

Retail Parcels Downtown Elkton



Property Overview

Discover a unique investment opportunity in the heart of Elkton! .347 AC of Zoned B-1, across 7 parcels on Spotswood Ave a little over one block from Stuart Ave (Rt 340 Business).

Situated in the heart of Elkton, this land benefits from high visibility and easy access from major roads and highways, ensuring a steady flow of traffic and potential customers.

Property Highlights

- This property offers a versatile range of development possibilities, perfect for entrepreneurs and investors looking to establish a successful business in a growing community. Close to schools, parks, shopping centers, and other local amenities, this property is ideally positioned to serve the needs of the community and attract a loyal customer base.

Property Details

| | |
|------------------------|---|
| Price: | \$199,000 |
| Lot Size: | .347 AC |
| Access: | Spotswood |
| Cross Streets: | Hill |
| Permitted Uses: | Most Retail |
| Zoning: | B-1 |
| APN: | 131B1-4-B9-17, 131B1-4-B9-17A, 131B1-4-B9-18, 131B1-4-B9-18A, 131B1-4-B9-19, 131B1-4-B9-20, and 131 |

Ed Martin, CCIM - Principal Broker

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0225075345, Virginia

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103

Manassas, VA 20109

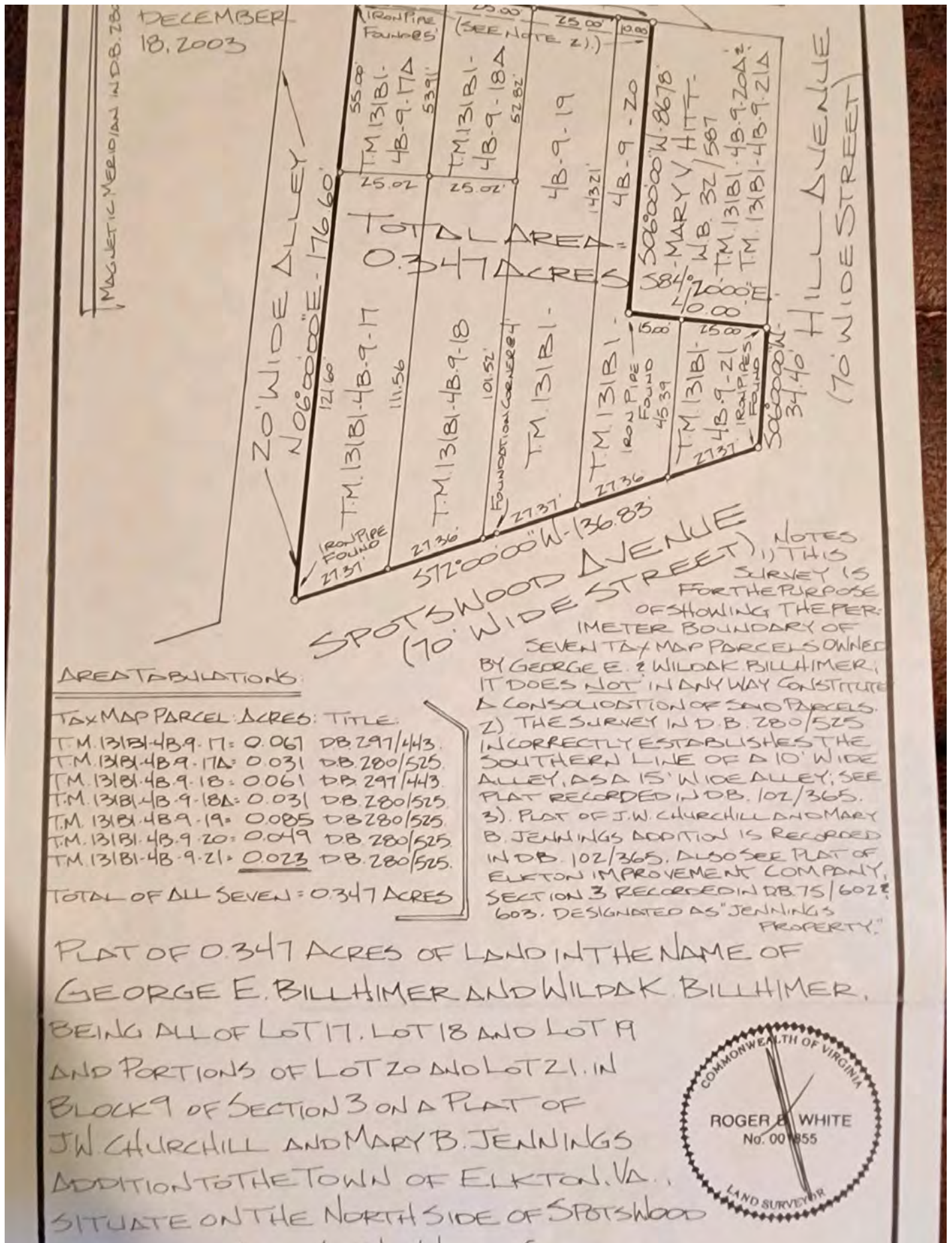
Each Office is Independently
Owned and Operated



