

8.8 ACRES

Anne Arundel County, MD

COMMERCIAL LAND FOR SALE

1308-1316 DORSEY ROAD | HANOVER, MARYLAND 21076

AVAILABLE

8.8 Acres

ZONING

W1 (Industrial Park) - 1.00 Ac

W2 (Light Industrial) - 7.83 Ac

TRAFFIC COUNT

16,640 AADT (Dorsey Rd/Rt. 176)

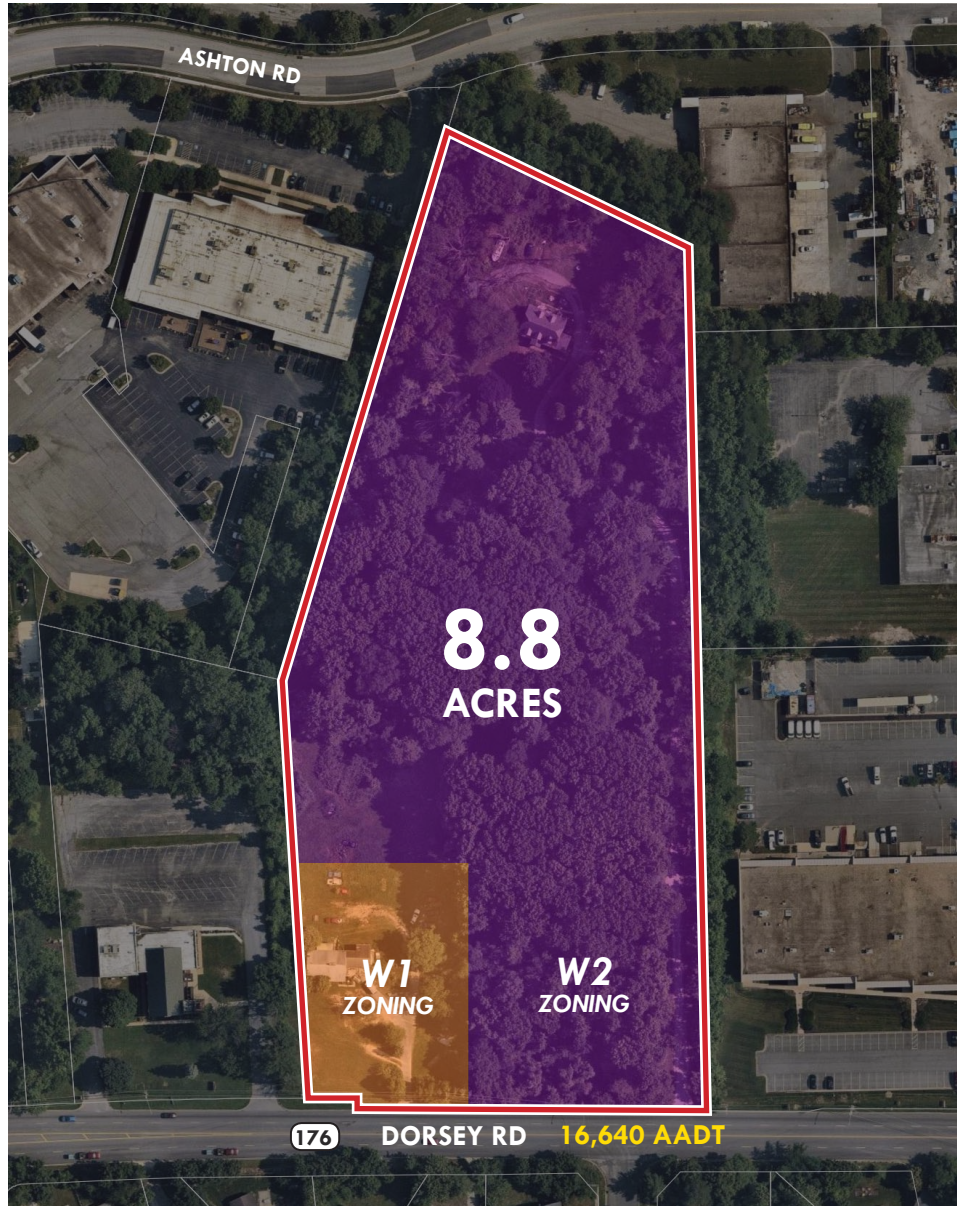
SALE PRICE

\$2,500,000

HIGHLIGHTS

- ▶ Adjacent to Baltimore Commons Business Park and Candlewood Commerce Center
- ▶ Public water and sewer
- ▶ 400 ft. of frontage on Dorsey Rd
- ▶ 2 minutes from Route 100
- ▶ 5 minutes from BWI Airport
- ▶ 5 minutes from Arundel Mills Mall and I-295
- ▶ 7 minutes from I-97

