RETAIL PAD SITE

8310 VETERANS HIGHWAY | MILLERSVILLE, MARYLAND, 21108

AVAILABLE

1.272 Acres FOR SALE or LEASE An additional .46 Acres FOR LEASE

RATES

Sale Price: \$1,303,800 (1.272 Acres) Rental Rate: Negotiable

TERM

Negotiable

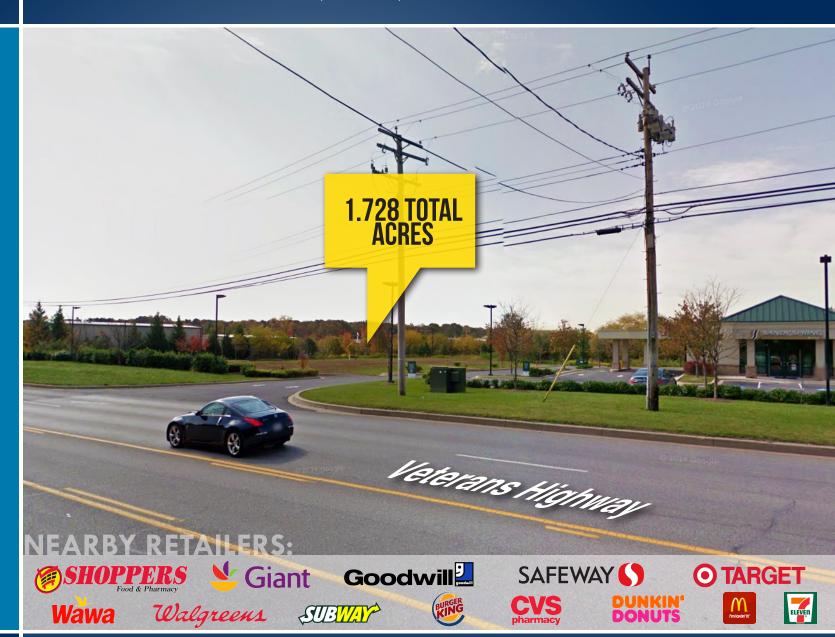
ZONING

C4 (Highway Commercial District)

HIGHLIGHTS

- ► Highly sought after Millersville location
- ► Veterans Highway frontage and I-97 visibility (102,102 AADT)
- C4 zoning allows for large-scale retail uses
- Adjacent to Sandy Spring Bank Branch
- Ideal for retail, automotive, medical, or office







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BIRDSEYE

8310 VETERANS HIGHWAY | MILLERSVILLE, MARYLAND, 21108





3 410.974.9003

TRADE AREA

8310 VETERANS HIGHWAY | MILLERSVILLE, MARYLAND 21108

DOMINANT LIFESTYLES

2 mile radius

38% Bright Young Professionals



Average HH Size: 2.40 Median Age: 32.2 Median HH Income: \$50,000

26% Home Improvement



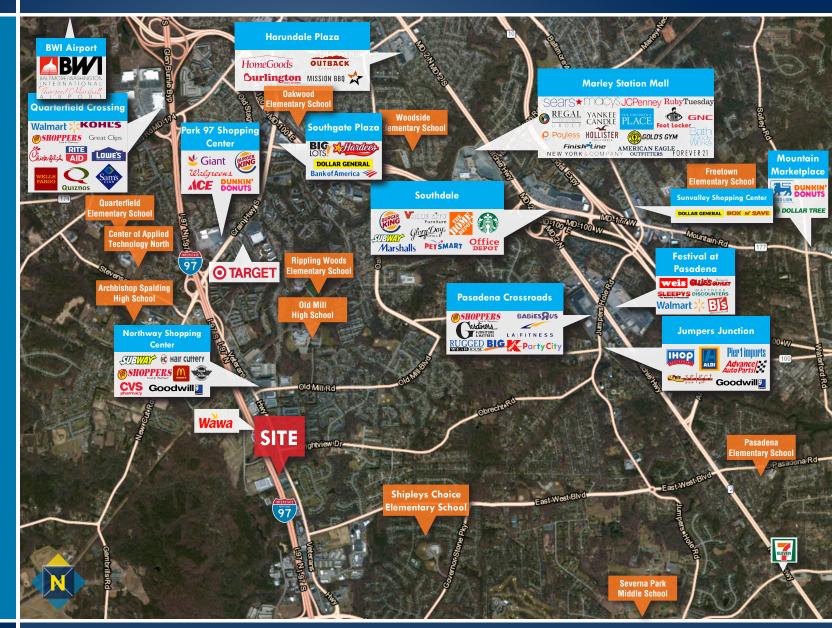
Median Age: 37.0 Median HH Income: \$67,000

26% Savvy Suburbanites



Average HH Size: 2.83 Median Age: 44.1

Median HH Income: \$104,000





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LOCATION / DEMOGRAPHICS

8310 VETERANS HIGHWAY | MILLERSVILLE, MARYLAND 21108

DEMOGRAPHICS

1 mile 3 miles 5 miles

Total Population

7,388 69,919 189,952

Male Population

3,394 32,703 87,644

Female Population

3,642 34,138 91,699

Number of Households

2,520 25,336 65,291

Average Household Size

2.79 2.63 2.73

🖀 Median Age

36.2 37.7 38.1

Median Household Income

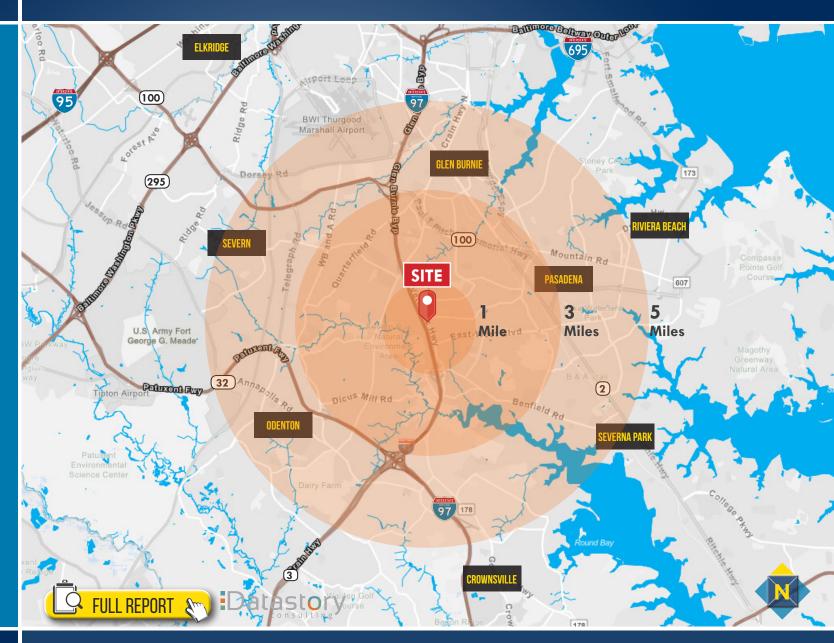
\$85,455 \$77,895 \$82,557

Daytime Employees

4,216 26,487 71,579

Education (College+)

48.4% 41.2% 41.4%





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