



# MD ROUTE 3 N - PLOT 1/2/3

GAMBRILLS, MD 21054

FOR  
SALE



ST STEPHENS CHURCH RD

3

GRAIN HWY N

GRAIN HWY S

3

2.22 ACRES OF PRIME C2-ZONED  
COMMERCIAL LAND

N



**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)
- 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:

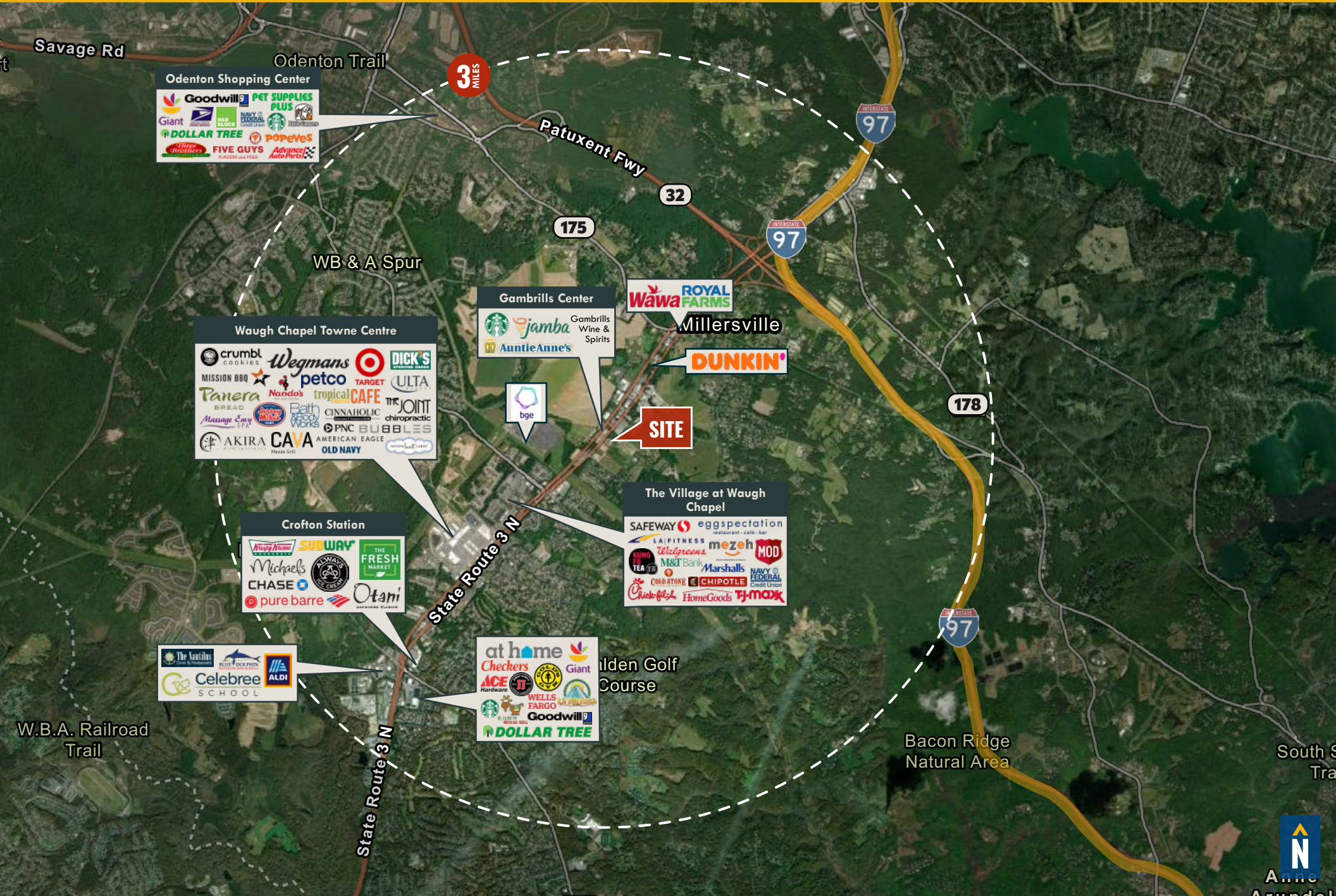
C-2

SALE PRICE:

