



# Clloverly

Ground lease or BTS (build to suit) opportunity at the new mixed use intergenerational community coming to Smithsburg, MD.

Contact Us  
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## Ground Lease or BTS Opportunity

- Highly visible general commercial zoned site
- High daily traffic counts right near the corner of 64 and 77
- Major C-Store operator is moving on site
- High growth opportunities

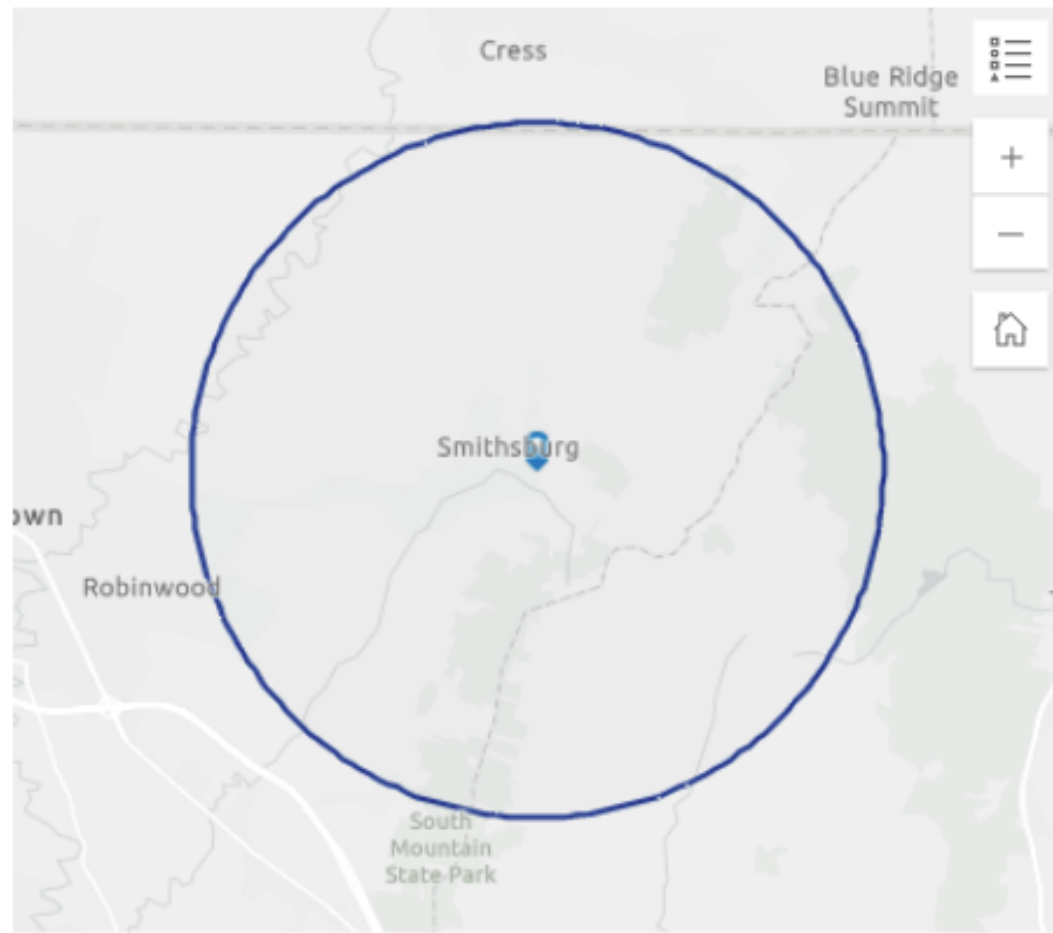
# Cloverly Cloverly Community

## Coming to Cloverly

- 154 new single family and townhome residences
- 54 unit new construction one – two bed apartment building
- New senior living campus comprised of
  - 100 independent living units
  - 30 assisted living units
  - 16 memory care units
  - 11 single family ranch homes
- 5 commercial pad sites (Intended Use)
  - Commercial Lot #1 – Gas Station + C/Store 1.8 AC
  - Commercial Lot #2 – Pharmacy/Urgent Care 1.48 AC
  - Commercial Lot #3 – Pharmacy/Urgent Care 1.28 AC
  - Commercial Lot #4 – Daycare 1.6 AC
  - Commercial Lot #5 – Restaurant 1.16 AC



