



MD ROUTE 3 N - PLOT 1/2/3

GAMBRILLS, MD 21054

FOR
SALE



2.22 ACRES OF PRIME C2-ZONED
COMMERCIAL LAND



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2.22 acres of prime C2-zoned 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 (ADT)
- 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
- Flexible C2 zoning allows for retail, commercial, restaurant, and office use:

50% of the floor area may be for a limited number of auxiliary commercial uses that typically support the office use. Restaurants are permitted as a stand-alone use. Maximum lot coverage by structures and parking is 80%. Maximum Floor Area Ratio is 1.0 to 2.0 based on mix of uses. Maximum height is 60 feet based on minimum setbacks and can increase indefinitely provided setbacks are increased as per formula.

AVAILABLE:

2.22 ACRES OF
COMMERCIAL LAND

ZONING:

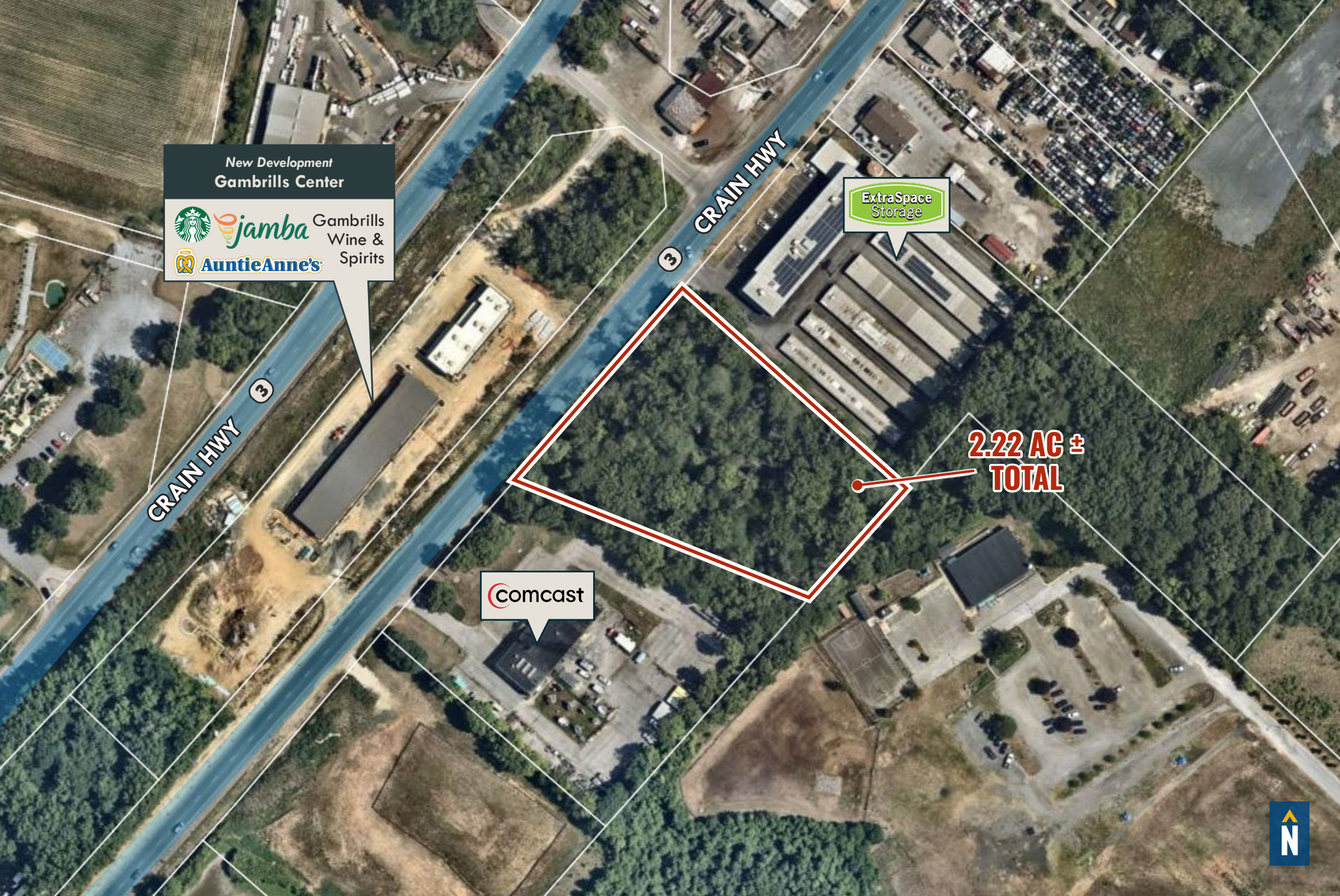
C-2

SALE PRICE:

