

FOR LEASE/SALE

813 MD Rt 3 | Gambrills, MD 21054



RT3

RT3

Proposed Assisted Living



Commercial pads at prime
Signalized Location

William C. Steffey

410.703.6553

bsteffey@hyattcommercial.com

John Sindler

410.260.6538

jsindler@hyattcommercial.com

HIGHLIGHTS

- Corner pad ±0.9 acres
- Inside pad ±3 acres
- C2 zoning permits restaurant, commercial, office, retail
- High traffic 76,000 ADT MD Rt. 3 retail location with great exposure
- Dense and growing marketplace close to Waugh Chapel Village & Towne Centre
- Signalized Intersection



OFFERING



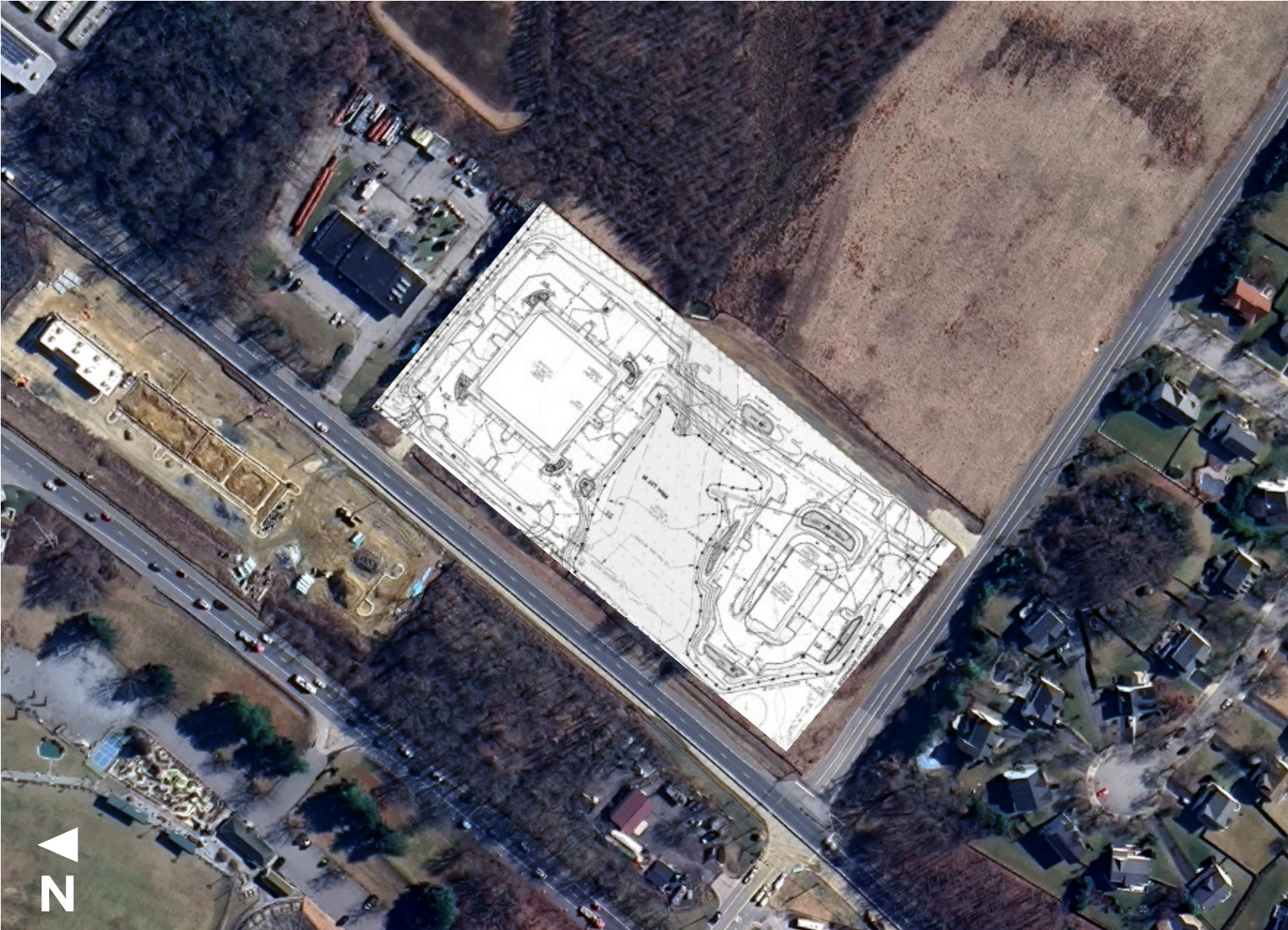
FOR LEASE/SALE

LAND

Lot Size 0.918 - 3.0 Acres



SITE PLAN



RETAILER MAP




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.


