

# A Cornerstone Opportunity on Central Avenue

1-Acre Cleared Commercial  
Lot in Edgewater, MD



NotebookLM

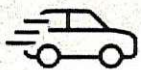
## A Strategic Investment at a High-Traffic Commercial Nexus



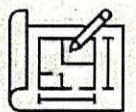
**Prime Location:** 1-acre level, cleared corner lot in the growing market of Edgewater, Maryland.



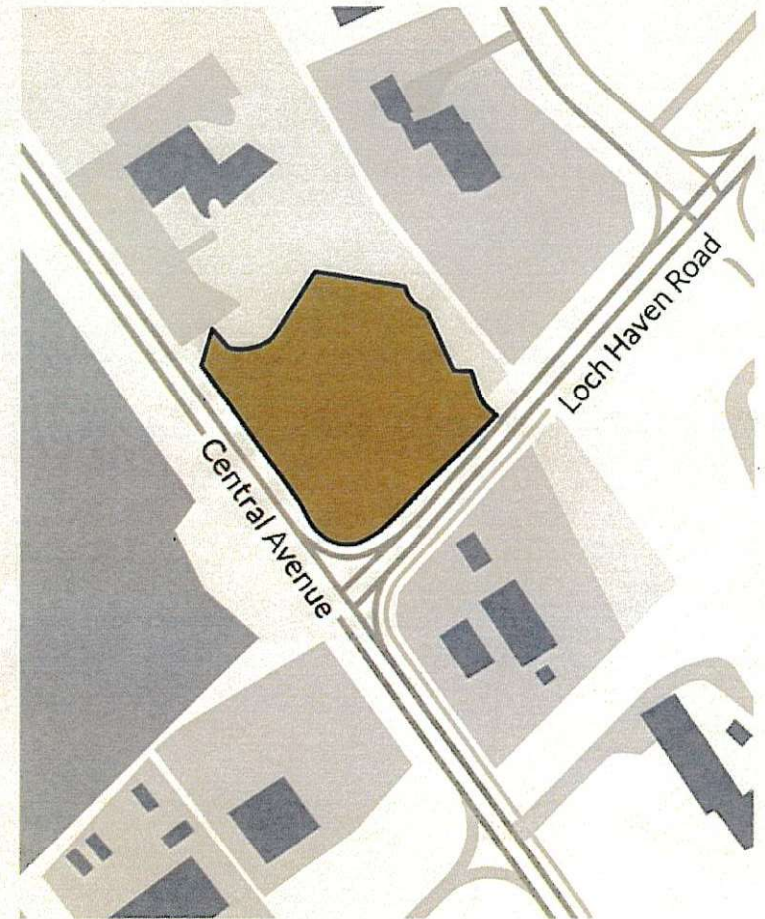
**Unmatched Visibility:** 200 feet of direct frontage on Rt 214 (Central Ave) at the intersection with Loch Haven Rd.