Property Photos



Property Photos



AREA TABULATIONS:

| TAX MAP PARCEL | ACRES | TITLE |
|---------------------|-------|-------------|
| T.M. 131B1-4B-9-17 | 0.061 | DB. 297/443 |
| T.M. 131B1-4B-9-17A | 0.031 | DB. 280/525 |
| T.M. 131B1-4B-9-18 | 0.061 | DB. 297/443 |
| T.M. 131B1-4B-9-18A | 0.031 | DB. 280/525 |
| T.M. 131B1-4B-9-19 | 0.085 | DB. 280/525 |
| T.M. 131B1-4B-9-20 | 0.049 | DB. 280/525 |
| T.M. 131B1-4B-9-21 | 0.023 | DB. 280/525 |

TOTAL OF ALL SEVEN = 0.347 ACRES

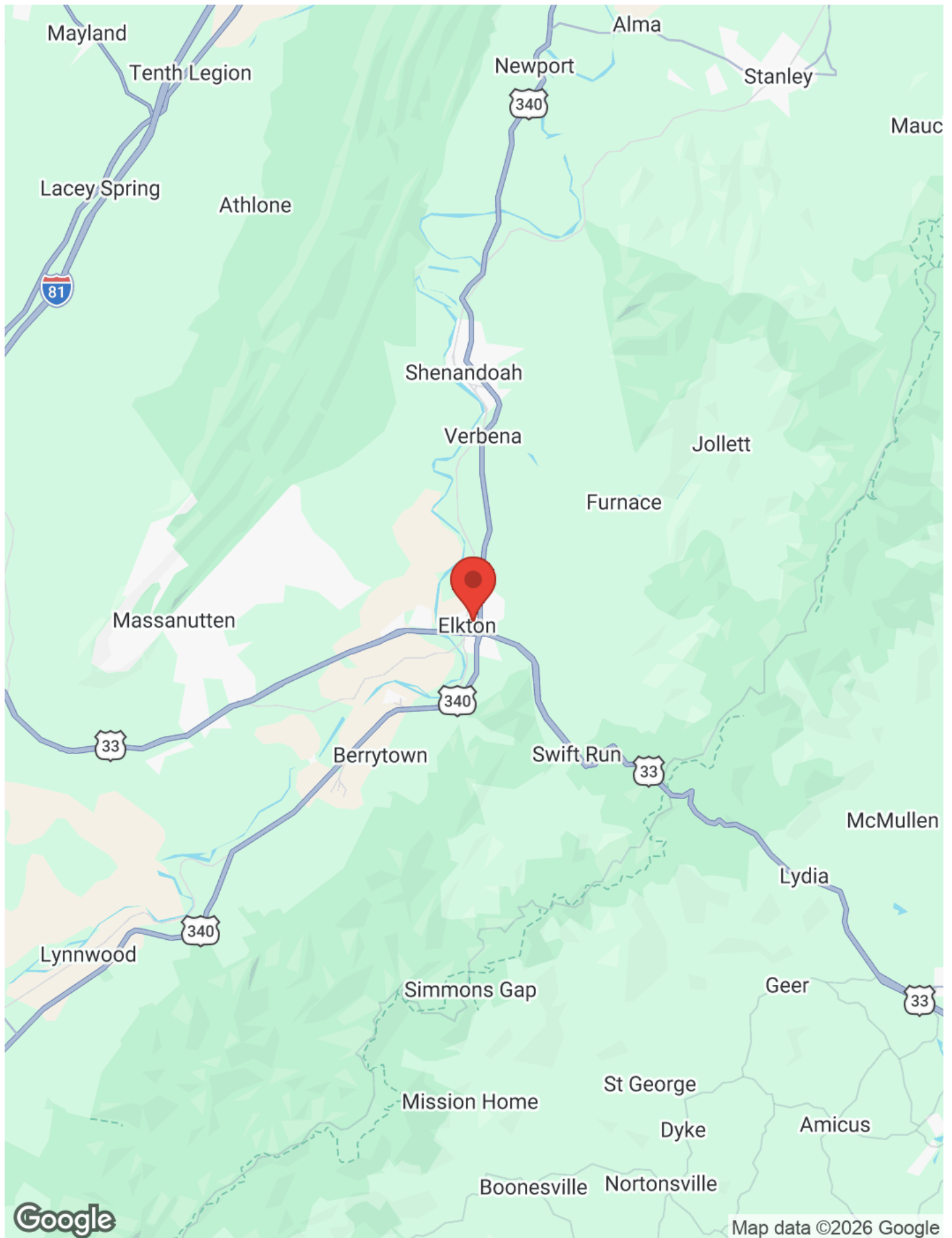
PLAT OF 0.347 ACRES OF LAND IN THE NAME OF GEORGE E. BILLHIMER AND WILDAK BILLHIMER, BEING ALL OF LOT 17, LOT 18 AND LOT 19 AND PORTIONS OF LOT 20 AND LOT 21, IN BLOCK 9 OF SECTION 3 ON A PLAT OF J.W. CHURCHILL AND MARY B. JENNINGS ADDITION TO THE TOWN OF ELKTON, VA., SITUATE ON THE NORTH SIDE OF SPOTSWOOD