DEMOGRAPHICS




2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,024	52,612	103,720
Households	1,427	19,343	39,241
Families	1,056	13,532	27,087
Average Household Size	2.82	2.70	2.63
Owner Occupied Housing Units	1,060	14,928	30,045
Renter Occupied Housing Units	367	4,415	9,196
Median Age	37.6	38.5	39.2
Median Household Income	\$147,812	\$133,078	\$132,723
Average Household Income	\$186,977	\$170,807	\$176,252




103,720
Population




2.63
Average HH Size



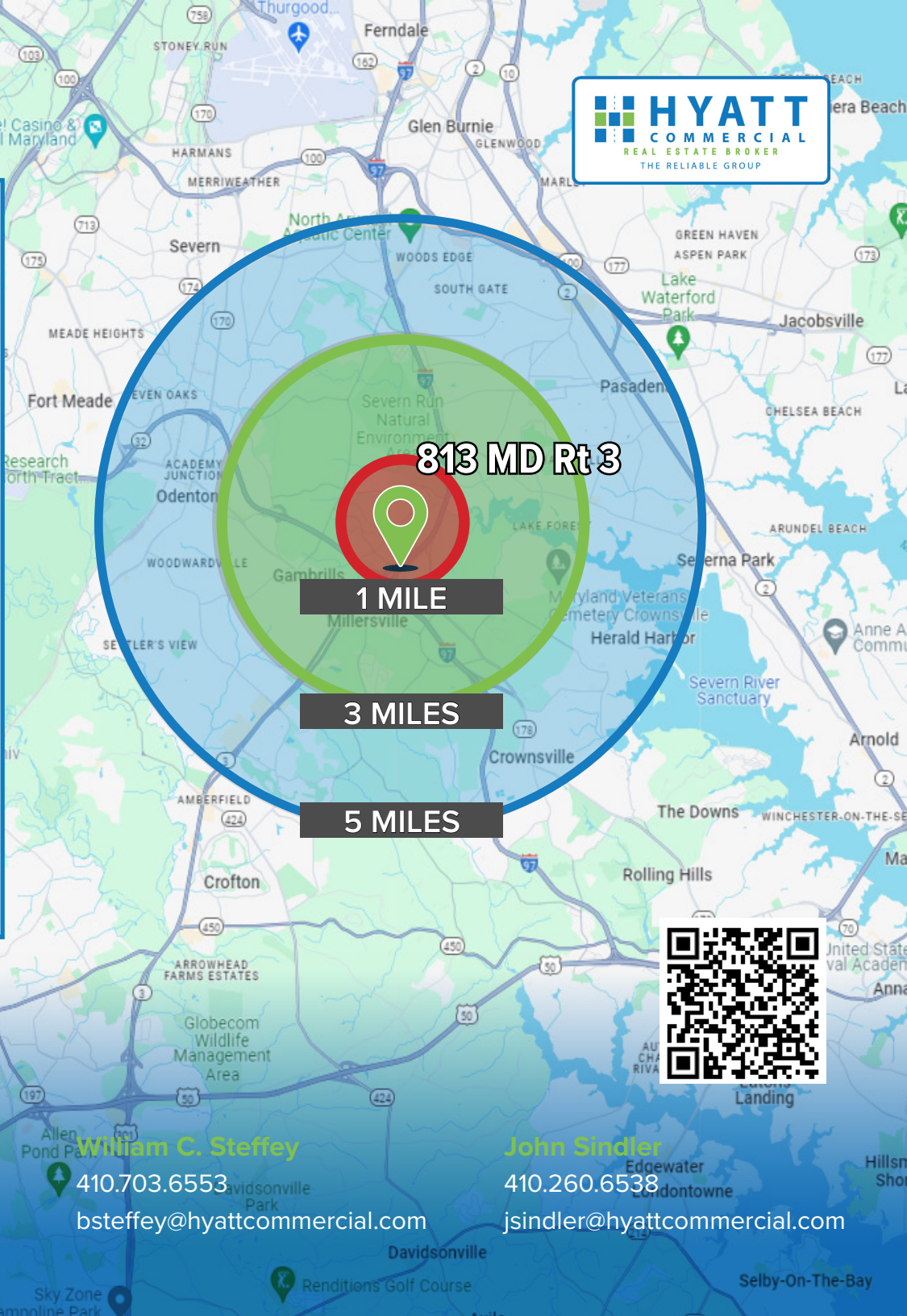
39.2
Median Age



\$132,723
Median HH Income



[VIEW FULL REPORT](#)



CONTACT

HYATT COMMERCIAL
 410-266-8800
 2568A Riva Rd., Annapolis, MD 21401

William C. Steffey
 410.703.6553
 bsteffey@hyattcommercial.com

John Sindler
 410.260.6538
 jsindler@hyattcommercial.com