# Smithsburg Population Trends – 5 Miles

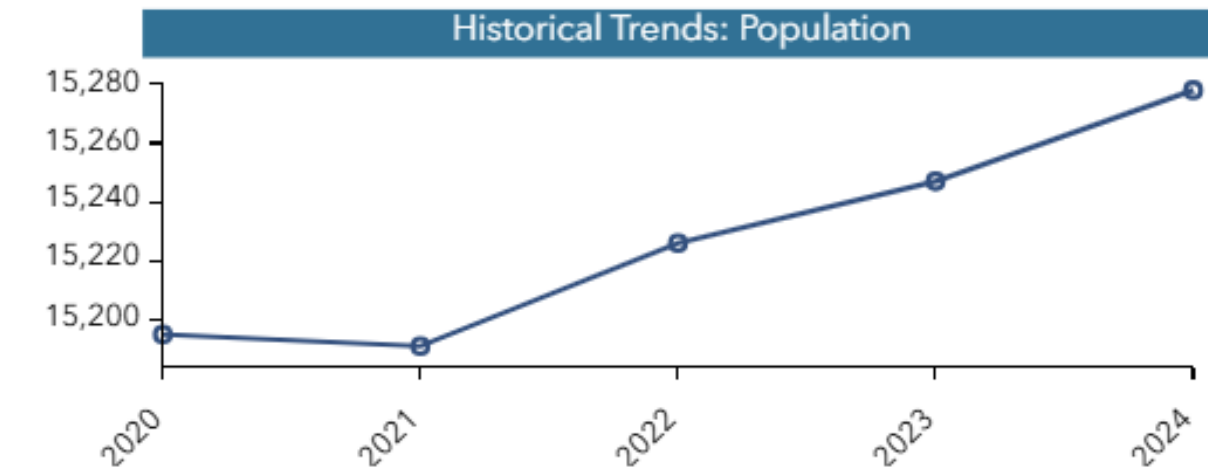


## Population Trends and Key Indicators

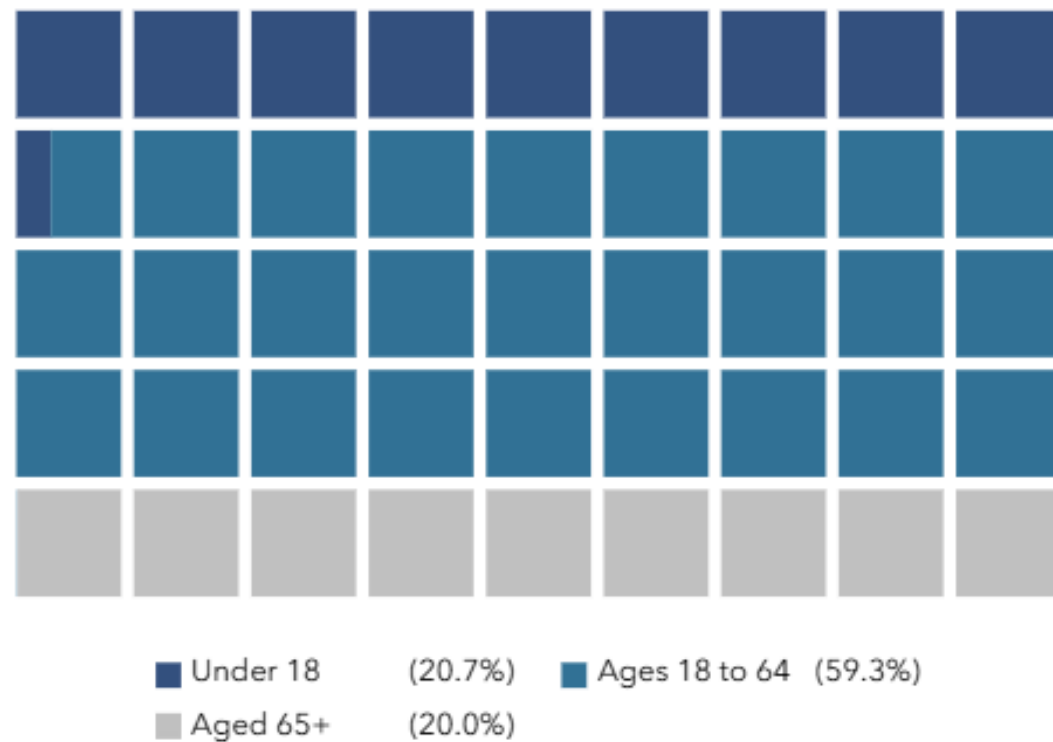
Cloverly Farm Ln, Smithsburg, Maryland, 21783 6  
Ring of 5 miles

