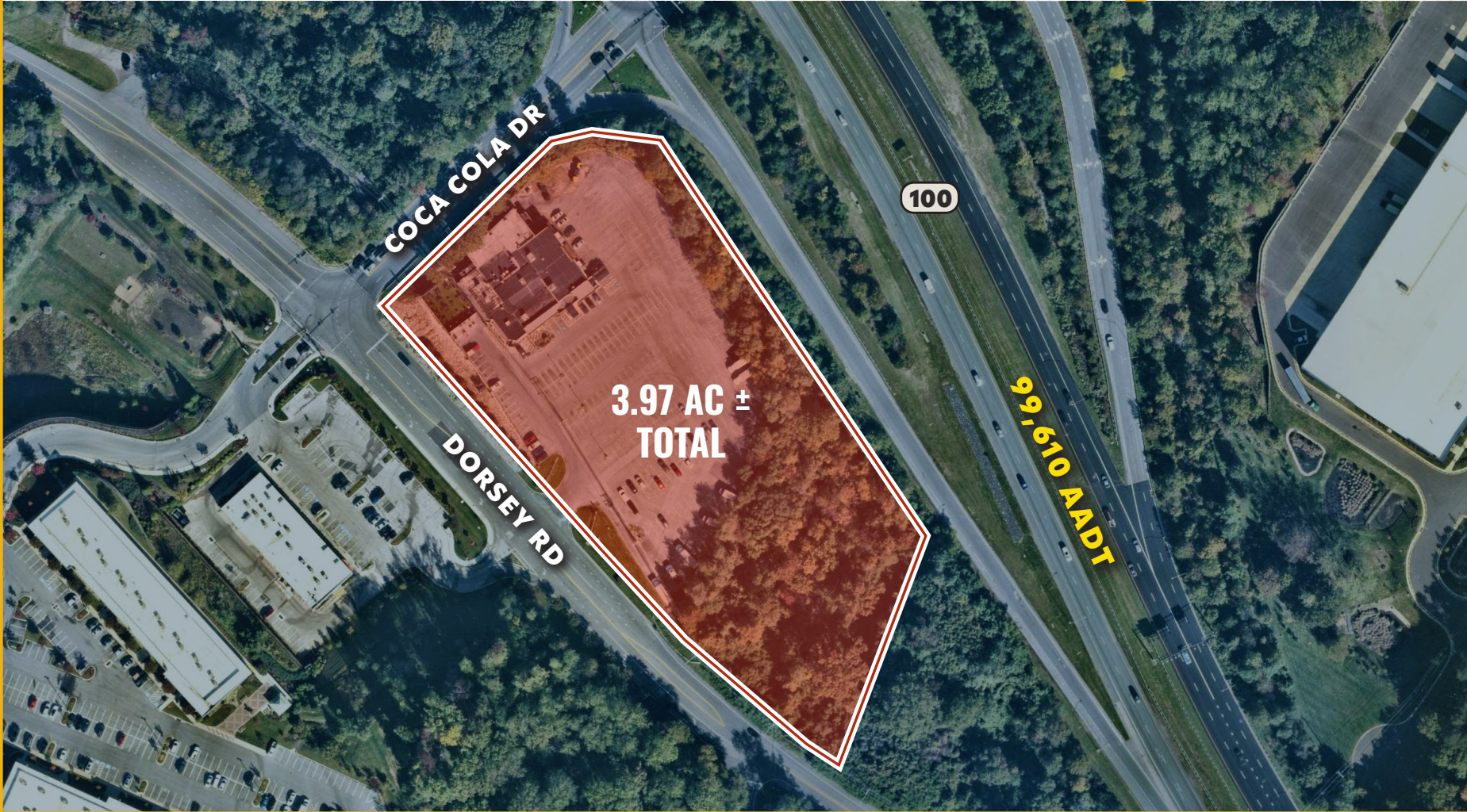




TIMBUKTU PAD SITES

1726 DORSEY ROAD | HANOVER, MARYLAND 21076

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Proposed redevelopment at the site of existing popular restaurant, "Timbuktu"
- Multiple pad site scenarios at fully-lit intersection
- Proposed uses include Gas/Convenience, Hotel, Fast Food/Sit-Down Restaurant and Banquet Hall
- High visibility location just off of Route 100
- Ideally situated in-between I-95 and BWI Airport, with easy access to Route 100, I-295 & I-97
- Close to Arundel Mills Mall
- 1/2 mile from Azure Oxford Square (1,500 homes ±)

SITE SIZE:	3.97 ACRES ±
AVAILABLE:	1-3 AC ± PAD SITES
TRAFFIC COUNT:	99,610 AADT (ROUTE 100) 14,832 AADT (COCA COLA DR) 13,240 AADT (DORSEY RD)
ZONING:	C3 (GENERAL COMMERCIAL)
RENTAL RATE:	NEGOTIABLE
ASKING PRICE:	NEGOTIABLE



PROPOSED USES:



AERIAL / SITE OUTLINE

Dimensions are approximate.



