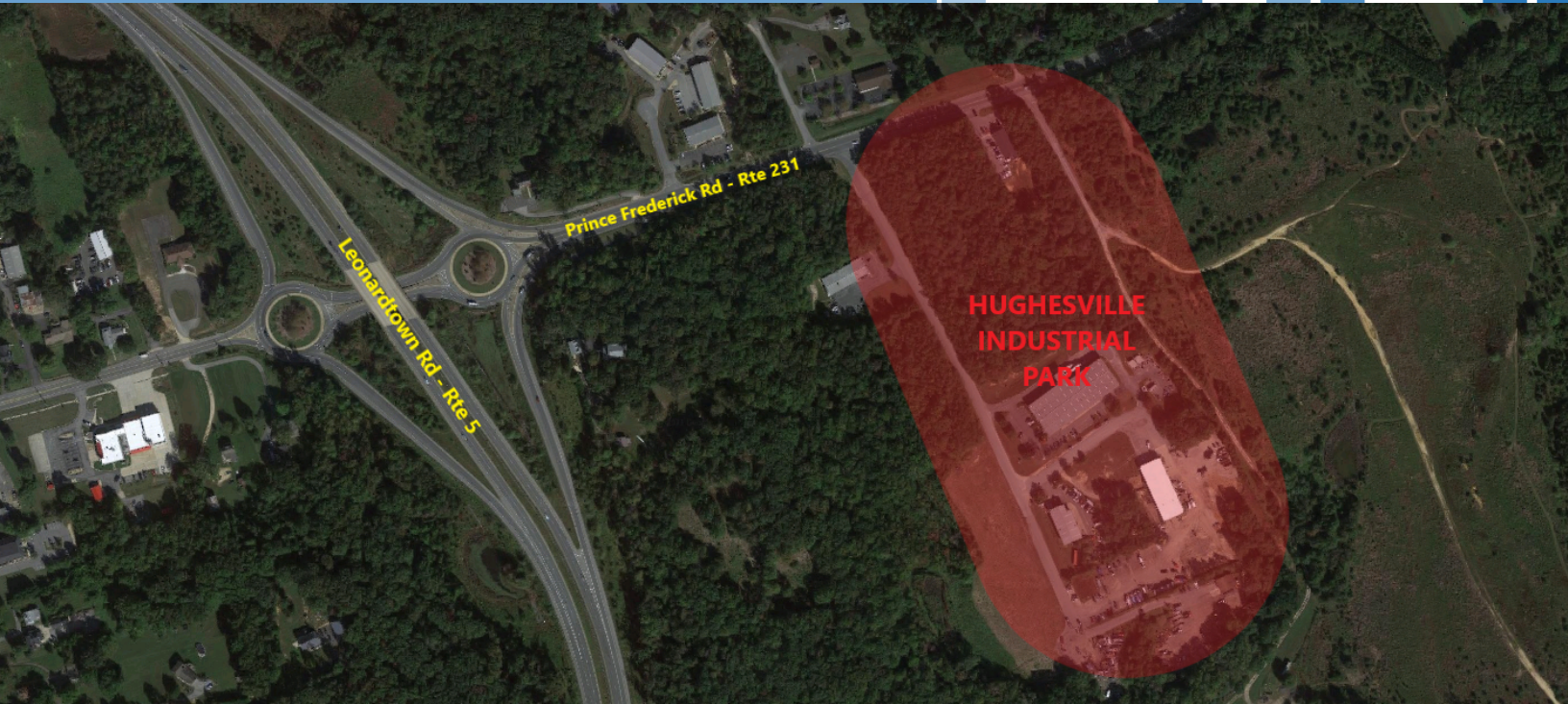
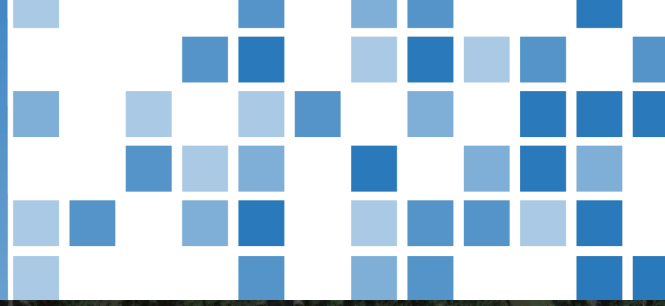


