



1.55± ACRES OF VB ZONED LAND

1753 JARRETTSVILLE ROAD | JARRETTSVILLE, MARYLAND 21084

FOR
**GROUND
LEASE**



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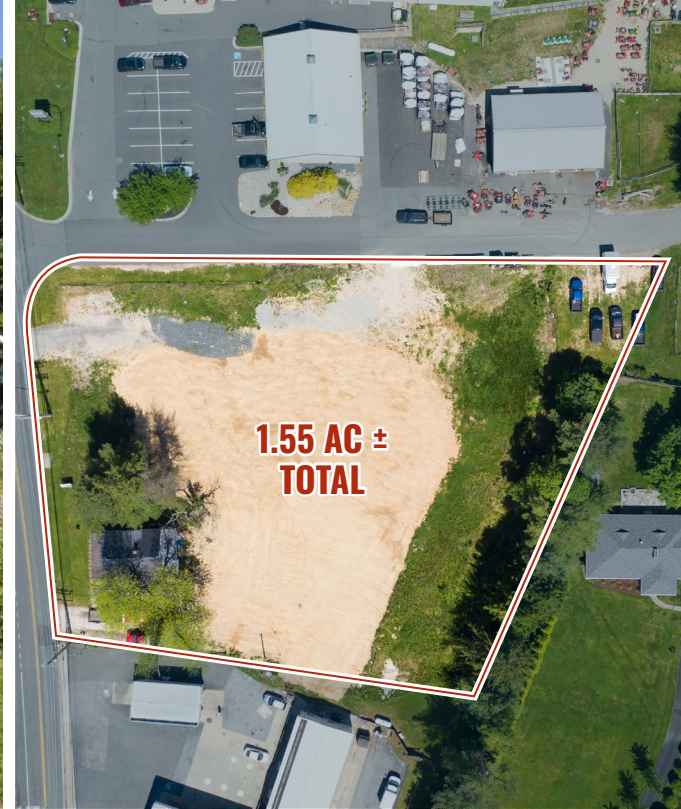
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Lot development opportunity
- Water and sewer utilities in place
- Located in the main Jarrettsville business area
- The Village Business Zoning provides a mix of business and residential uses at an appropriate scale
- AADT: 10,900 (Baldwin Mill Rd)
13,440 (Norrisville Rd)
9,670 (Federal Hill Rd)
4,195 (W Jarrettsville Rd)

LOT SIZE:	1.55 ACRES ± TOTAL
ZONING:	VB (VILLAGE BUSINESS)



