

SALE/LEASE

Anne Arundel County, MD

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



NEARBY RETAILERS:



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SALE/LEASE

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BIRDSEYE

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TRADE AREA

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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



Average HH Size: 2.86
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

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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%