MIXED-USE LAND FOR SALE



Hughesville Gateway

6500 Hughesville Industrial Park Rd,
Hughesville, MD 20637

Property Description

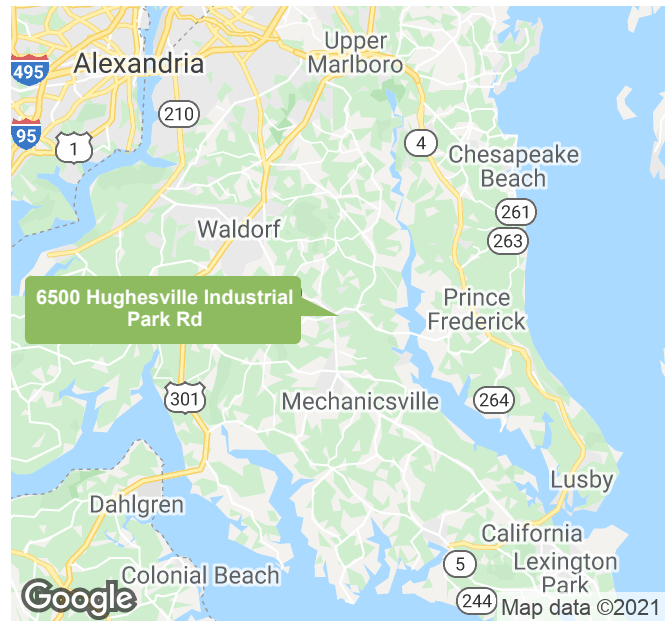
Hughesville mixed-use Village Zone allows professional, office and some retail, day care/ senior housing uses.

Location Description

Rare front/corner lot in Hughesville Industrial park located directly on Rt 231 with close proximity to Rt 5.

Property Highlights

- ±5.58 acre parcel with ±300' frontage on Rt. 231 (Prince Frederick Road)
- Rt. 231 has over 15,000 ADT
- Highly trafficked area
- Many retail/ office/ residential opportunities
- Close to Rt. 5 Leonardtown Road 34,373 ADT



PRESENTED BY:

JUSTIN MULLEN

410.260.6546

jmullen@hyattcommercial.com

TYLER WOOD

301.643.2496

twood@hyattcommercial.com

WILLIAM STEFFEY, CRE, CCIM

443.332.6383

bsteffey@reliablecompanies.net

200 WESTGATE CIRCLE, SUITE 502

410.266.8800

hyattcommercial.com

MIXED-USE LAND FOR SALE

HUGHESVILLE GATEWAY

6500 HUGHESVILLE INDUSTRIAL PARK RD
HUGHESVILLE, MD 20637



PRESENTED BY:

JUSTIN MULLEN

410.260.6546

jmullen@hyattcommercial.com

TYLER WOOD

301.643.2496

twood@hyattcommercial.com

WILLIAM STEFFEY, CRE, CCIM

443.332.6383

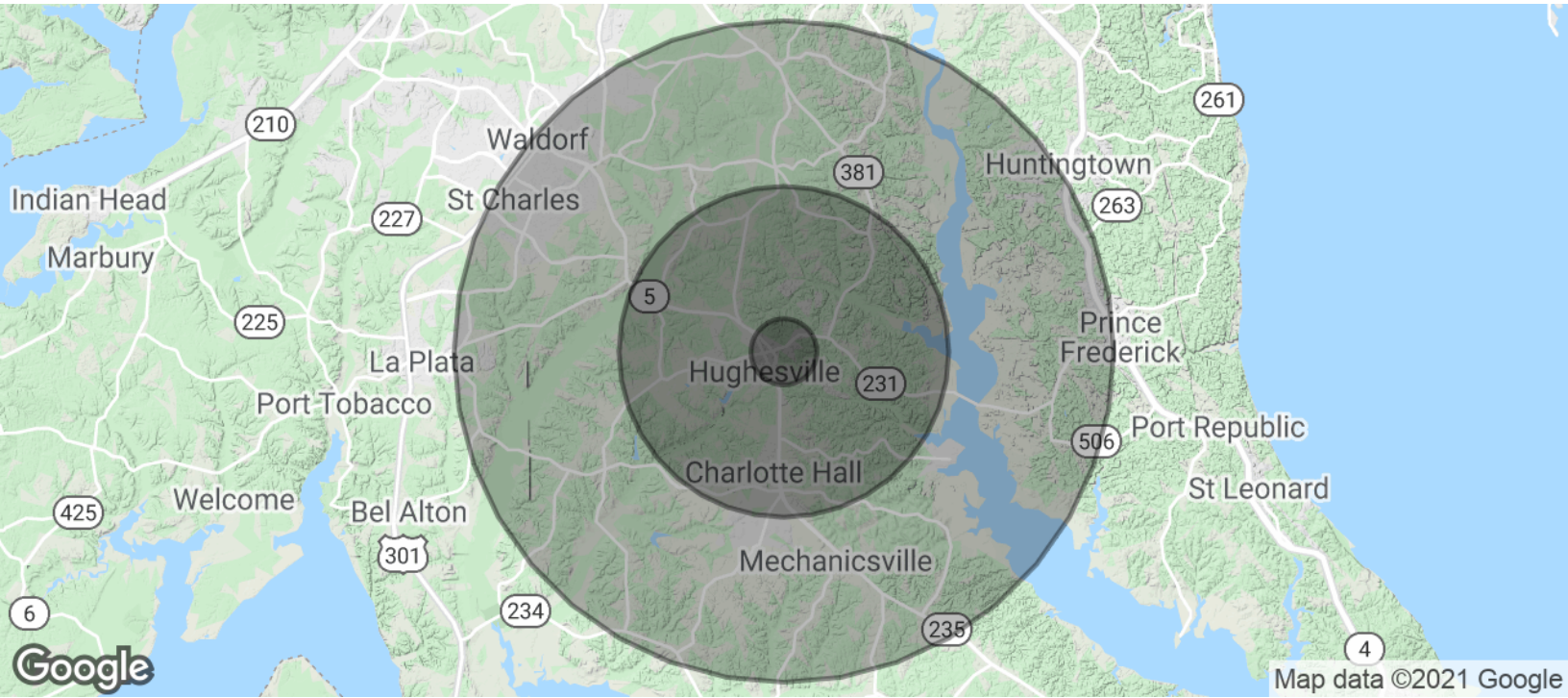
bsteffey@reliablecompanies.net

HUGHESVILLE GATEWAY

6500 HUGHESVILLE INDUSTRIAL PARK RD
HUGHESVILLE, MD 20637



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	588	13,634	67,802
Average age	41.3	41.6	38.5
Average age (Male)	40.5	41.3	38.0
Average age (Female)	42.3	42.0	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	186	4,405	23,136
# of persons per HH	3.2	3.1	2.9
Average HH income	\$128,177	\$115,235	\$102,645
Average house value		\$364,222	\$381,191

* Demographic data derived from 2010 US Census

PRESENTED BY:

JUSTIN MULLEN

410.260.6546

jmulen@hyattcommercial.com

TYLER WOOD

301.643.2496

twood@hyattcommercial.com

WILLIAM STEFFEY, CRE, CCIM

443.332.6383

bsteffey@reliablecompanies.net