<b>15,278</b>	<b>5,636</b>	<b>2.69</b>	<b>43.1</b>	<b>\$93,683</b>	<b>\$386,220</b>	<b>128</b>	<b>95</b>	<b>33</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

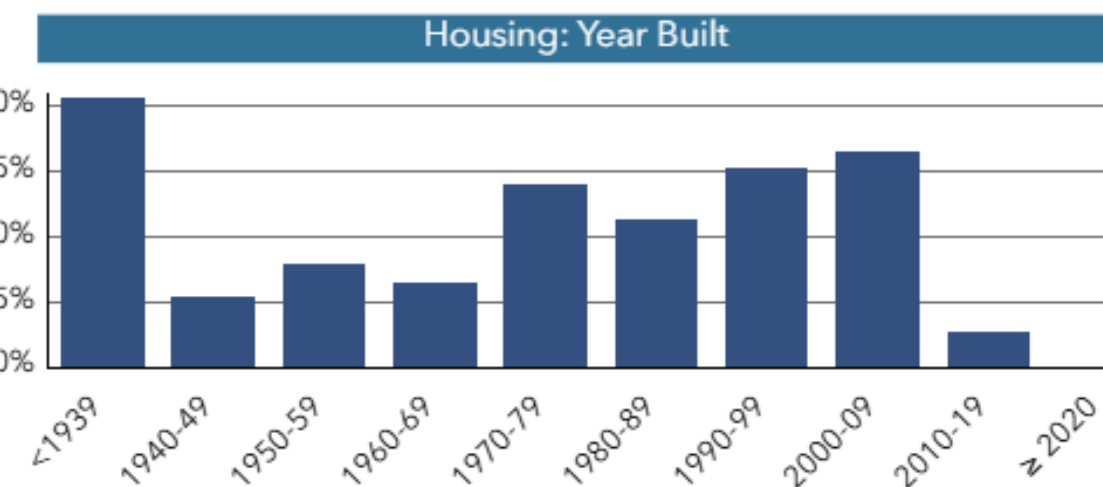
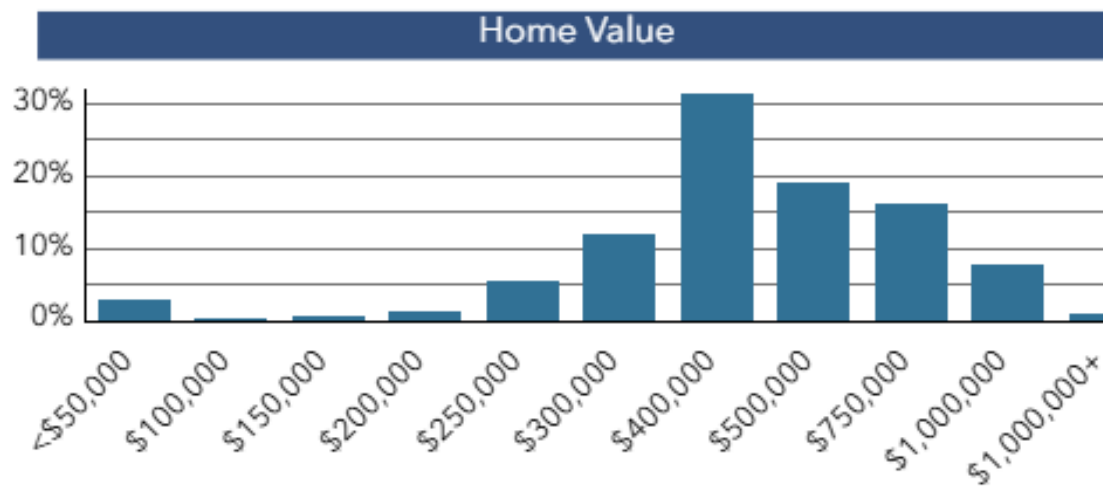
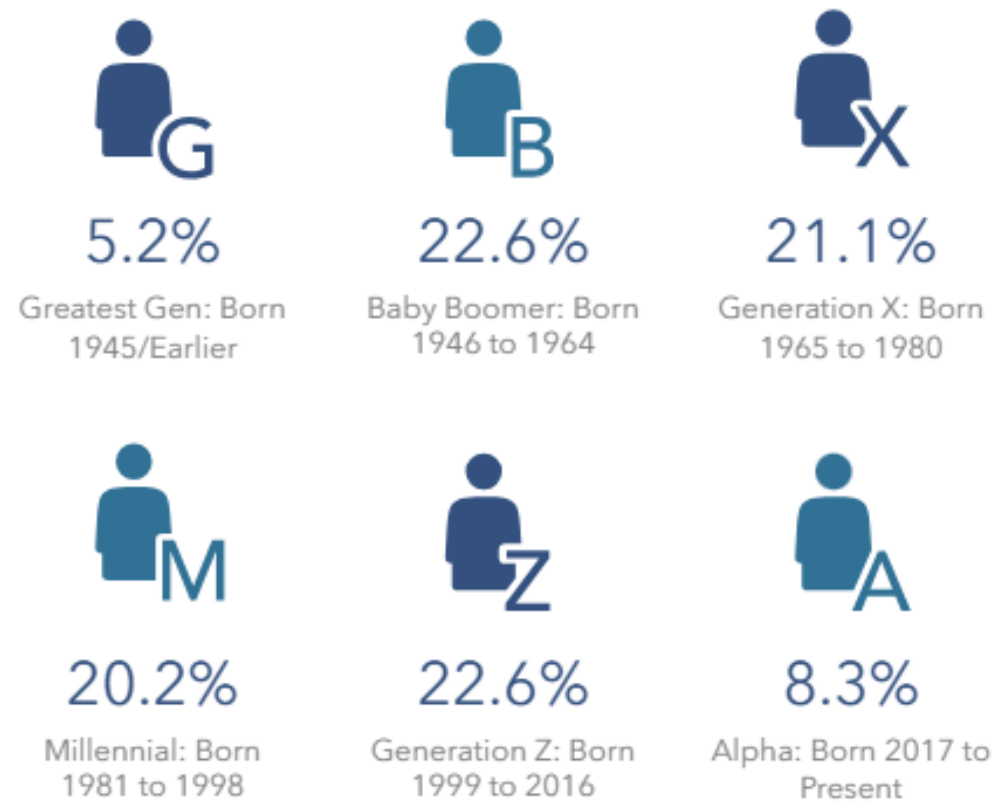
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri



# Cloverly Commercial Lot #2

Commercial Lot #2 is well located for a new potential new pharmacy/urgent care provider.

We are currently under contract with a leading mid Atlantic C-Store/Gas Station operator for Commercial Lot #1.

**AAADT: 12,616**  
**CY:2024**

- 1.48 AC
- 64,468 SQ FT
- Drive Thru possible
- 18 parking spots
- Average Annual Daily Traffic (AAADT) : 12,616



# Cloverly Commercial Lot #3

A new pharmacy or urgent care user has the luxury of choosing which lot better suits their businesses needs.

