

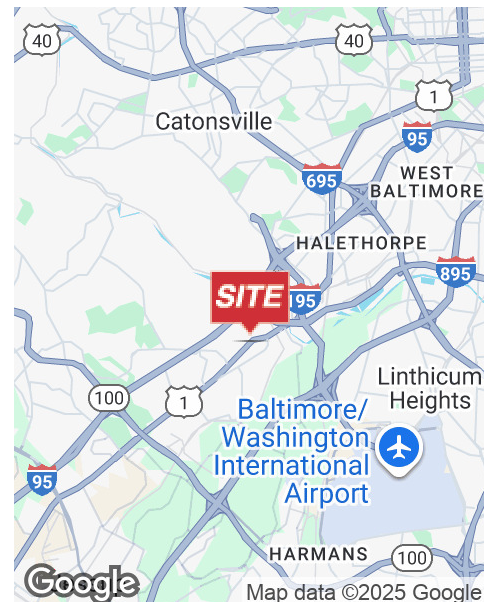
4.51 ± ACRES OF LAND FOR SALE



6080 & 6100 WASHINGTON BLVD Elkridge, MD 21075

PROPERTY HIGHLIGHTS

- 4.51 acres of prime frontage on Washington Blvd (US-1)
- All structures demolished - cleared, graded, and ready for development
- Utilities - public water, public sewer, electric, and gas available at the street (confirm capacity during due diligence)
- Environmental - prior improvements removed. No know environmental impairments. Buyer encouraged to conduct Phase 1 ESA.
- Zoned B-1 (Business Local) - Ideal for retail, QSR, medical, automotive services, convenience retail, small office, and neighborhood commercial.
- Great Access - 4 entrances off Washington Blvd (US-1)
- Mixed commercial and residential surroundings
- Heavy Traffic - 21,670 vpd @ Washington Blvd & Route 1
- 3/4 mi to I-895, 1 1/2 mi to I-195, 3 mi to I-695, 5 minutes to Halethorpe Rail Station (MARC), 5 minutes to BWI Airport/Amtrak
- **SALE PRICE: \$1,200,000**



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	6,857	2,390	\$162,174
3 Miles	42,571	15,197	\$159,633
5 Miles	208,144	76,342	\$141,442

