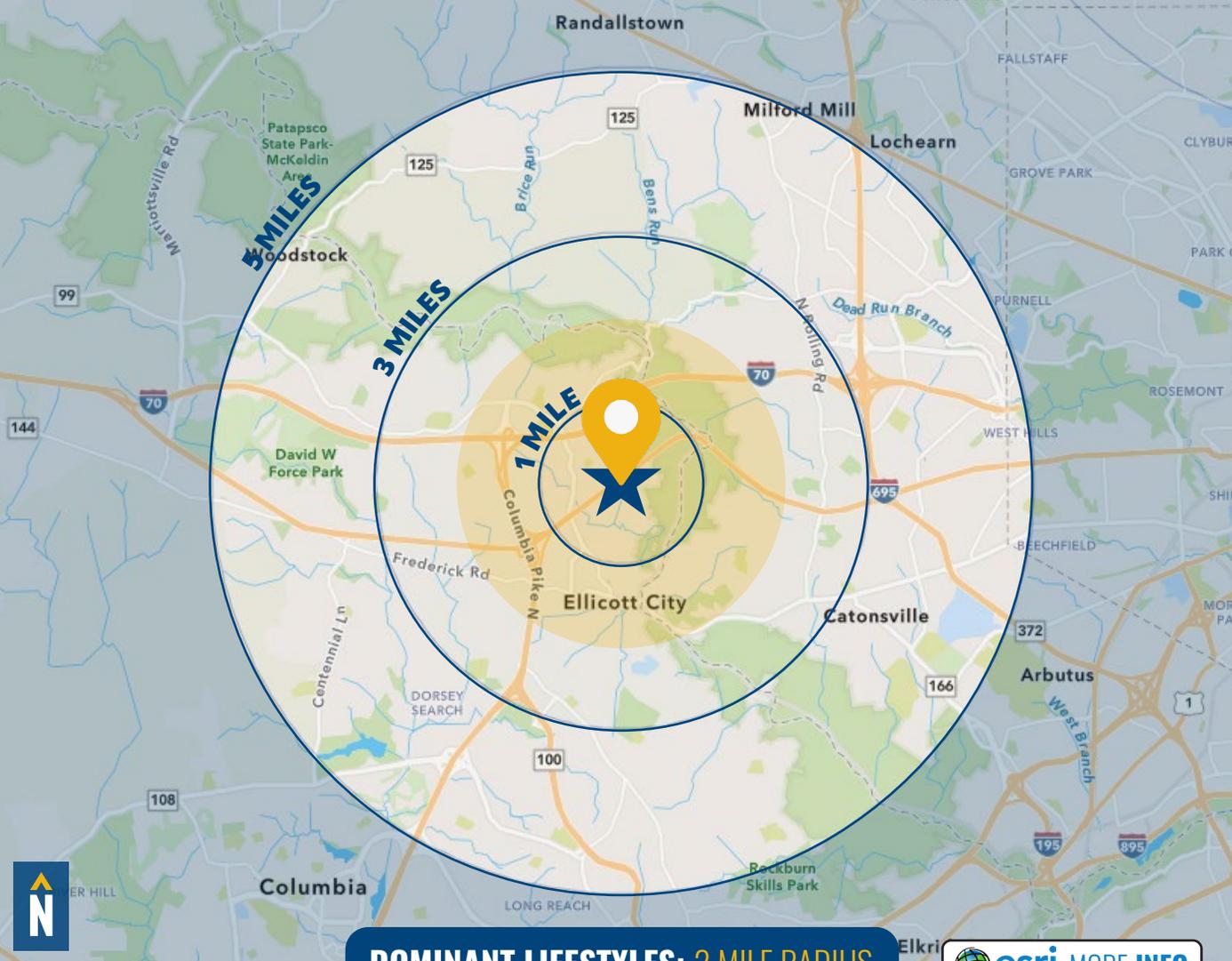


36.4

40.3

40.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

32% MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

14% URBAN CHIC



MEDIAN

AGE: 41.9

HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

12% UPTOWN LIGHTS



MEDIAN

AGE: X

HH INCOME: SX

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1 1/2 times more income than th

