

FOR SALE

301 SADDLER RD, GRASONVILLE, MD 21638



Industrial Warehouse with Ample Parking

Lisa Poremski

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HIGHLIGHTS

- 3 Buildings on ± 1.25 Acres
- Buildings include warehouse, office, and 6 bay single-story facility
- Zoned UC (Urban Commercial) – Many Commercial & Industrial Uses
- Great Signage
- High Visibility and Traffic along RT-50



OFFERING



FOR SALE

INDUSTRIAL PROPERTY

Lot Size	1.25 Acres
Price	\$2,155,000
Zoning	UC
Buildings	3
Warehouse	± 5,000 SF
Office	± 2,000 SF
6 bay single-story facility	± 3,000 SF



RETAILER MAP



DOCK & HOUSE
RESTAURANT • BAR • BOAT
KENT NARROWS, MD

Joe's
RESTAURANT

Harris CRABHOUSE
SEAFOOD RESTAURANT

RED EYE
STEAKHOUSE

WISKEY FISH
RESTAURANT

NARROWS
RESTAURANT

Fisherman's CRAB DECK

Bridges
on Kent Narrows
RESTAURANT • BAR • BOAT

Hilton Garden Inn
Kent Island

THE JETTY

ROYAL FARMS
Real Fresh. Real Fast

QUEENSTOWN BANK

7 ELEVEN

citibank

301 Saddler Rd

U-HAUL

Denny's

PNC

WINCHESTER
ESTATES
WHITE
HOUSE ACRES

Main St

DEMOGRAPHICS

2025 SUMMARY

	1 MILE	5 MILES	10 MILES
Population	864	9,616	24,459
Households	355	3,663	9,125
Average Household Size	2.4	2.6	2.7
Average Age	41.0	41.5	42.7
Average Household Income	\$94,215	\$94,660	\$99,422



24,459

Population



2.7

Average HH Size



42.7

Average Age



\$99,422

Average HH Income

CONTACT

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