\$799,000



LAND PLOT



New Development
Gambrills Center

  Gambrills
Wine &
Spirits

 Auntie Anne's

ExtraSpace
Storage

**2.22 AC ±
TOTAL**

Comcast



DEMOGRAPHICS

2024

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

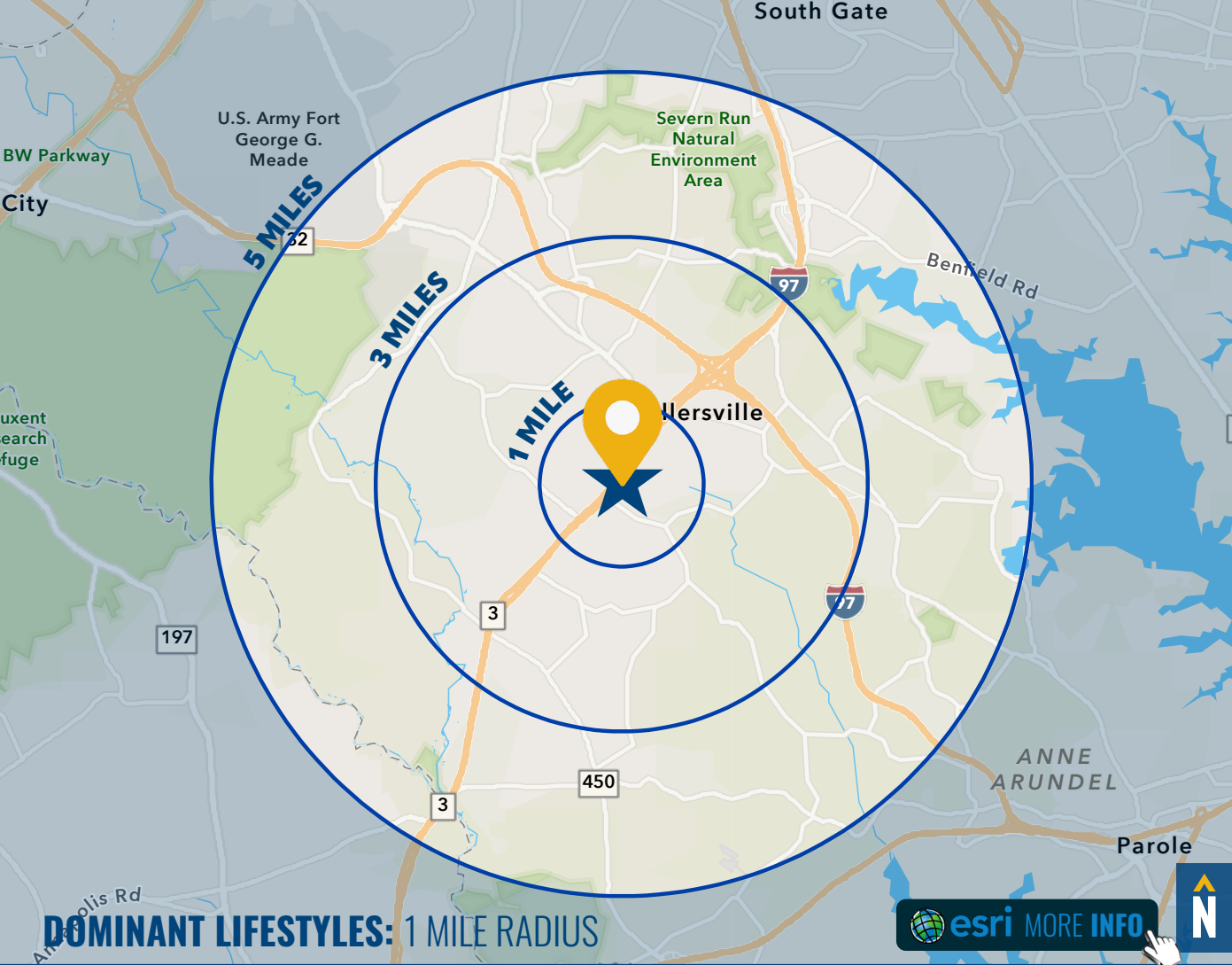


38.0

38.6

39.4

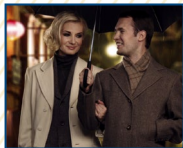
[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

esri [MORE INFO](#)