FOR MORE INFO **CONTACT:**

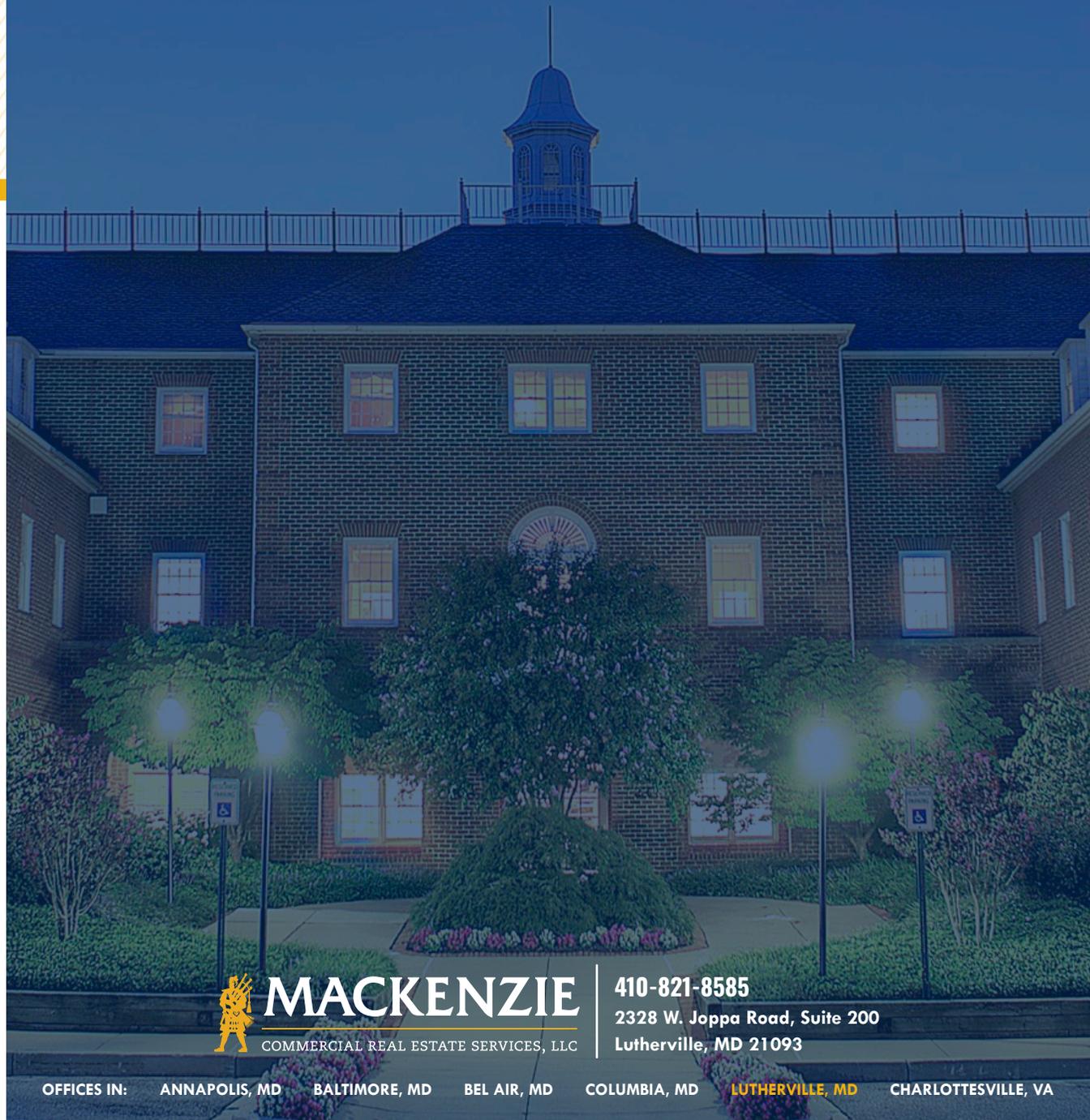


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