

# 1709 TRANSPORTATION DR

CROFTON, MD

OFFERING MEMORANDUM

Marcus & Millichap



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# 01

INVESTMENT OVERVIEW

# Price: \$4,800,000

Marcus & Millichap is proud to present for sale 1709 Transportation Drive ("Subject property"), a retail property located in Crofton, MD.

The subject property rests on a 2.46-acre parcel with approximately +/- 7,558 square feet of space. This property is currently occupied by the Nautilus Diner. The subject property has ample parking with a parking ratio of 15.7 per 1,000 SF. The subject property is ideally located near numerous national retailers like Wegmans, Dick's Sporting Goods, Target, Old Navy and much more. The subject property is located on a bustling thoroughfare that sees over 81,000 VPD. The subject property is zoned W1, which allows for retail, office, and industrial uses.

The area demographics paint a picture of opportunity – over 104,000 people live within a three miles radius and an average household income is over \$156,000. Additional information is available upon request.



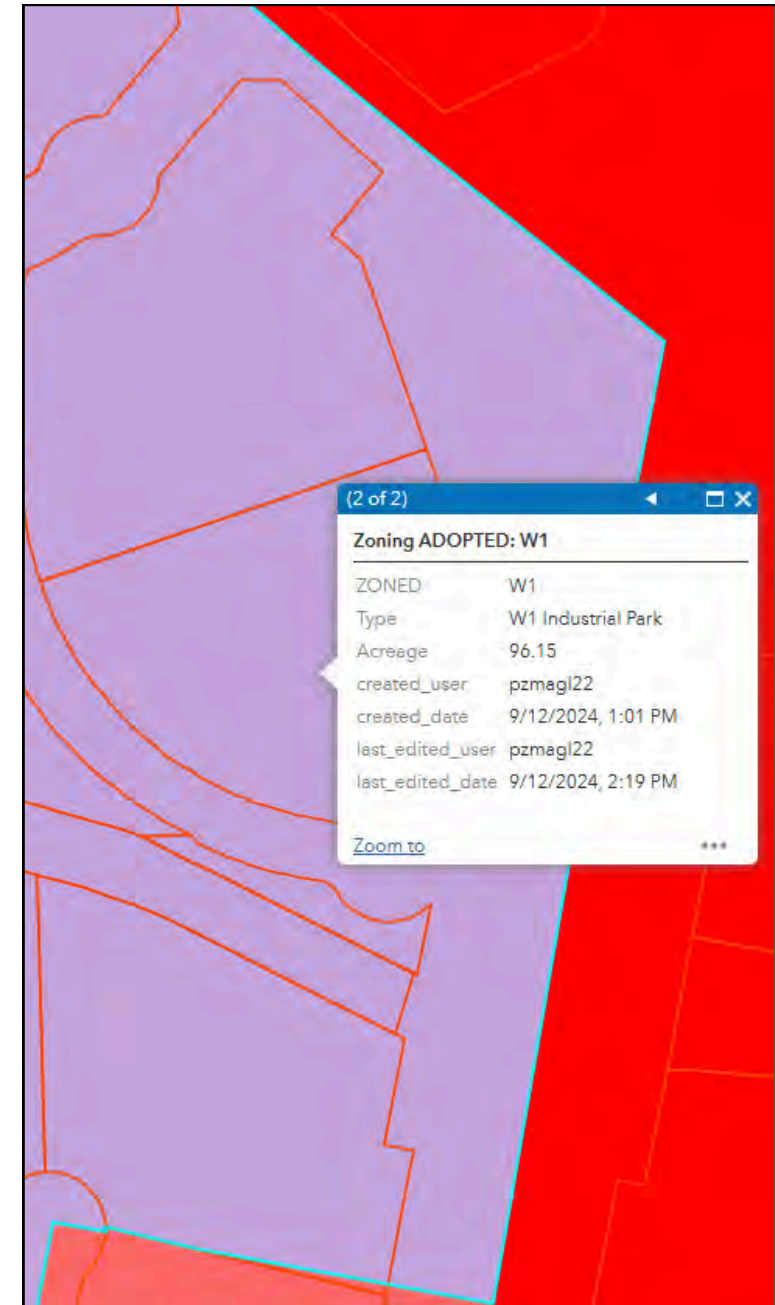
# Property Details

Parcel	02-000-90083444
Street	1709 Transportation Drive
City	Crofton
County	Anne Arundel
State	MD
Zip	21114
Property Type	Retail
Use	Restaurant
Zoning	W1
Tenant	Nautilus Diner
Total Square Feet	7,558
Lot Size (AC)	2.46
Year Built	2006
Buildings	1
Parking Type	Surface
Parking Spaces	119
Parking Ratio	15.7 per 1,000 SF
Taxes	\$25,990



