



MD ROUTE 3 N - PLOT 1/2/3

GAMBRILLS, MD 21054

FOR
SALE

REZONED TO
C-4!

ST STEPHENS CHURCH RD

3

GRAIN HWY N

GRAIN HWY S

3

N



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2.22 acres of prime commercial land along MD-3 N
- Approximately 330 feet of prominent frontage on MD-3 N, with a high visibility location
- Immediate access to I-97 & MD Route 32
- Impressive 68,332 average daily traffic (AADT)
- Water is available on-site with a fire hydrant located in the northeast corner of the property. Sewer access is across MD-3 North.
- Positioned in a highly desirable area near The Village at Waugh Chapel and Waugh Chapel Town Center, with strong surrounding development
- C-4 Highway Commercial Zoning — Anne Arundel County's Most Comprehensive Commercial Zoning Classification:

This District is generally intended for larger scale auto-oriented retail and service businesses along or near major traffic routes that serve local and regional residents as well as the traveling public. In addition to most commercial uses found in the C3 zone, automobile, truck, recreational vehicle and boat sales, rental and major repair facilities may be located in this District. Minimum lot size is 10,000 square feet. Maximum lot coverage by structures and parking is 85%. Maximum Floor Area Ratio is 1.0. Maximum height is 60 feet based on minimum setbacks and can increase to 72 feet provided setbacks are increased as per formula.

AVAILABLE:

2.22 ACRES OF
COMMERCIAL LAND

ZONING:

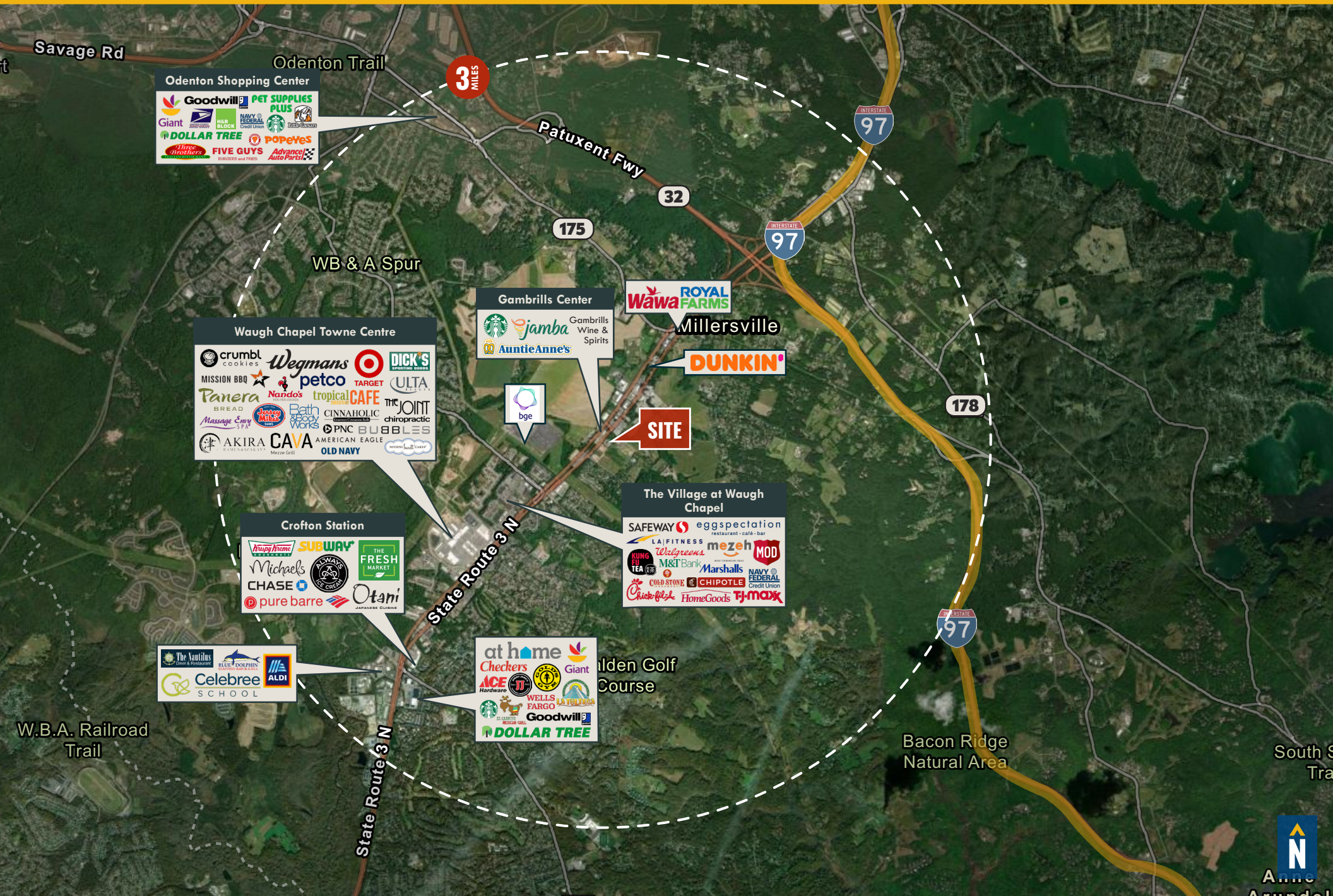
C-4

SALE PRICE:

