

FOR LEASE

1041 MD RT 3 N, GAMBRILLS, MD 21054



**Flex, Office or Retail
For Lease**

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PROPERTY DESCRIPTION

±6,000 sf retail/ flex space at Hopkins Business Center

HIGHLIGHTS

- C4 Zoning
- Adjacent to over 1 million Sq Ft regional retail
- Waugh Chapel Town Center with Wegman’s, Target, Dicks etc.
- Multiple access points, high income growth market
- MD Rt. 3- 74,000 + ADT

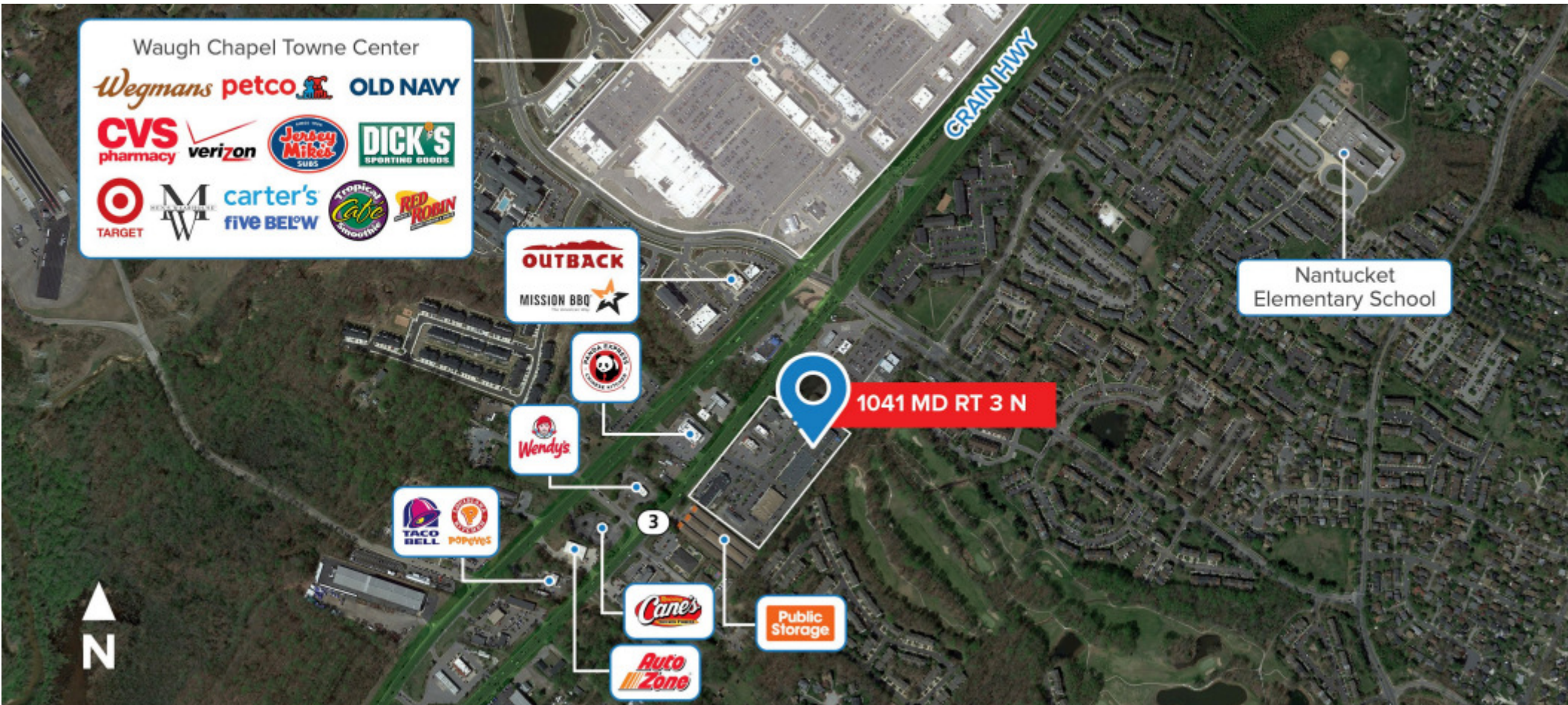
OFFERING



FOR LEASE SPACE

Property Type	Flex, Office or Retail
Lease Rate	\$26.5/SF
Year Built	1984

SPACES	SPACE SIZE
Suite 12/13	±6,000 SF



INTERIOR PHOTOS



$$3/16'' = 1'-0''$$

2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	10,899	49,675	94,339
Households	4,156	18,283	35,242
Average Household Size	2.6	2.7	2.7
Average Age	36.5	38.6	38.9
Average Household Income	\$138,603	\$140,488	\$134,198



94,339
Population



2.7
Average HH Size



38.9
Average Age



\$134,198
Average HH Income



DOVER
SADDLERY

1041

CONTACT

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