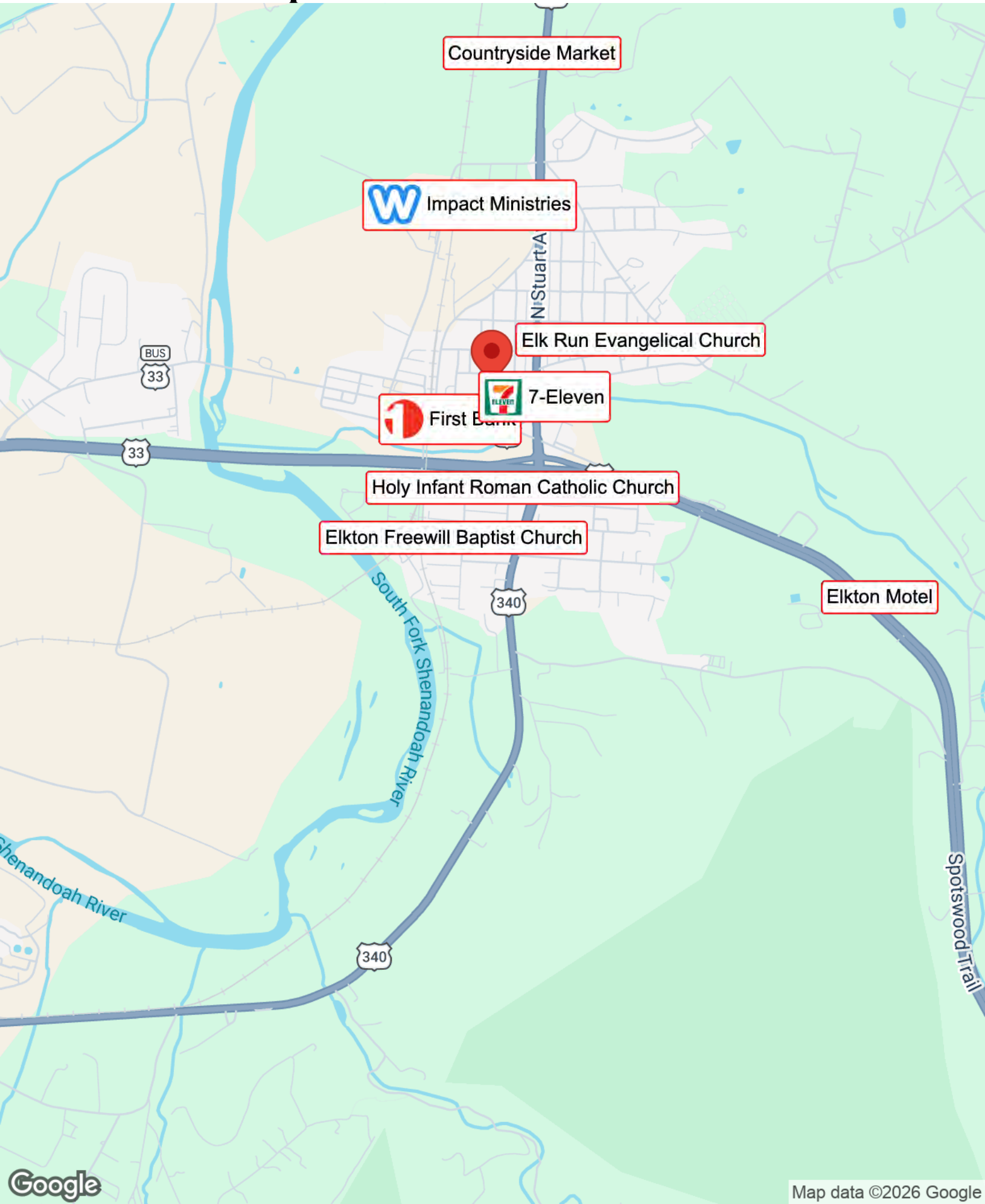
Aerial Map



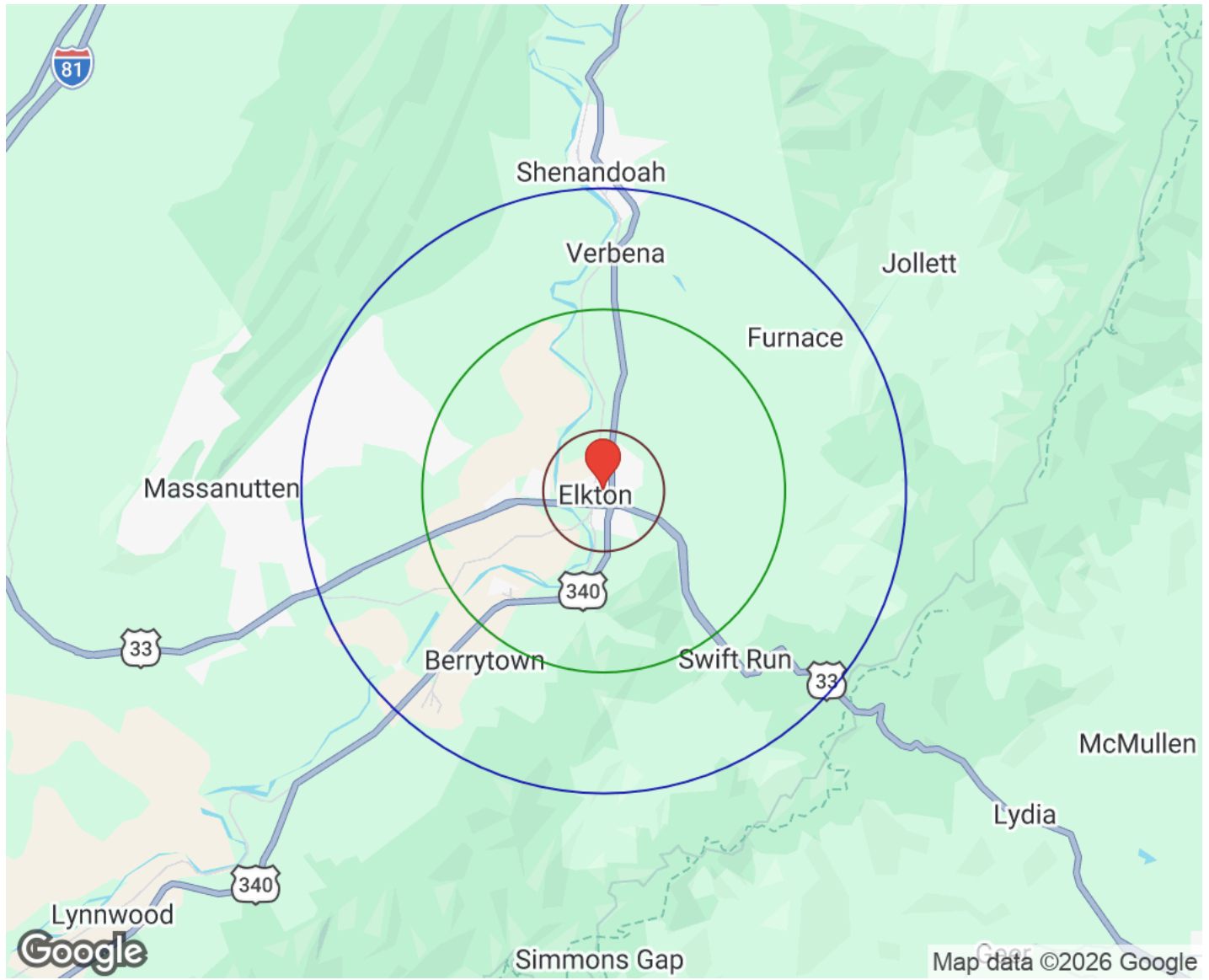
Regional Map



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,191 | 3,142 | 5,279 |
| Female | 1,247 | 3,294 | 5,431 |
| Total Population | 2,438 | 6,435 | 10,710 |

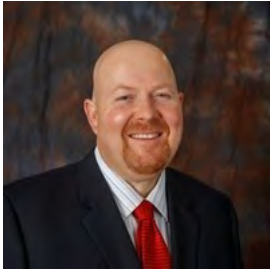
| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 2,113 | 5,621 | 9,385 |
| Black | 120 | 256 | 417 |
| Am In/AK Nat | N/A | N/A | 2 |
| Hawaiian | N/A | 1 | 2 |
| Hispanic | 157 | 411 | 650 |