\$1,800,000



TRADE AREA



LAND PLOT



New Development
Gambrills Center



Gambrills
Wine &
Spirits

ExtraSpace
Storage

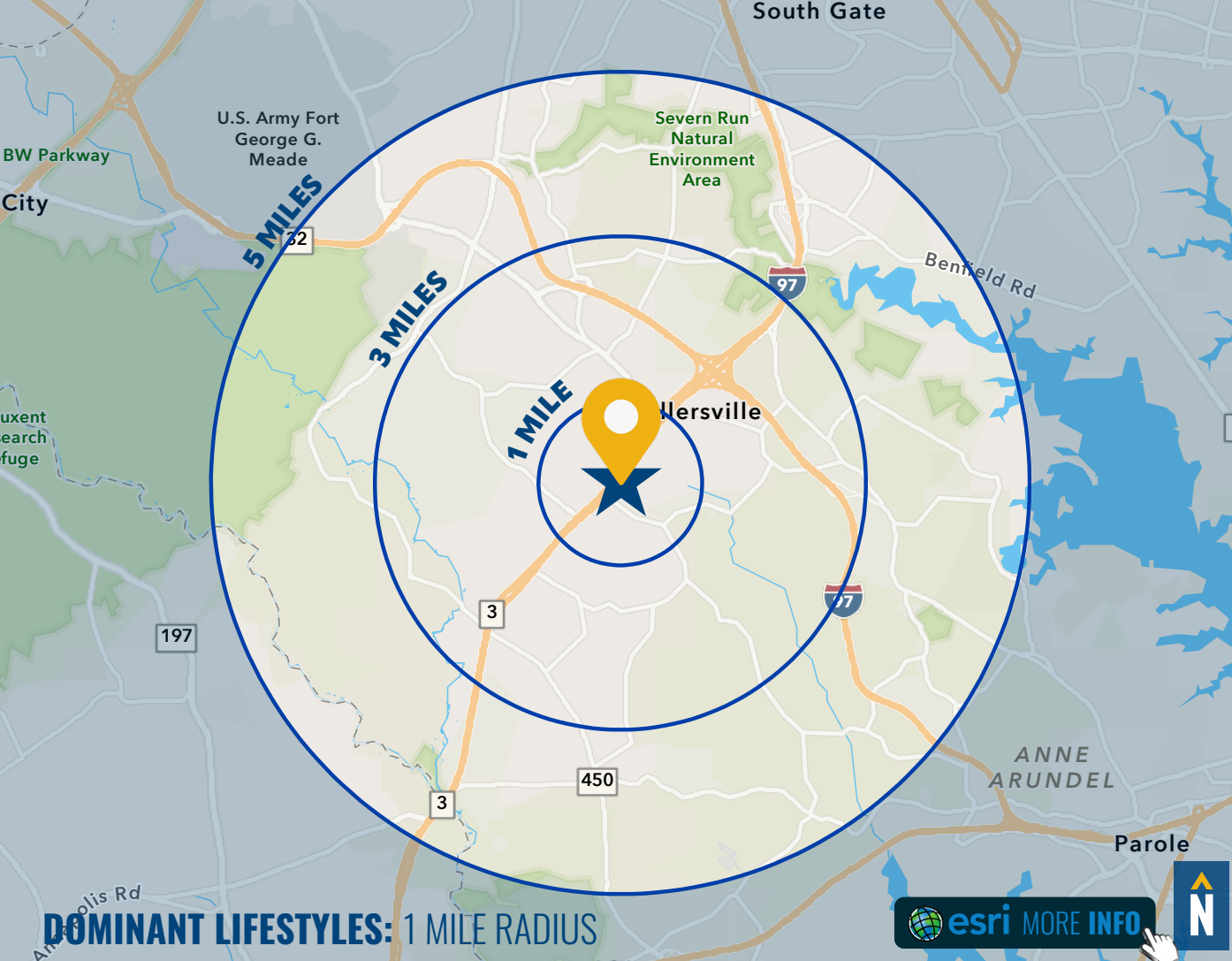
CRAIN HWY
3

CRAIN HWY
3

Comcast

2.22 AC ±
TOTAL





DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,841

23,059

47,018

DAYTIME POPULATION



6,063

41,987

89,824

AVERAGE HOUSEHOLD INCOME



\$194,576

\$171,732

\$178,028

NUMBER OF HOUSEHOLDS



1,339

18,888

40,082

MEDIAN AGE

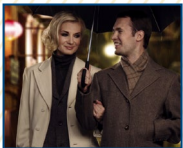


38.0

38.6

39.4

34%
PROFESSIONAL
PRIDE



Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours.

Median Age: **40.8**

Median Household Income: **\$138,100**

34%
ENTERPRISING
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1 1/2 times more income than the US median.

Median Age: **35.3**

Median Household Income: **\$86,600**

28%
EXURBANITES



Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers.

Median Age: **51.0**

Median Household Income: **\$103,400**

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

410.974.9003

TFARRELL@mackenziecommercial.com



CHARLIE ROBERTS

REAL ESTATE ADVISOR

410.253.4810

CROBERTS@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** · BALTIMORE, MD · BEL AIR, MD · COLUMBIA, MD · LUTHERVILLE, MD · CHARLOTTESVILLE, VA

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