**Proven Traffic Flow:** Exposure to a high traffic count of 20,000 vehicles per day (VPD).

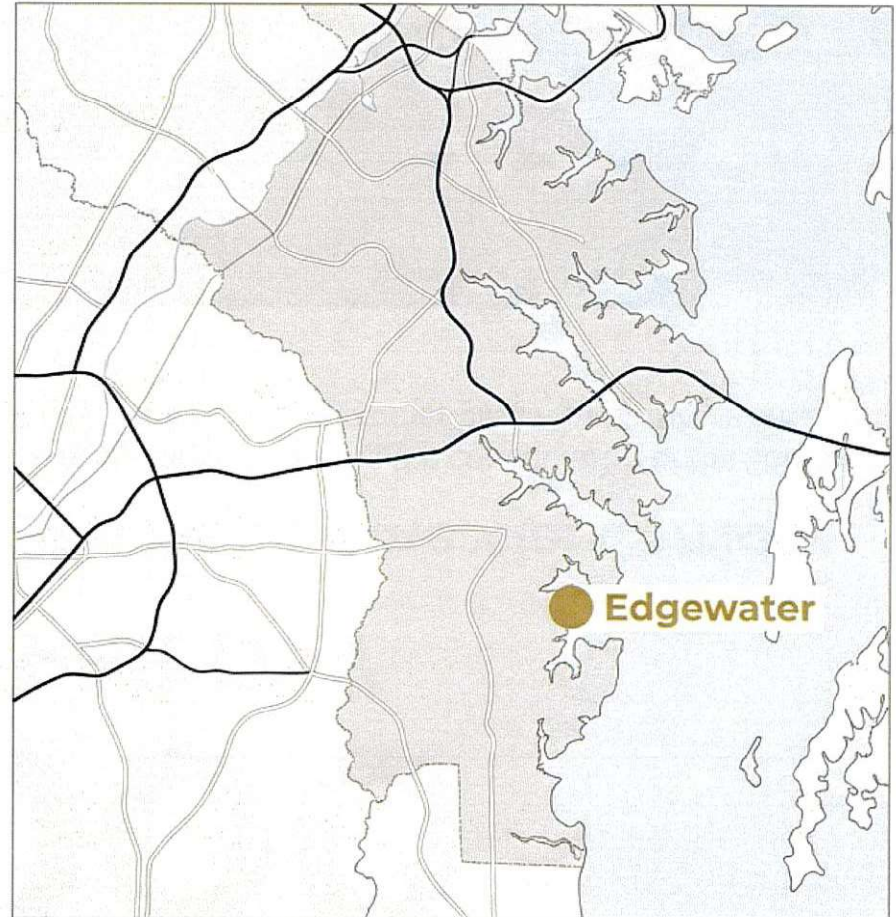


**Flexible Development:** Versatile C-1 zoning allows for a wide range of high-demand commercial uses.



# The Market: Anchored in the Thriving Community of Edgewater, MD

Edgewater is a strategic and affluent commercial hub situated just south of Annapolis. Benefiting from a robust local economy and a growing residential population with strong household incomes, the area serves as a vital gateway to the scenic South River Peninsula. Its proximity to major economic centers like Annapolis, Baltimore, and Washington, D.C., makes it an increasingly desirable location for businesses seeking a stable, high-value market with a built-in customer base.



# 20,000

## VEHICLES PER DAY

### **The Artery: Capitalize on a High-Volume Commercial Corridor**

This prime lot sits directly on Rt 214 (Central Avenue), a major thoroughfare connecting the communities of the South River Peninsula. This constant flow of traffic provides exceptional visibility and a built-in customer base for any future enterprise.

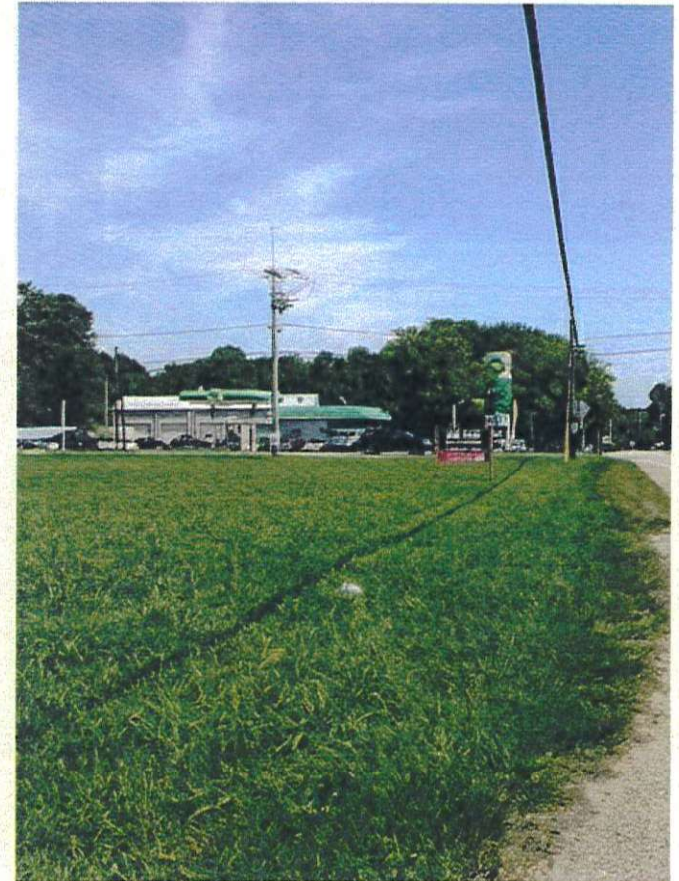


# The Site: Commanding a Highly Visible Corner



# Property Specifications: A Cleared and Level Canvas

<b>Lot Size:</b>	1 Acre / 43,560 SF
<b>Frontage:</b>	200 feet on Rt 214 (Central Ave)
<b>Topography:</b>	Flat, Level, and Cleared
<b>Zoning:</b>	C-1 (Local Commercial District)
<b>Location:</b>	Corner of Central Ave & Loch Haven Rd, Edgewater, MD