| Asian | 12 | 50 | 89 |
| Multiracial | 34 | 93 | 159 |
| Other | 1 | 3 | 6 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 1,211 | 3,049 | 5,051 |
| Occupied | 1,078 | 2,723 | 4,459 |
| Owner Occupied | 650 | 1,889 | 3,261 |
| Renter Occupied | 428 | 834 | 1,198 |
| Vacant | 133 | 326 | 593 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 428 | 1,128 | 1,855 |
| Ages 15 - 24 | 257 | 663 | 1,125 |
| Ages 25 - 54 | 906 | 2,334 | 3,894 |
| Ages 55 - 64 | 326 | 917 | 1,547 |
| Ages 65+ | 521 | 1,393 | 2,289 |




| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$61,966 | \$65,376 | \$70,373 |
| Under \$15k | 169 | 283 | 366 |
| \$15k - \$25k | 67 | 223 | 400 |
| \$25k - \$35k | 76 | 183 | 258 |
| \$35k - \$50k | 169 | 449 | 656 |
| \$50k - \$75k | 134 | 355 | 675 |
| \$75k - \$100k | 104 | 348 | 626 |
| \$100k - \$150k | 214 | 572 | 884 |
| \$150k - \$200k | 94 | 197 | 344 |
| Over \$200k | 49 | 112 | 250 |

Professional Bio



Ed Martin, CCIM

Principal Broker

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.