

# FOR SALE

# OFFICE BUILDING

## 851 ANNAPOLIS RD

851 Annapolis Road  
Gambrills, MD 21054



### OFFERING SUMMARY

**Sale Price:** Call for details

**Lot Size:** 1.1 Acres

**Building Size:** 6,414

**Zoning:** Adopted C1

### PROPERTY OVERVIEW

This freestanding 6,414 SF commercial building sits on an expansive 1.1-acre lot, offering outstanding exposure along the heavily traveled Annapolis Road corridor. With Adopted C-1 zoning, the property supports a wide range of neighborhood and general commercial uses, making it ideal for owner-users, investors, or businesses seeking a prominent and flexible location.

The oversized lot provides excellent parking capacity, future expansion potential, and outdoor use flexibility—an increasingly rare advantage in this submarket.

NOTE: Available as part of a three-property office portfolio — inquire about the other two locations.

### PROPERTY HIGHLIGHTS

- 6,414 SF freestanding commercial building
- 1.1-acre lot with strong parking and site flexibility
- Zoned Adopted C-1 (Commercial District)
- Prominent frontage and visibility on Annapolis Road
- Easy ingress/egress and strong traffic counts
- Ideal for retail, office, medical, or service-based uses

### Presented By:

**Scott Douglas**

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

**DOUGLAS**  
**COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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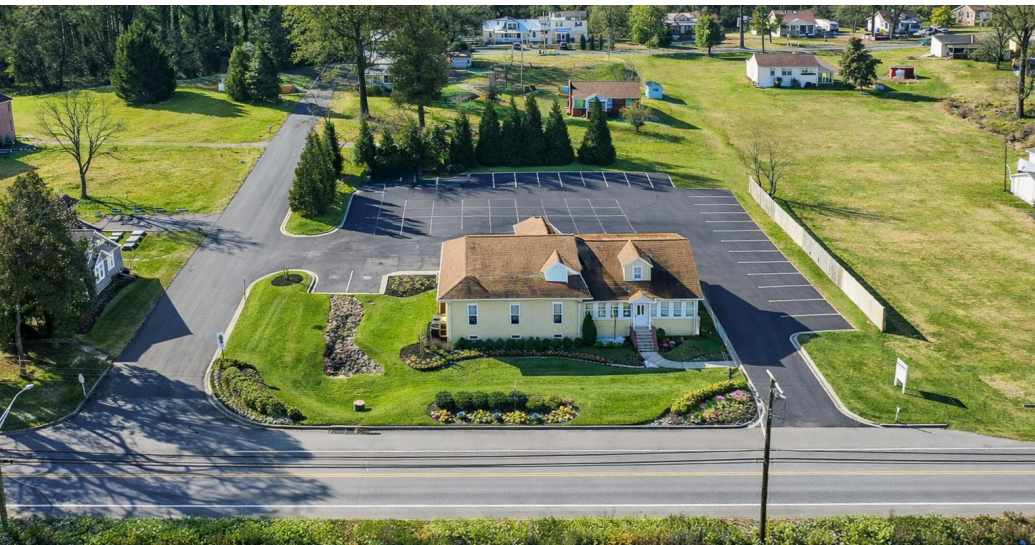
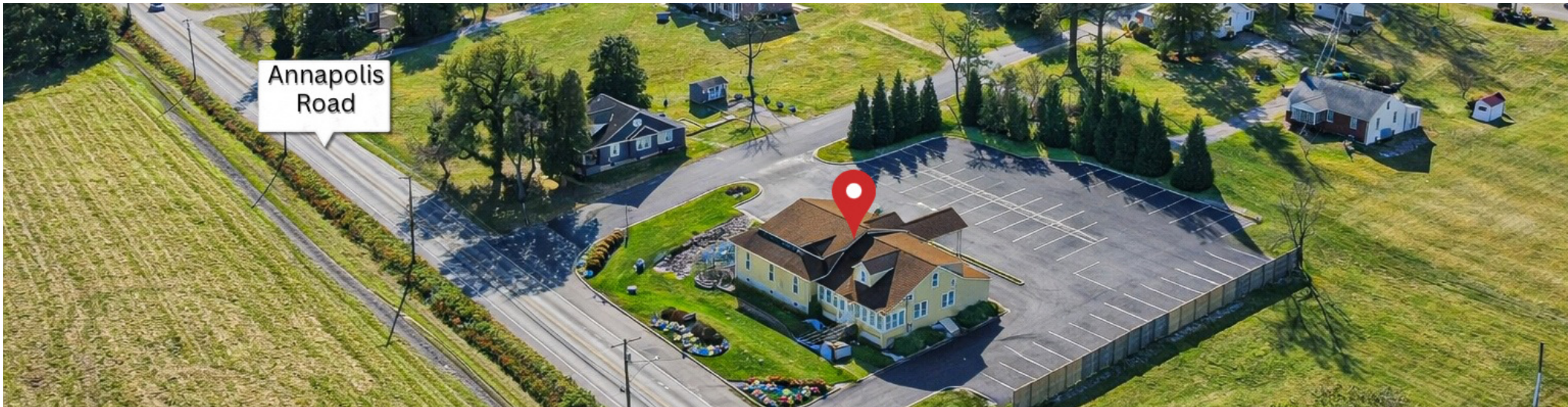
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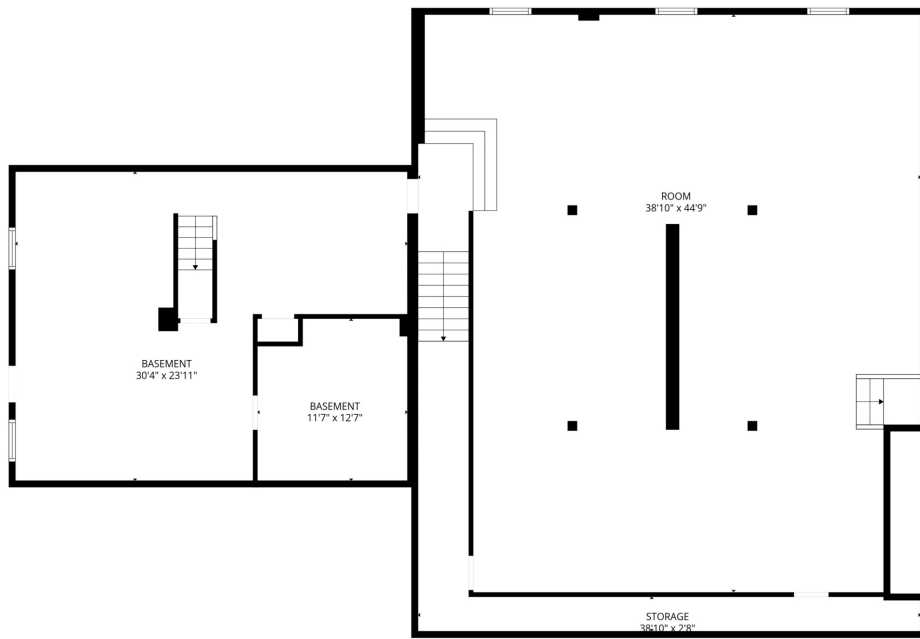
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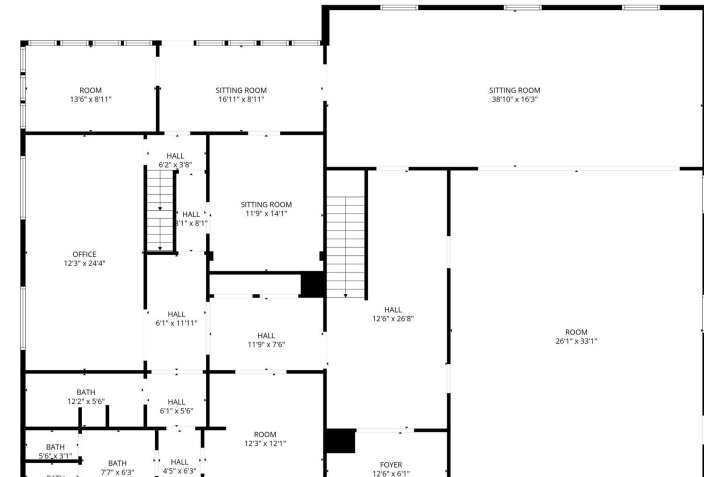
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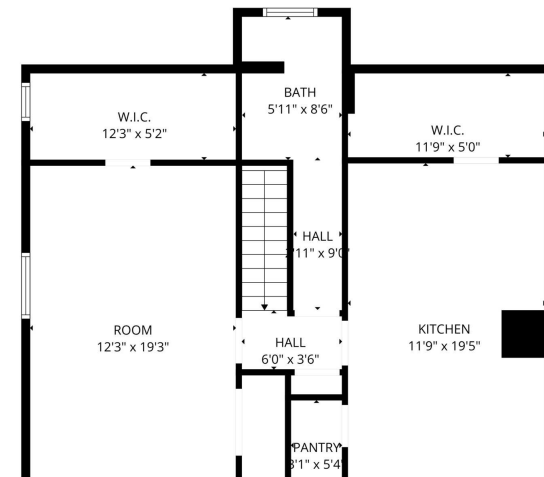
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TOTAL: 6414 sq. ft