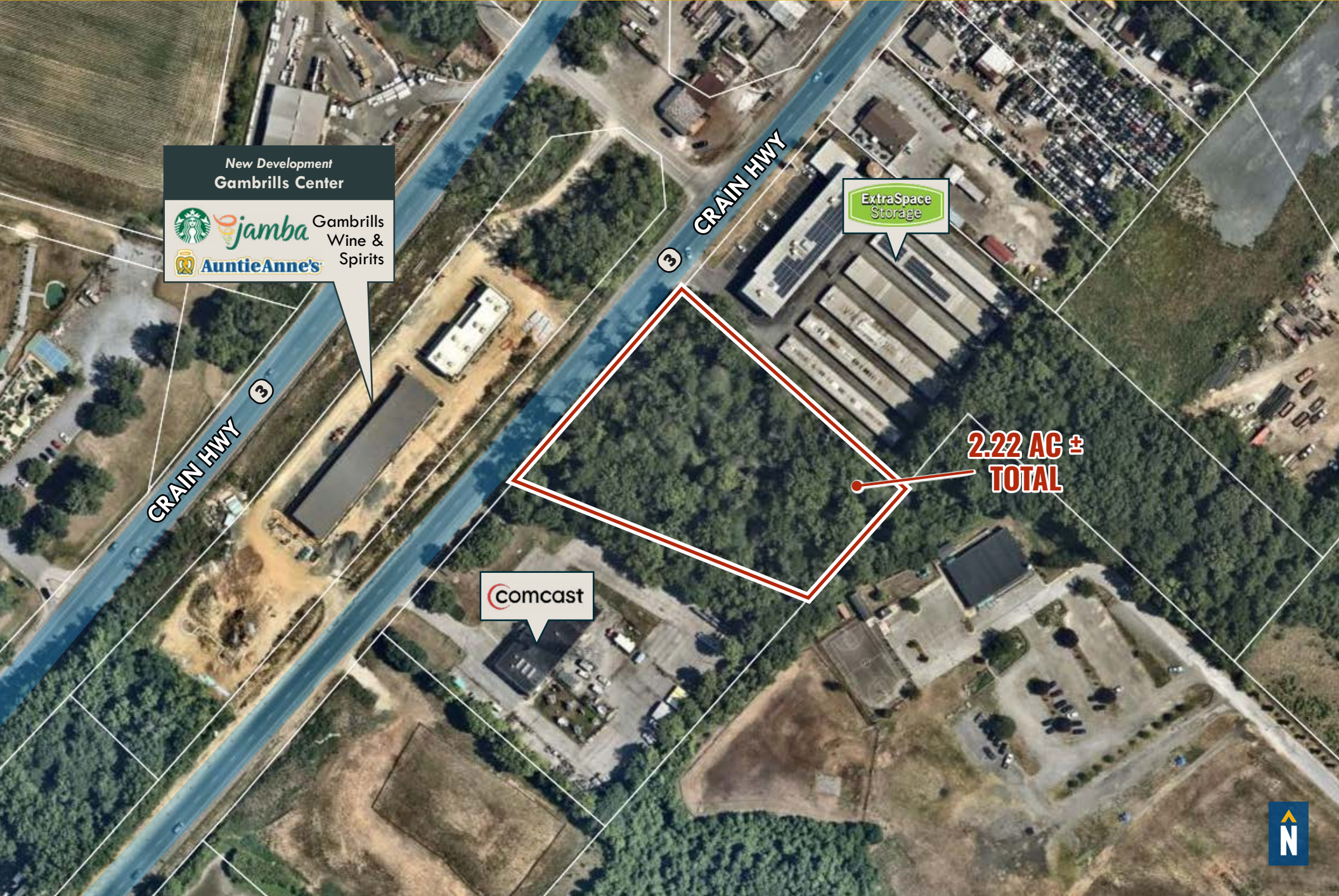
\$990,000



# TRADE AREA



# LAND PLOT



New Development  
Gambrills Center

  Gambrills  
Wine &  
Spirits

 AuntieAnne's

ExtraSpace  