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**

FOR MORE INFO **CONTACT:**



TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

410.974.9003

TFARRELL@mackenziecommercial.com

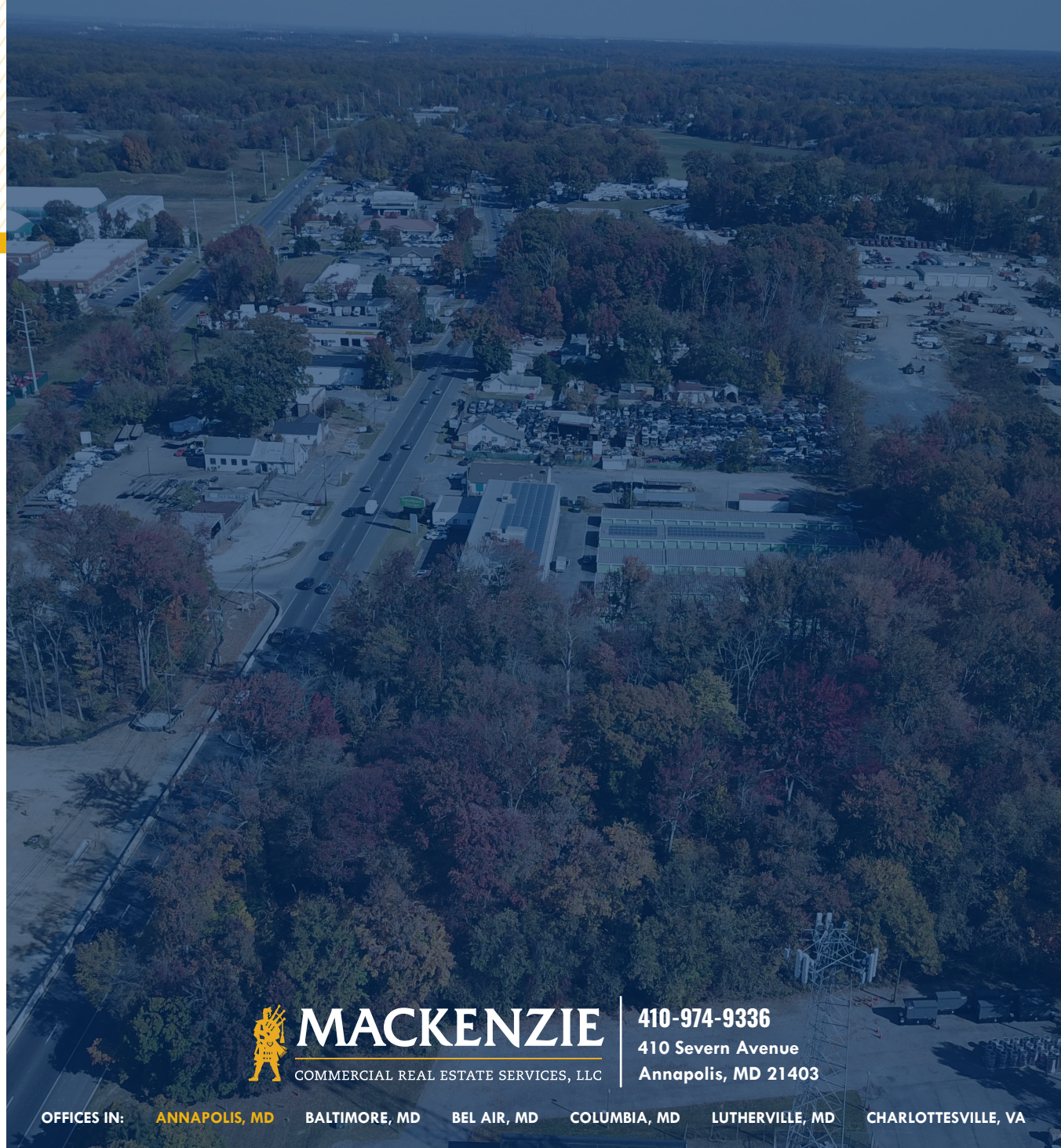


CHARLIE ROBERTS

REAL ESTATE ADVISOR

410.253.4810

CROBERTS@mackenziecommercial.com



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

www.MACKENZIECOMMERCIAL.com



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