# Unlocking Potential with Versatile C-1 Zoning

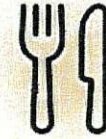
The property's C-1 (Local Commercial District) zoning provides remarkable flexibility for development. This designation is intended to serve the daily needs of the surrounding community, permitting a broad spectrum of retail, service-based, and community-oriented businesses.

This pre-approved versatility significantly streamlines the development process and opens the door to numerous high-demand commercial concepts.



# Envision the Possibilities: Retail & Dining

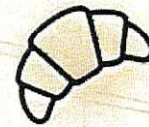
With its high visibility and constant traffic, this location is ideal for capturing consumer attention.



Restaurant



Market



Bakery



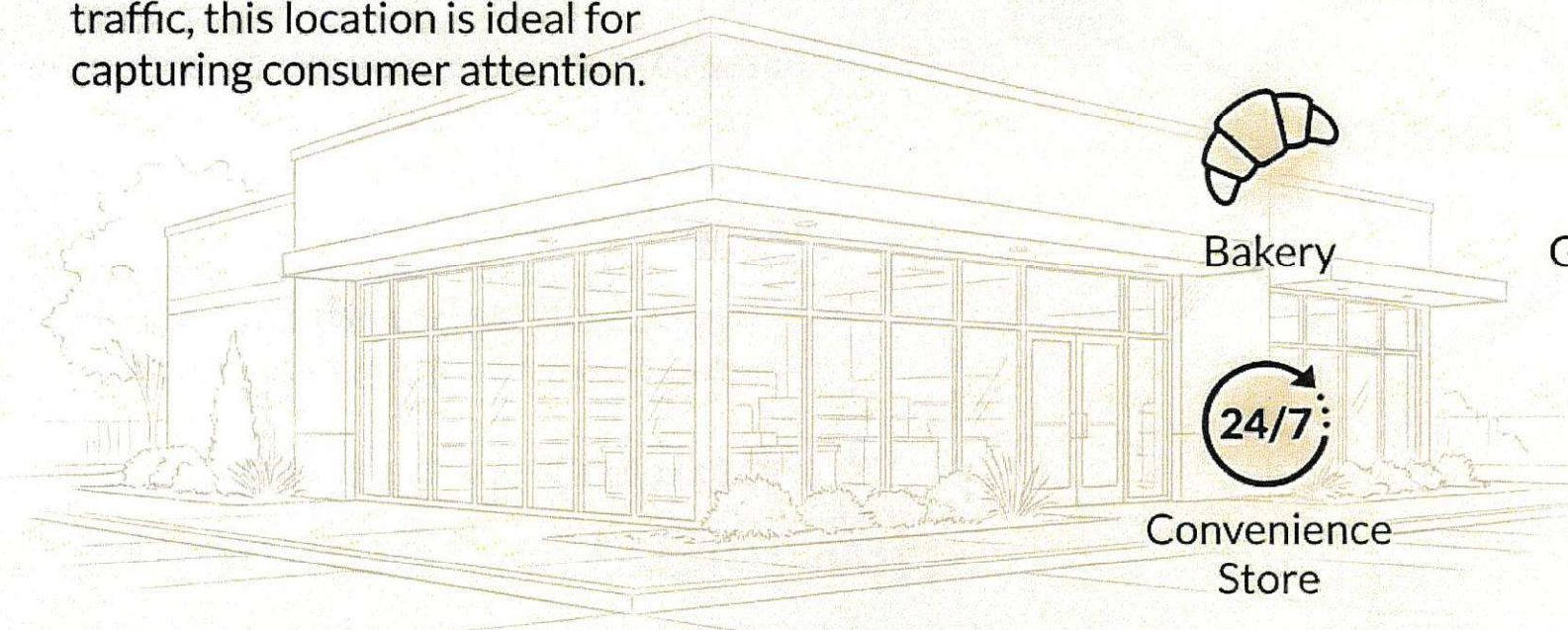
Grocery Store



Convenience  
Store



Pharmacy



# Envision the Possibilities: Professional & Personal Services

Serve the established local community with essential professional and personal care services.



