

PAD SITE
FOR SALE

125 GATEWAY DR, NORTH EAST, MD - LISTING #21



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	1.74 Acres
Zoning:	HC - Highway Commercial in the Town of North East limits

PROPERTY OVERVIEW

SB Real Estate is offering this highly visible 1.74 Acre commercial pad site in the Town of North East, MD with public utilities stubbed to site and SWM pond already completed. This site is elevated nicely above the signalized intersection and visible from both directions on Rte 272 just off Interstate 95 / Exit 100. The traffic flow is excellent and sits contiguous to the North East Plaza shopping center with many national and local retail establishments. Public water and sewer are available to the site.

PROPERTY HIGHLIGHTS

- Shared highway entrance
- High Visibility
- Public water and sewer stubbed to site
- Fully signalized intersection
- Just over 1 Mile from Interstate 95
- SWM Pond already completed

JEFF SELLERS
302.275.5566
sellers@sbrealtyco.com

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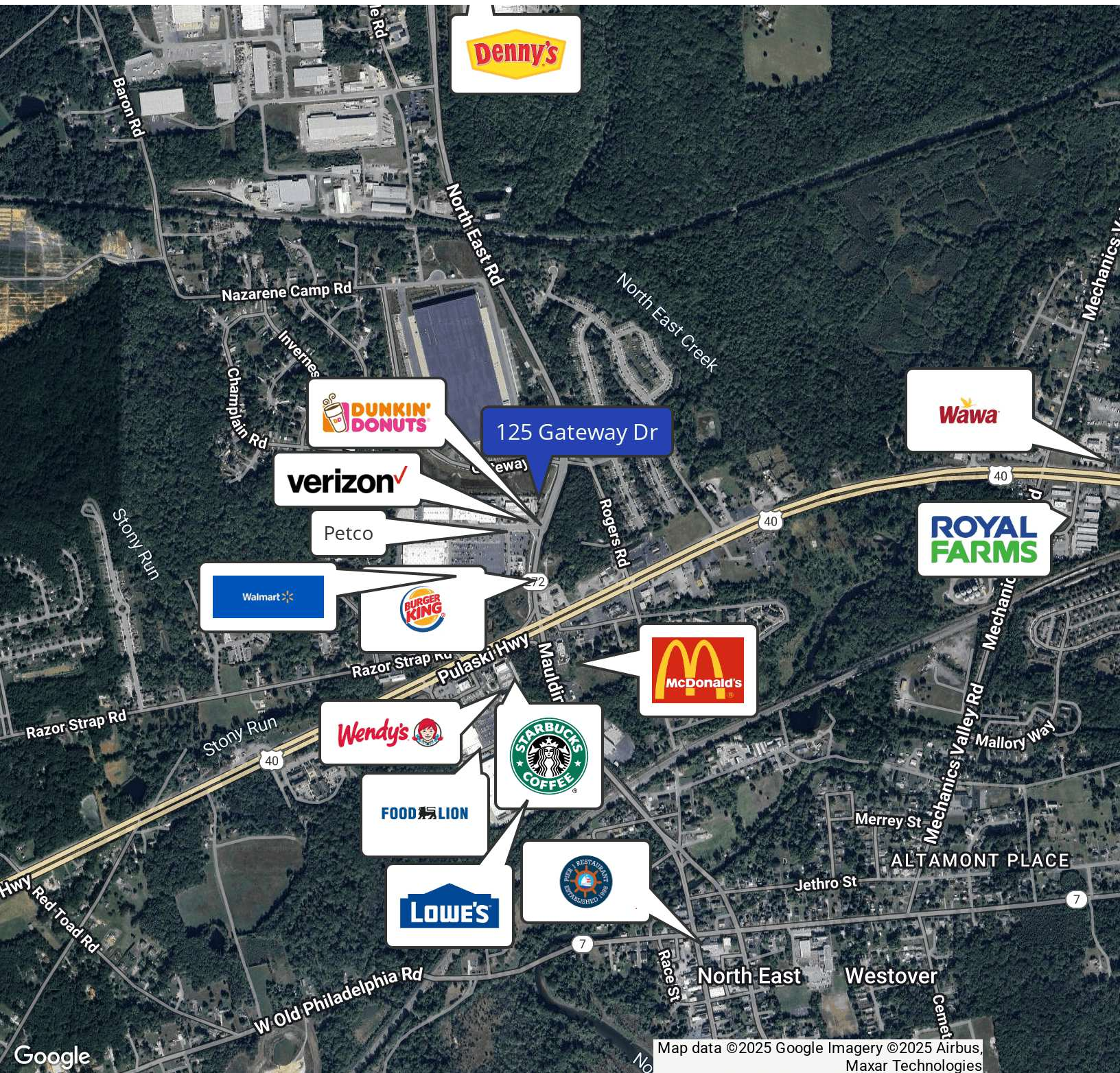
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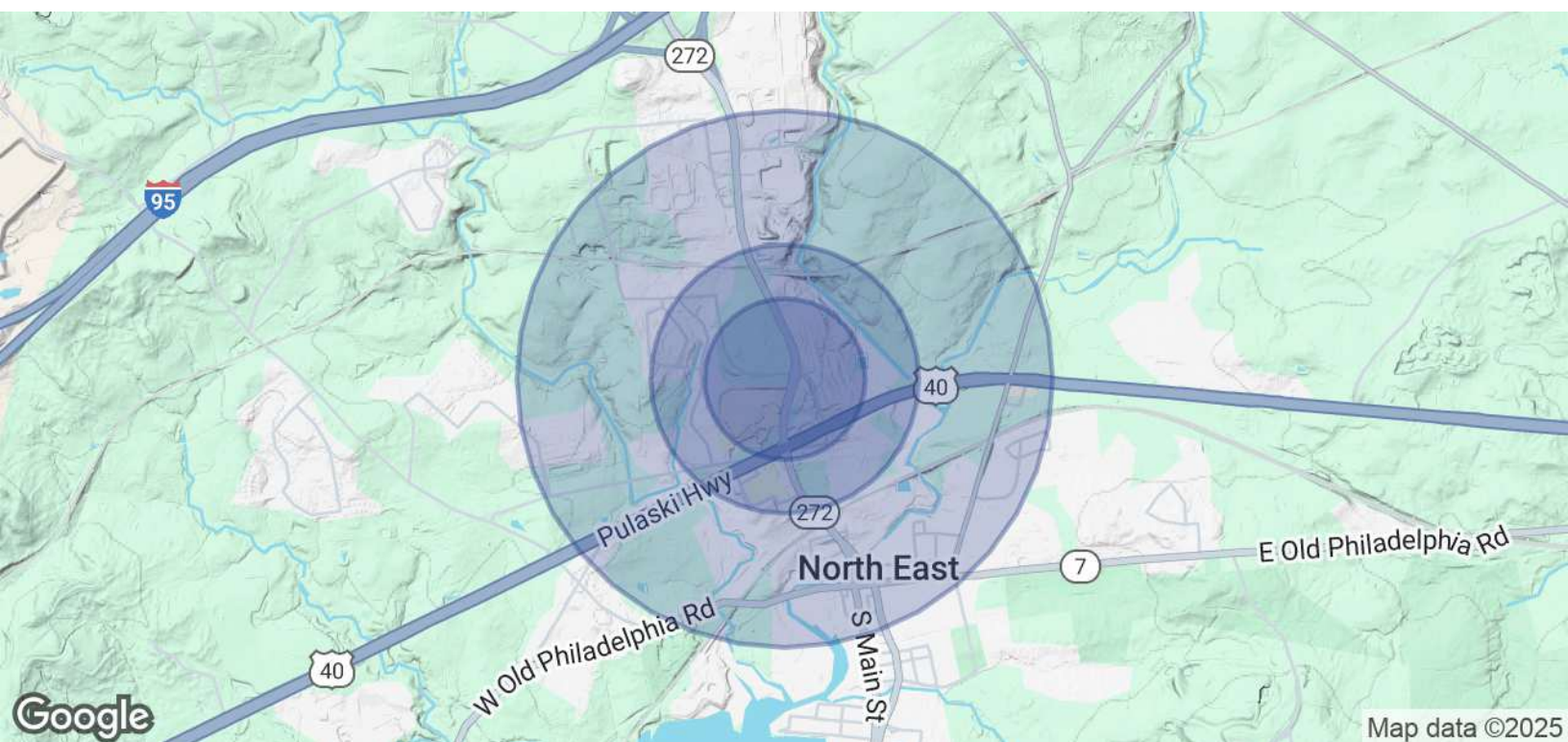
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	975	2,201	4,692
Average Age	34	35	36
Average Age (Male)	34	35	35
Average Age (Female)	34	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	767	1,705
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$102,844	\$91,569	\$89,775
Average House Value	\$406,643	\$357,973	\$336,102

Demographics data derived from AlphaMap

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