## ZONING INFORMATION

<b>Lot size:</b>	
<b>Average lot size</b>	1 acre
<b>Minimum lot size</b>	40,000 square feet
<b>For an industrial park</b>	20 acres
<b>Minimum setbacks for principal structures:</b>	
<b>Front lot line</b>	50 feet
<b>Side lot line</b>	30 feet
<b>Rear lot line</b>	30 feet
<b>Freeway</b>	100 feet
<b>Divided principal arterial road</b>	60 feet
<b>Any other public road or right-of-way</b>	50 feet
<b>Minimum setbacks for accessory structures from rear and side lot lines</b>	25 feet
<b>Maximum coverage by structures and parking</b>	75% of gross area
<b>Minimum width at front building restriction line</b>	150 feet
<b>Maximum height limitations:</b>	
<b>Principal structures</b>	None if all setbacks are increased by one foot for each two feet of height in excess of 90 feet
<b>Accessory structures</b>	None if all setbacks are increased by one foot for each two feet of height in excess of 25 feet
<b>Maximum single front elevation</b>	300 feet in length unless special architectural, landscaping, or topographic treatment, such as a change of material, texture, depression, berm, or other similar change, is employed.

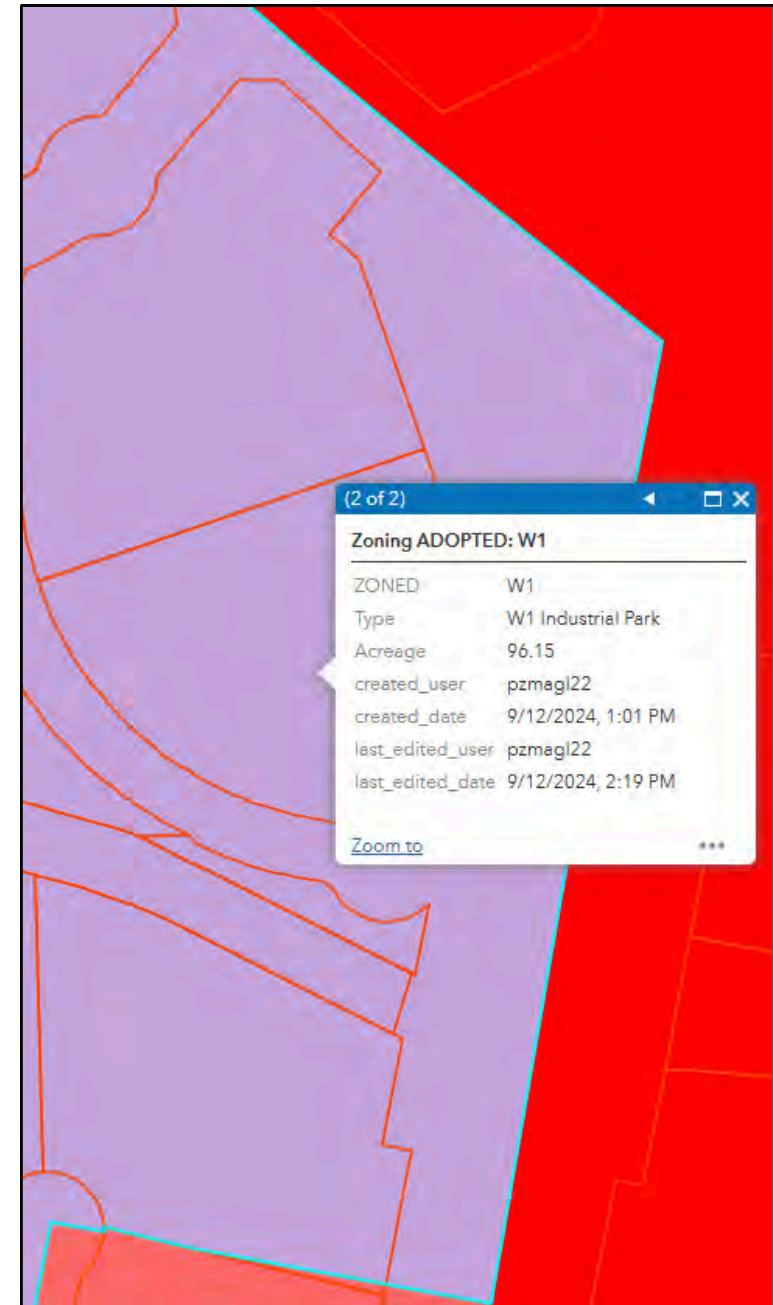


## ZONING INFORMATION

The permitted uses in Anne Arundel County's W1 Industrial Park District include:

- Offices
- Research and development laboratories
- Light manufacturing
- Assembly
- Office supply stores
- Restaurants
- Hotels/motels
- Banks
- Barbershops

The W1 District is for "clean" industrial uses that are minimally disruptive and are set in a landscaped park-like setting. The minimum lot size is 40,000 square feet, and the maximum lot coverage is 75%. The maximum height is 90 feet, but can increase if setbacks are increased.