Bank / Financial Services



Veterinary Clinic



Professional Office (Medical/Dental)



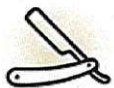
Pet Grooming



Beauty or Nail Salon



Locksmith

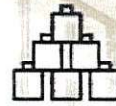


Barbershop

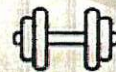


# Envision the Possibilities: Community & Wellness

Become a cornerstone of the Edgewater community with a facility that supports health, wellness, and local connection.



**Day Care Center**



**Personal Fitness / Gym**



**Community Center**

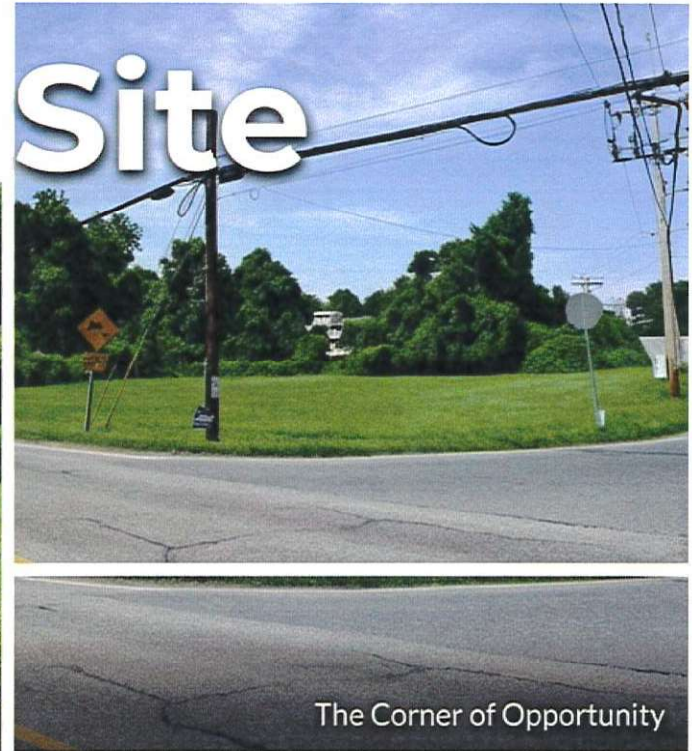


**Church / Place of Worship**

# Your Future Site




One Acre of Untapped Potential



The Corner of Opportunity



One Acre of Untapped Potential

Direct Frontage on Cent 

# An Investment in a Cornerstone Location

## Strategic Position:

A 1-acre corner lot in the heart of Edgewater's commercial activity.

## Built-in Audience:

Unrivaled exposure to 20,000 vehicles per day.

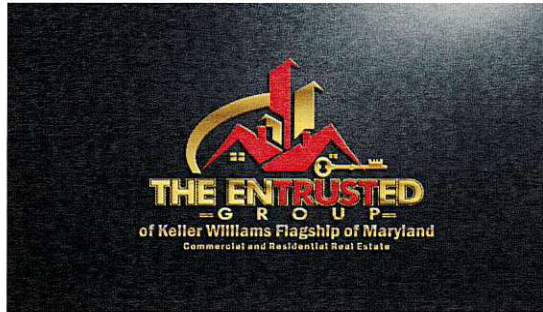
## Development Ready:

A flat, cleared site poised for immediate planning.

## Flexible Future:

C-1 zoning that accommodates a vast array of profitable ventures.

*This is more than a parcel of land; it is the foundation for a premier commercial destination.*



## SECURE THIS PREMIERE DEVELOPMENT OPPORTUNITY

For pricing, detailed property information, or to schedule a site visit, please contact:

Broker Name:  Sam Tanner, Realtor

Phone Number:  443-618-2585

Email Address:  [samtannerkw@gmail.com](mailto:samtannerkw@gmail.com)

Website:  <https://theentrustedgroup.kw.com/>