**AADT: 12,616**  
**CY:2024**



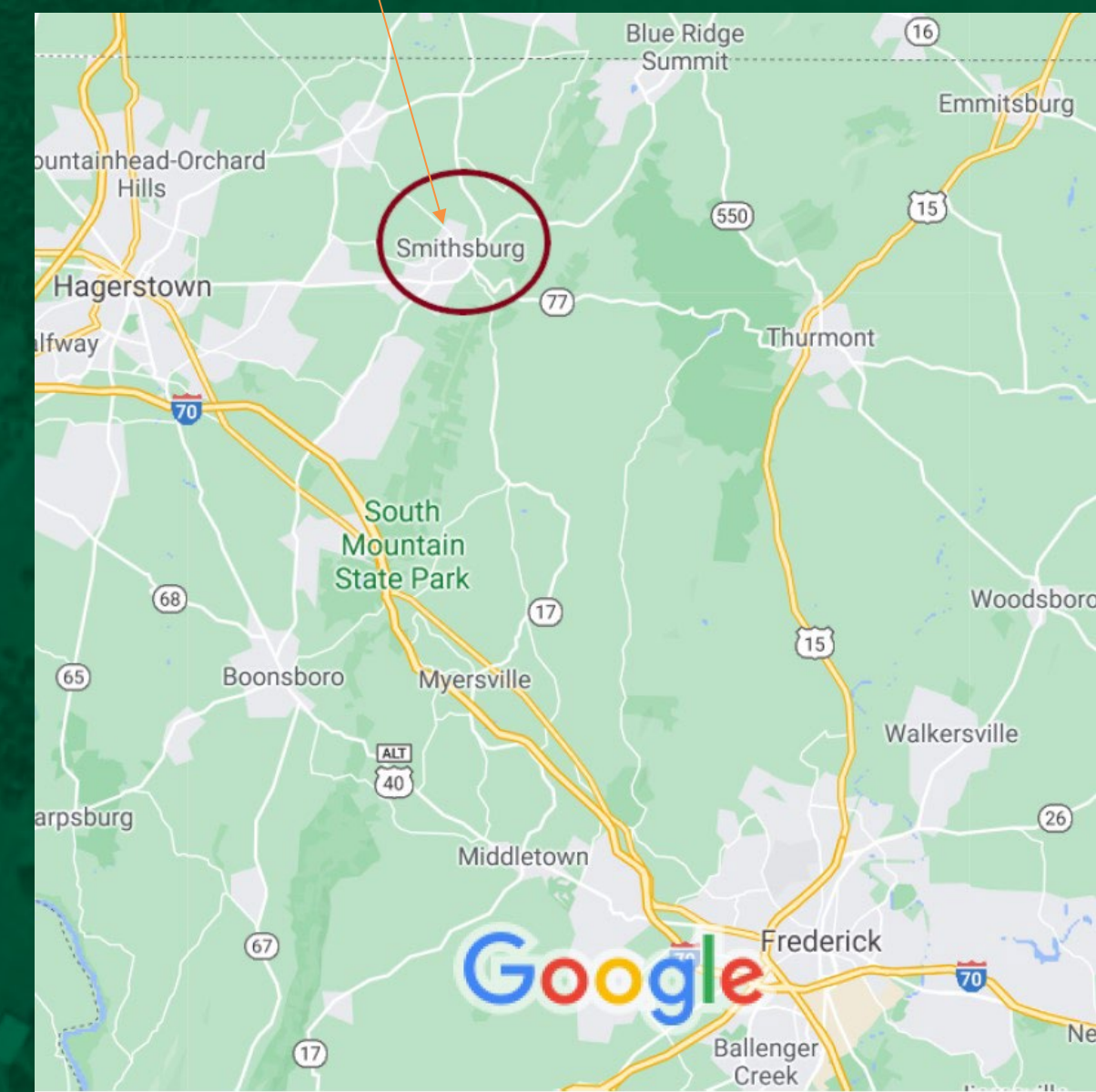
- 1.30 AC
- 56,628 SQ FT
- Drive Thru possible
- 57 parking spaces
- Average Annual Daily Traffic (AADT) 12,616

# Smithsburg Area



# Directions

You will find Cloverly's commercial corner at the corner of MD Route 64 (Jefferson Pike) MD Route 77 (Foxville Rd)



[Click here for directions:  
Directions to the new site](#)

# Contact



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