Demographics data derived from AlphaMap

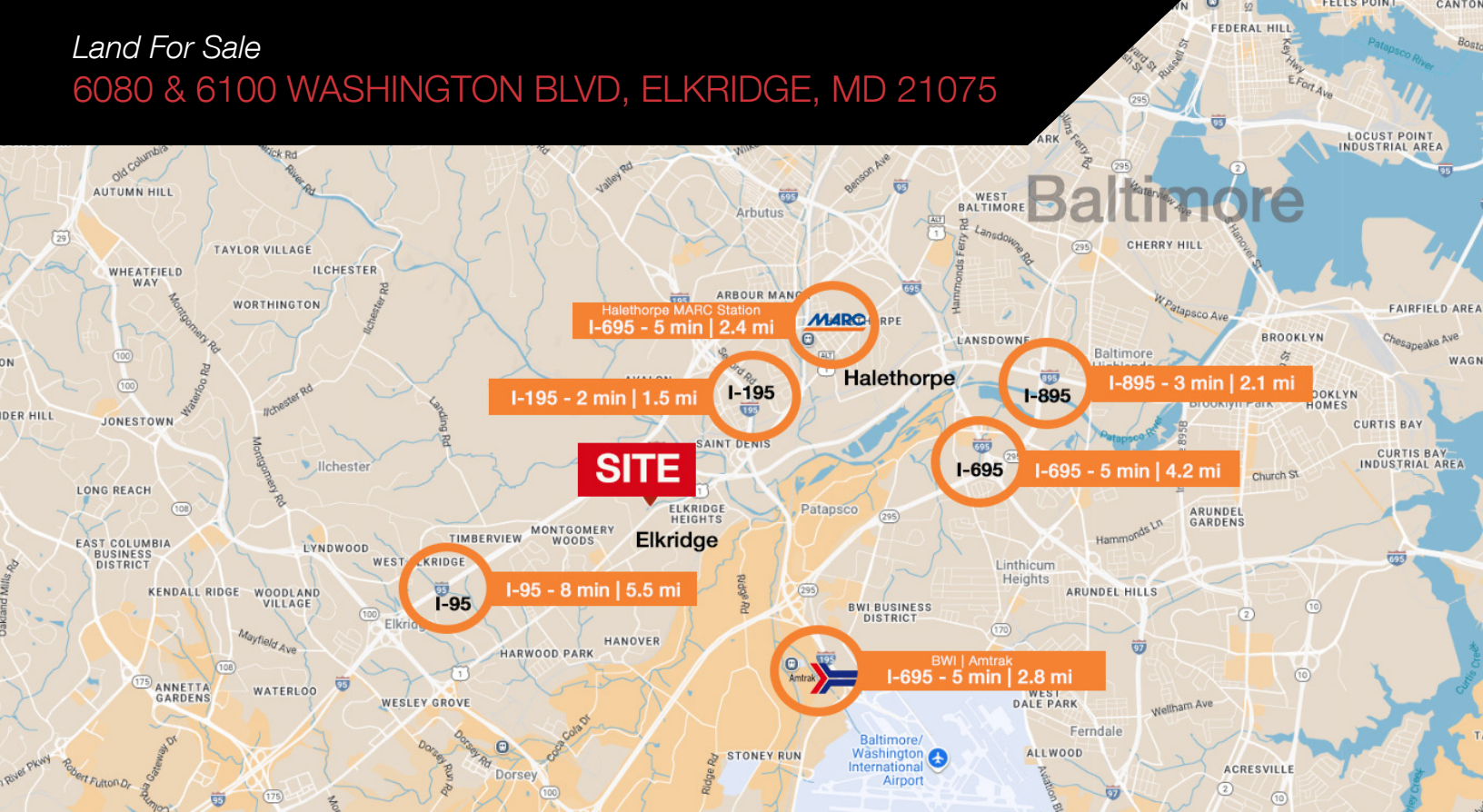
LOCATION DESCRIPTION

6080 & 6100 Washington Boulevard is surrounded by a hybrid of commercial and residential uses. The property is approx. 3/4 mile to Interstate 895, about 1 1/2 miles to Interstate 195, and roughly 3-miles to Interstate 695 (Baltimore Beltway).

Extremely convenient to Halethorpe MARC Station commuter rail stop and just 5 minutes from Baltimore/Washington International Thurgood Marshall Airport (BWI) and the adjacent Amtrak Station, providing exceptional regional accessibility for retail, QSR, Service commercial, and neighborhood-focused users.

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Close-In Amenities & Access/Entry Points

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CONCEPT LAYOUT 1 - 1,600 ± SF Standalone QSR Pad - (Drawing Not To Scale)

- 1,600 SF modern flat-roof building
- 18 parking spaces
- Dedicated drive-in/drive-out
- Rear delivery aa and dumpster enclosure
- Ideal for: Shake Shack, Chipotle, Topical Smoothie, Popeyes, Starbucks, AT&T, etc.

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CONCEPT LAYOUT 2 - PAD A - 2,000 ± SF QSR WITH DRIVE-THRU - (DRAWING NOT TO SCALE)

- End-cap with wrap-around queue
- 16-20 parking spaces

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CONCEPT LAYOUT 3 - PAD B - 4,000 ± SF NEIGHBORHOOD RETAIL STRIP - (DRAWING NOT TO SCALE)

- 3 to 4 Tenant mix to include: Coffee, Nail Spa, Insurance, Fast Casual, etc.
- Shared parking field with 40+ spaces
- Potential for yard storage behind fenced area
- Great for HVAC, plumbing, landscaping, or trades users as well
- Excellent visibility and four access points

B-1 Zoning summary (Business Local-Howard County)

- The B-1 District is intended to provide convenient commercial services to surrounding residential neighborhoods.

By Right Allowable Uses Include

- Fast food | QSR
- Retail stores & shops
- Service commercial (salon, barbershop, dry cleaner, etc.)
- Medical, dental, and wellness offices
- Daycare, educational, and community facilities
- Automotive service (limited), contractor offices, landscaping businesses
- Financial institutions and small offices

Development Standards | Utilities & Environmental

- Max Height - ± 40 Feet (higher w/special approvals)
- Setbacks - Typically 30' front, 10' side/rear (verify per parcel)
- Parking - Based on use type (QSR typically 1/100; retail 1/250-300)
- Water & Sewer - Public utilities available on Washington Blvd
- Electric - BGE Accessible at property frontage
- Gas - Available in the corridor
- Stormwater - Existing systems demolished; new SWM required per development
- Environmental Status includes no active MDE cases or know contaminations events. Prior structures demolished and debris removed
- Recommend Phase I ESA for lender and buyer compliance
- Buyer should confirm exact use, density and parking requirements with Howard County Planning & Zoning.