First Floor



Second Floor

Basement

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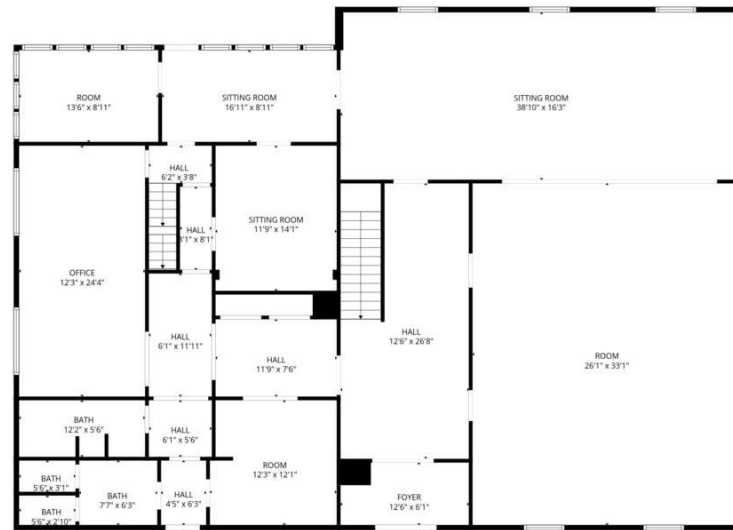


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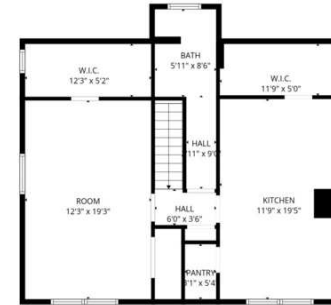
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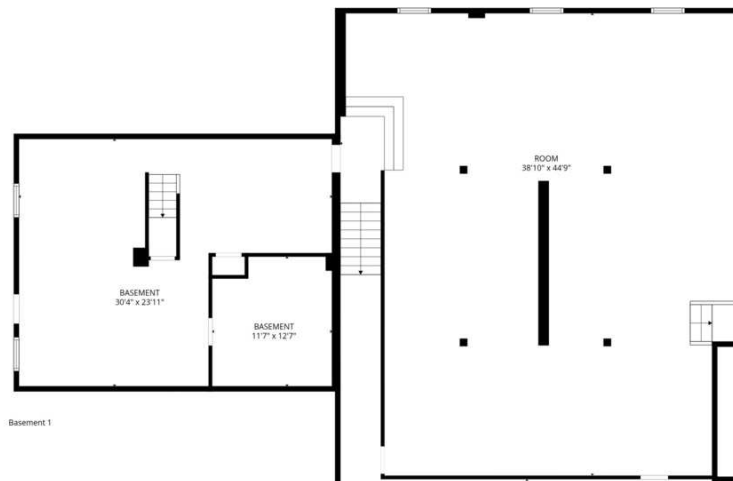
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1st floor



2nd floor



Basement 1

Full Floor Plan: Total 6,414 SF

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## PROPERTY USES

- Medical or Professional Office
- Retail or Specialty Showroom
- Service-Based Businesses
- Educational or Training Facilities
- Daycare or Childcare Centers