WAUGH CHAPEL TOWNE CENTRE

258 APARTMENTS



81,200 VPD



SUBJECT PROPERTY



406 APARTMENTS

100 APARTMENTS

# CROFTON, MARYLAND

Crofton is a census-designated place and planned community in Anne Arundel County, Maryland, located 9.8 miles (15.8 km) west of the state capital Annapolis, 24 miles (39 km) south of Baltimore, and 24 miles (39 km) east-northeast of Washington, D.C.

Crofton is known for its family-friendly atmosphere, with numerous parks, restaurants, and recreational facilities. The community is centered around the Crofton Parkway, a loop road that encircles the original part of the town. The area offers a mix of residential options, from single-family homes to townhouses, making it a popular choice for families and professionals alike.

Crofton, MD, is conveniently connected by major highways like MD-3 and MD-450, with the Odenton MARC Train station nearby for commuter rail service, and is just 20 miles from Baltimore/Washington International Thurgood Marshall Airport (BWI).

Crofton, MD, offers a variety of shopping centers, including The Village at Waugh Chapel and Waugh Chapel Towne Centre in nearby Gambrills, as well as Crofton Centre and Hilltop Plaza in Bowie. For racing enthusiasts, Capitol Raceway provides exciting drag racing events, while Crofton Go-Kart Raceway in Gambrills offers a family-friendly go-kart track with over 20 turns. These amenities make Crofton a vibrant community with plenty of shopping and entertainment options.



# DEMOGRAPHICS OVERVIEW

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	7,360	48,931	104,788
<b>2023 Estimate</b>			
Total Population	7,329	47,828	101,667
<b>2010 Census</b>			
Total Population	6,973	43,980	92,074
<b>Daytime Population</b>			
2023 Estimate	6,336	34,714	94,164

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	3,058	18,646	39,430
<b>2023 Estimate</b>			
Total Households	3,035	18,170	38,136
Average (Mean) Household Size	2.5	2.6	2.6
<b>2010 Census</b>			
Total Households	2,861	16,568	33,746
<b>Occupied Units</b>			
2028 Projection	3,205	19,445	40,987

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$150,000 or More	35.1%	37.3%	35.0%
\$100,000-\$149,999	28.2%	26.4%	26.0%
\$75,000-\$99,999	11.9%	12.6%	13.4%
\$50,000-\$74,999	11.6%	12.3%	12.2%
\$35,000-\$49,999	5.8%	5.4%	5.6%
Under \$35,000	7.3%	6.1%	7.8%
Average Household Income	\$156,249	\$163,585	\$156,072
Median Household Income	\$122,198	\$124,201	\$118,913
Per Capita Income	\$64,850	\$62,334	\$58,902

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$83,855	\$85,685	\$85,502
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$24,890	\$25,362	\$25,254
Transportation	\$16,767	\$17,101	\$16,963
Personal Insurance and Pensions	\$10,985	\$11,034	\$10,770
Food	\$10,593	\$10,712	\$10,768
Healthcare	\$6,977	\$7,286	\$7,323
Cash Contributions	\$4,087	\$4,396	\$4,527
Entertainment	\$3,159	\$3,215	\$3,231
Apparel	\$1,894	\$1,938	\$1,983
Gifts	\$1,527	\$1,583	\$1,642
Education	\$1,267	\$1,296	\$1,334

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	7,329	47,828	101,667
Under 20	27.9%	28.0%	26.1%
20 to 34 Years	19.4%	17.9%	17.5%
35 to 39 Years	8.8%	8.2%	7.3%
40 to 49 Years	15.2%	14.1%	13.7%
50 to 64 Years	17.9%	18.2%	20.0%
Age 65+	10.9%	13.5%	15.4%
Median Age	36.6	37.5	39.4

POPULATION 25+ by Education Level	1 Mile	3 Miles	5 Miles
2023 Estimate Population Age 25+	4,876	31,884	69,612
Elementary (0-8)	0.5%	1.1%	1.3%
Some High School (9-11)	2.6%	2.5%	3.1%
High School Graduate (12)	11.1%	15.8%	18.5%
Some College (13-15)	15.8%	17.4%	18.8%
Associate Degree Only	7.5%	7.4%	7.3%
Bachelor's Degree Only	33.8%	31.4%	28.1%
Graduate Degree	28.8%	24.5%	22.9%



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