Storage

CRAIN HWY  
3

CRAIN HWY  
3

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

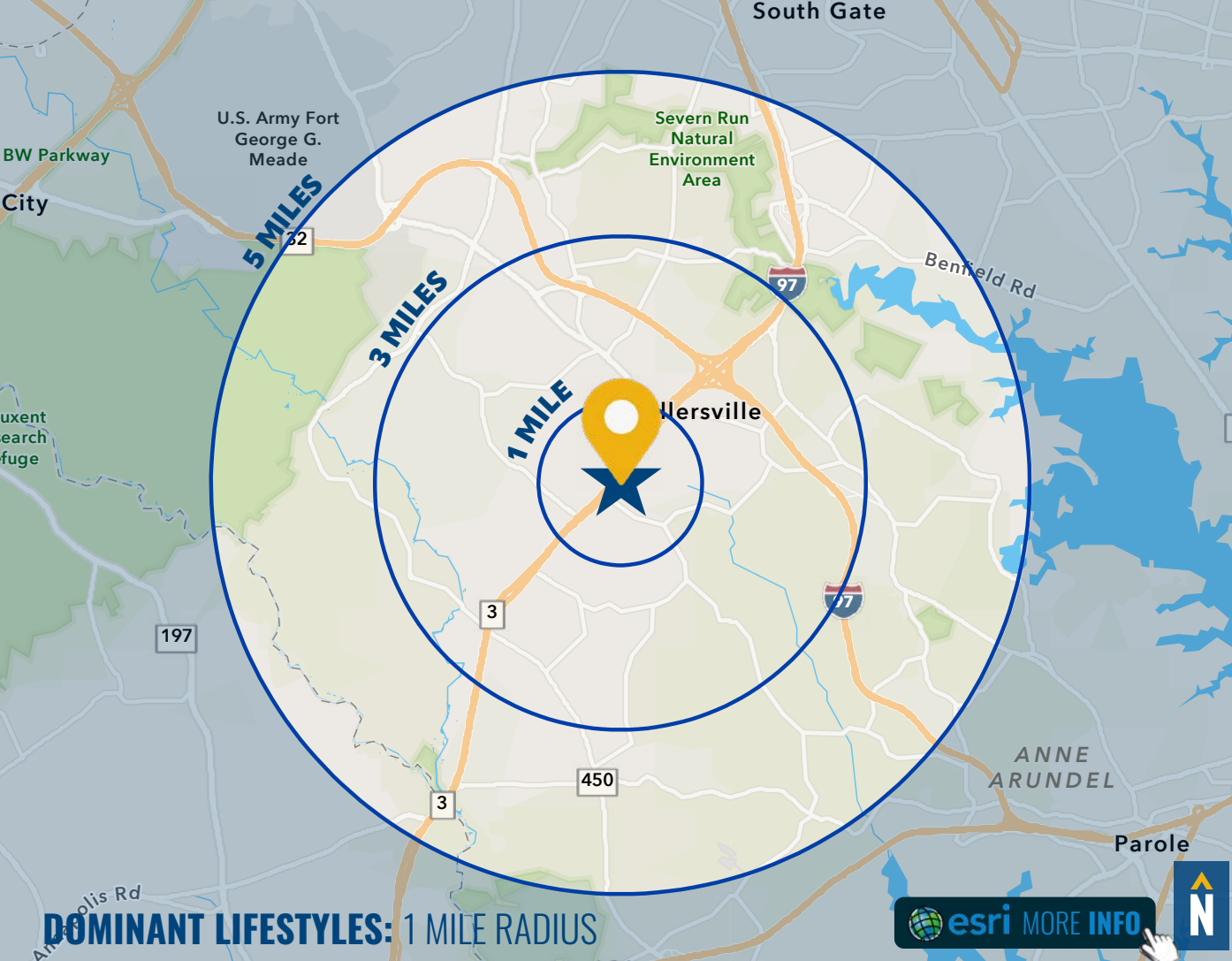


38.0

38.6

39.4

[FULL DEMOS REPORT](#)