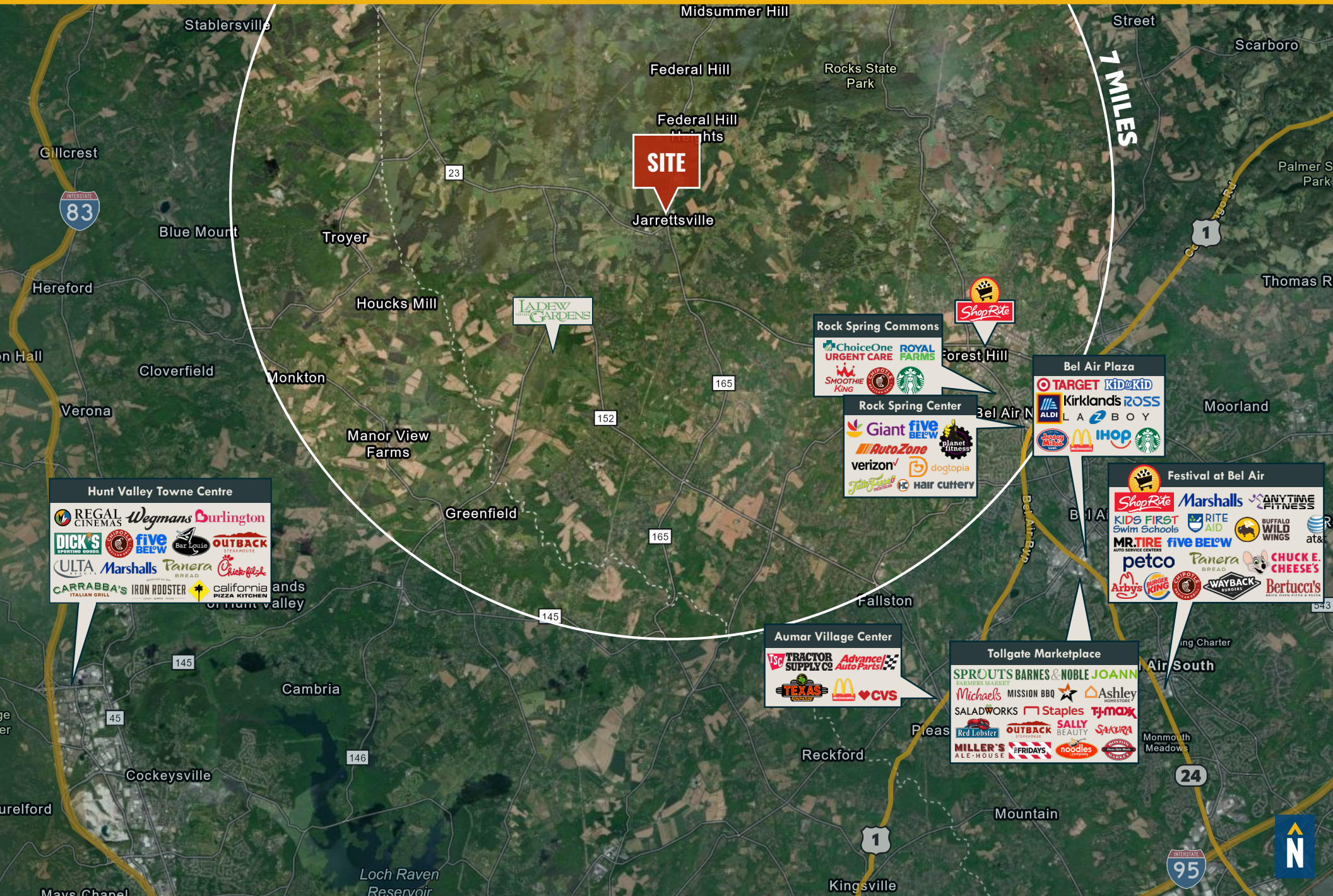
GOOGLE STREET VIEW



LOCAL AERIAL



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



894

9,437

20,026

DAYTIME POPULATION



1,226

7,184

14,006

AVERAGE HOUSEHOLD INCOME



\$166,271

\$152,016

\$159,647

NUMBER OF HOUSEHOLDS



314

3,443

7,155

MEDIAN AGE



47.5

46.5

45.8

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

80% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

17% BURBS AND BEYOND



MEDIAN

AGE: 51.1

HH INCOME: \$119,769

Nearly half of this population is aged 55 or above, and most households are composed of married couples without children, with incomes typically middle- to upper-tier. They tend to frequent fine dining establishments.

2% ROOM TO ROAM



MEDIAN

AGE: 46.2

HH INCOME: \$99,689

Married couples, often without children, form most households, with more than half aged 55 and older. Self-employment is notable. They like to cook, bake, read, walk their dogs, and maintain their properties.

FOR MORE INFO **CONTACT:**



SEAN LANGFORD

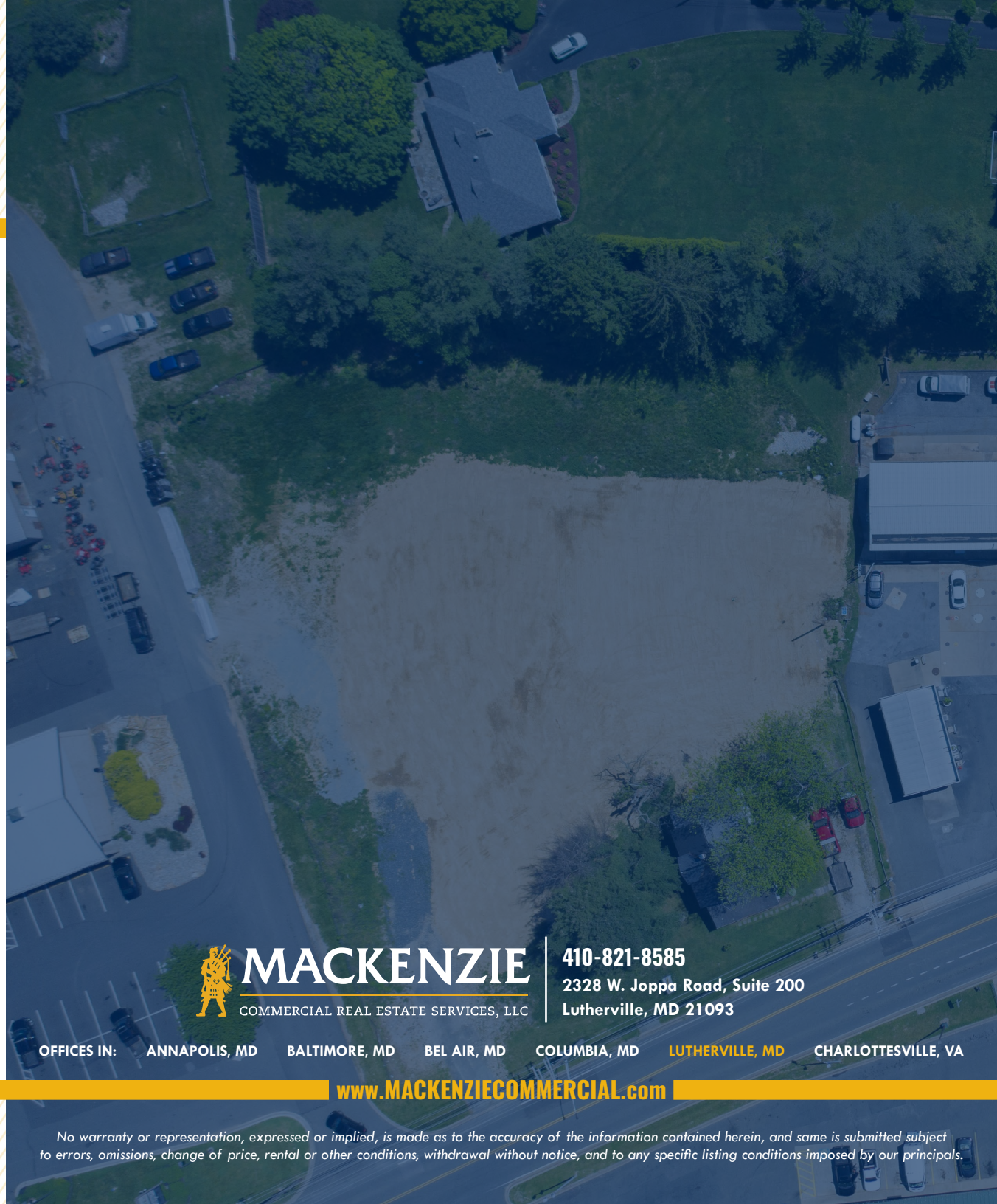
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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