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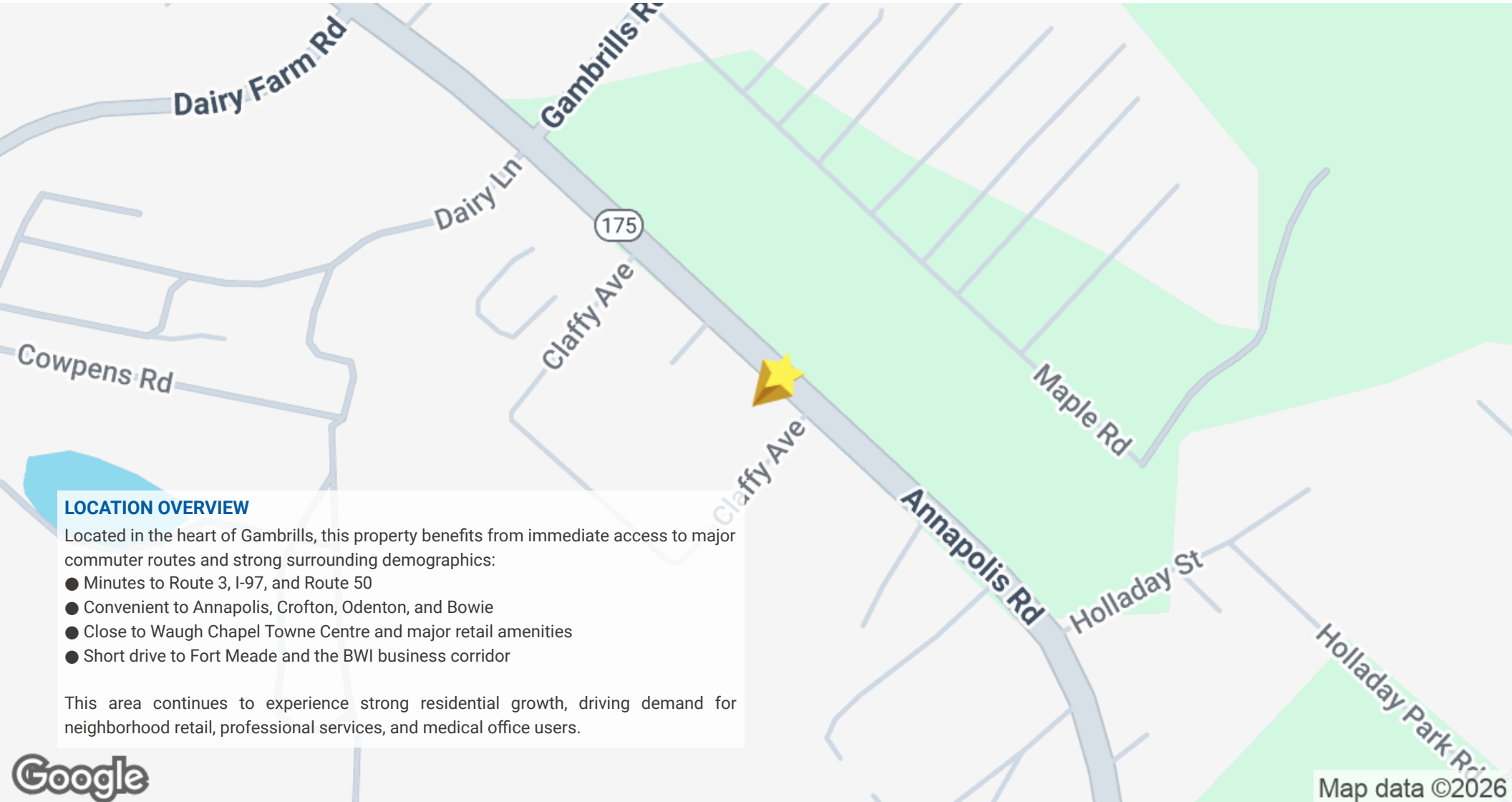
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## LOCATION OVERVIEW

Located in the heart of Gambrills, this property benefits from immediate access to major commuter routes and strong surrounding demographics:

- Minutes to Route 3, I-97, and Route 50
- Convenient to Annapolis, Crofton, Odenton, and Bowie
- Close to Waugh Chapel Towne Centre and major retail amenities
- Short drive to Fort Meade and the BWI business corridor

This area continues to experience strong residential growth, driving demand for neighborhood retail, professional services, and medical office users.