**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<sup>1/2</sup> 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:**



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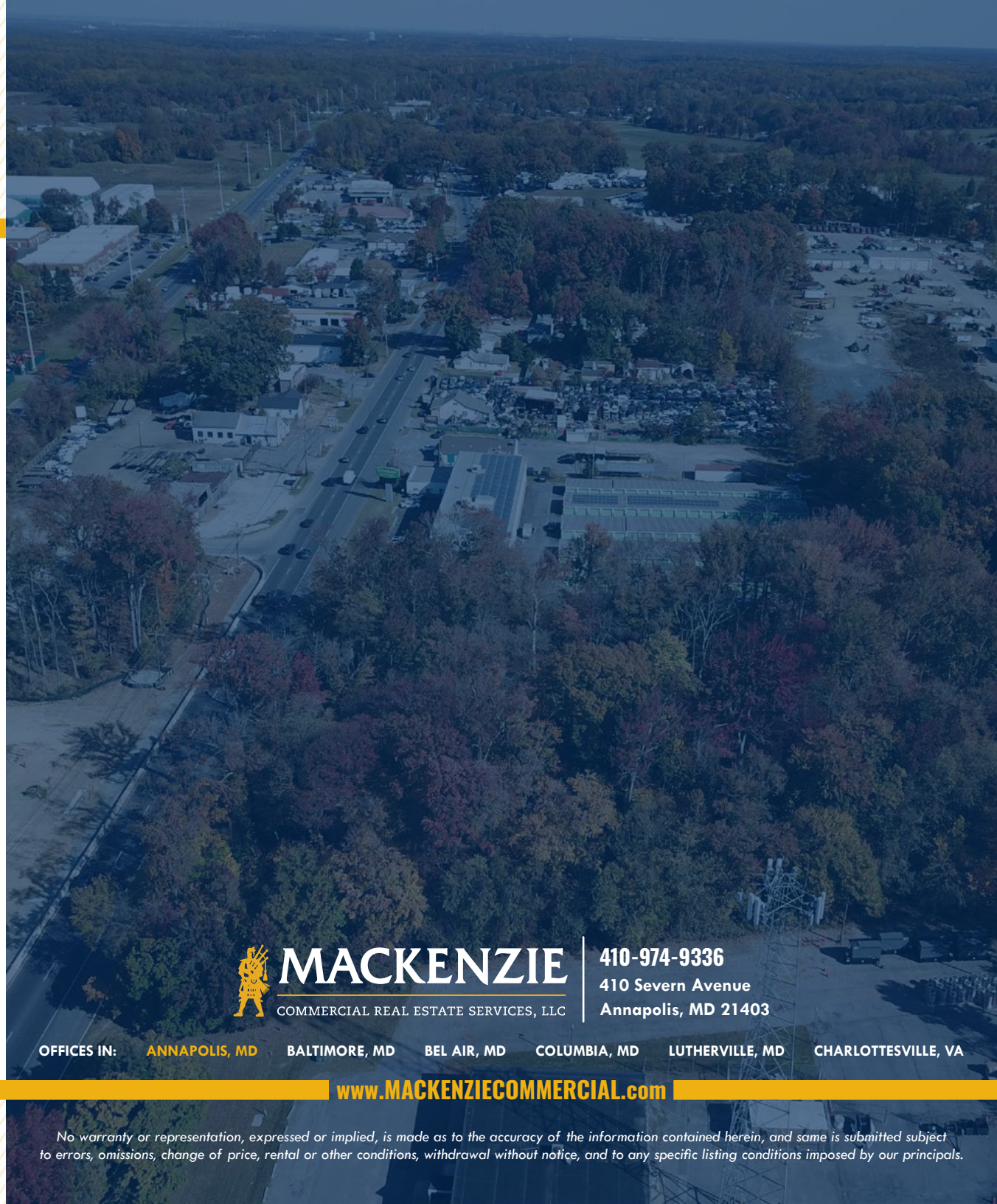


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