*Inspection of dwellings
by appointment only.*



BALTIMORE COMMONS BUSINESS PARK



BALTIMORE COMMONS BUSINESS PARK



CANDLEWOOD COMMERCE CENTER



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CONCEPTUAL SITE PLAN

1308-1316 DORSEY ROAD | HANOVER, MARYLAND 21076



MACKENZIE

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TRADE AREA

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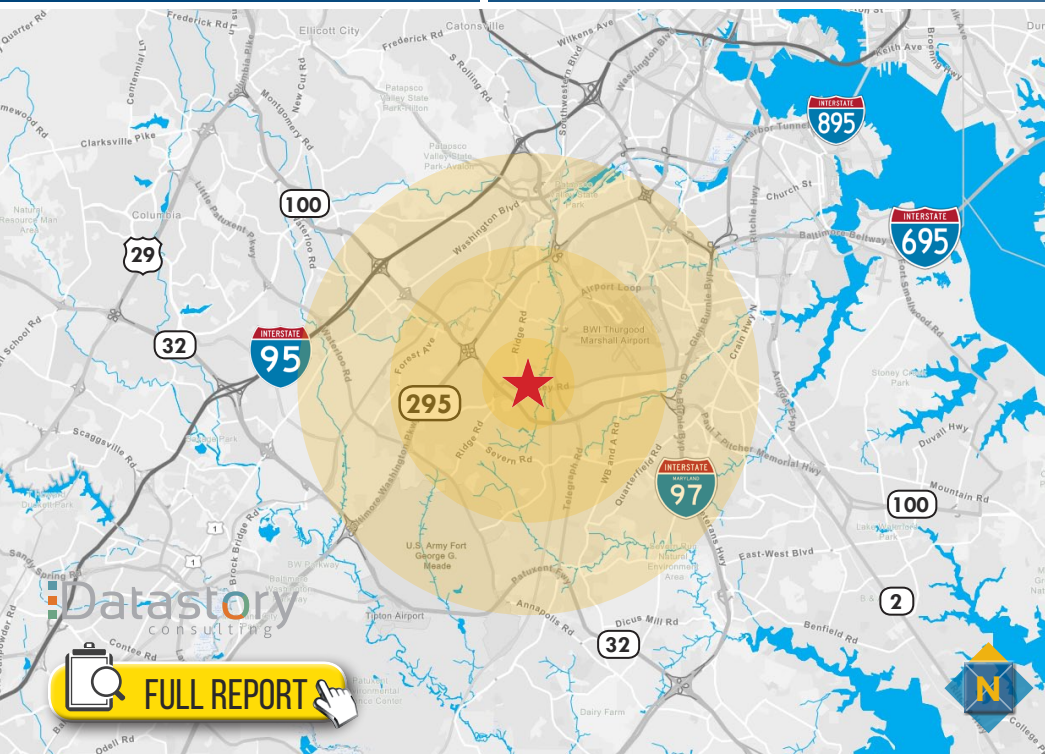


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LOCATION / DEMOGRAPHICS

1308-1316 DORSEY ROAD | HANOVER, MARYLAND 21076



RESIDENTIAL POPULATION 3,718 1 MILE 48,122 3 MILES 175,381 5 MILES	NUMBER OF HOUSEHOLDS 1,326 1 MILE 17,112 3 MILES 61,591 5 MILES	AVERAGE HH SIZE 2.80 1 MILE 2.81 3 MILES 2.74 5 MILES	MEDIAN AGE 41.1 1 MILE 37.6 3 MILES 36.1 5 MILES
AVERAGE HH INCOME \$107,376 1 MILE \$119,537 3 MILES 94.4% 5 MILES	EDUCATION (COLLEGE+) 65.3% 1 MILE 70.2% 3 MILES 64.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 94.4% 1 MILE 95.0% 3 MILES 95.4% 5 MILES	DAYTIME POPULATION 16,035 1 MILE 71,144 3 MILES 203,758 5 MILES

35%
ENTERPRISING PROFESSIONALS
2 MILES

LEARN MORE

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

34%
SAVVY SUBURBANITES
2 MILES

LEARN MORE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.83
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$104,000
MEDIAN HH INCOME

11%
PLEASANTVILLE
2 MILES

LEARN MORE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

7%
THE GREAT OUTDOORS
2 MILES

LEARN MORE

These consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are active gardeners and partial to homegrown and home-cooked meals. They are cost-conscious.

2.43
AVERAGE HH SIZE

46.3
MEDIAN AGE

\$53,000
MEDIAN HH INCOME