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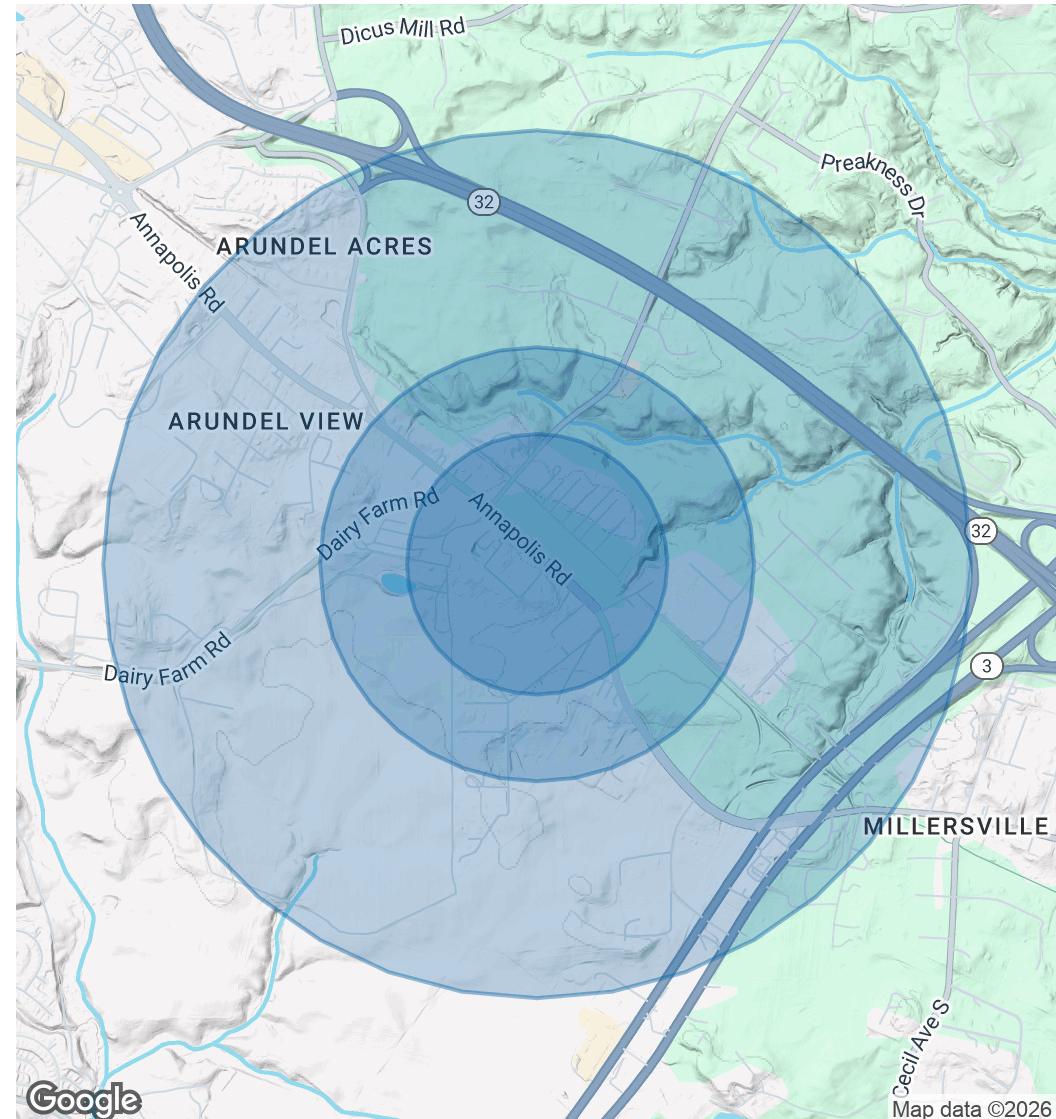
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	156	365	1,866
Average Age	48	47	41
Average Age (Male)	46	45	41
Average Age (Female)	50	48	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	142	675
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$148,409	\$158,041	\$174,792
Average House Value	\$593,938	\$601,885	\$577,880

Demographics data derived from AlphaMap



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