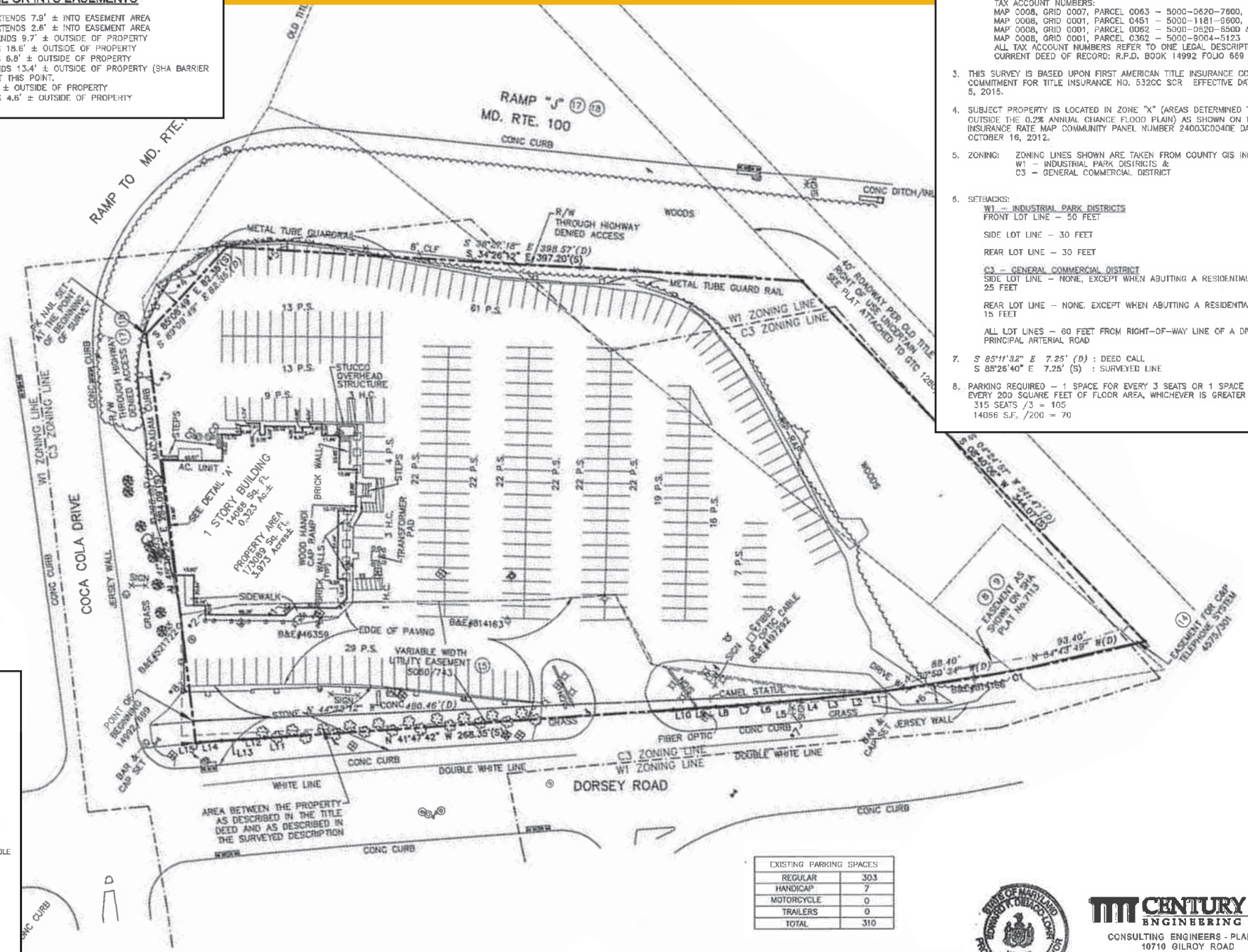
SURVEY: EXISTING CONDITIONS

FEATURES EXTENDING BEYOND PROPERTY LINE OR INTO EASEMENTS

- * 1. BUILDING CORNER EXTENDS 7.9' ± INTO EASEMENT AREA
- * 2. BUILDING CORNER EXTENDS 2.6' ± INTO EASEMENT AREA
- * 3. MACADAM CURB EXTENDS 9.7' ± OUTSIDE OF PROPERTY
- * 4. FENCE LINE EXTENDS 18.6' ± OUTSIDE OF PROPERTY
- * 5. FENCE LINE EXTENDS 6.8' ± OUTSIDE OF PROPERTY
- * 6. OLD DRIVEWAY EXTENDS 13.4' ± OUTSIDE OF PROPERTY (SHA BARRIER PREVENTS ACCESS AT THIS POINT)
- * 7. SIGN EXTENDS 10.2' ± OUTSIDE OF PROPERTY
- * 8. GUARD RAIL EXTENDS 4.6' ± OUTSIDE OF PROPERTY

GENERAL NOTES

1. COORDINATES, BEARING & DISTANCES ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/2011) VIA GPS AND TIED TO THE FOLLOWING C.O.R.S. STATIONS:
DH7960 LOYB LOYOLA B COOP CORS ARP
DF9217 ZDC1 DC WAAS 1 CORS ARP
AT3494 HNPT HORN POINT ENVIRO CORS ARP
2. OWNER: MCMJ TIMBUTKU LLC
TAX ACCOUNT NUMBERS:
MAP 0008, GRID 0007, PARCEL 0063 - 5000-0620-7800,
MAP 0008, GRID 0001, PARCEL 0451 - 5000-1181-9000,
MAP 0008, GRID 0001, PARCEL 0082 - 5000-0820-8500 &
MAP 0008, GRID 0001, PARCEL 0362 - 5000-9004-5123
ALL TAX ACCOUNT NUMBERS REFER TO ONE LEGAL DESCRIPTION
CURRENT DEED OF RECORD: R.F.D. BOOK 14992 FOLIO 669
3. THIS SURVEY IS BASED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 532CC SCR EFFECTIVE DATE: JUNE 5, 2015.
4. SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 24003C0040E DATED OCTOBER 16, 2012.
5. ZONING: ZONING LINES SHOWN ARE TAKEN FROM COUNTY GIS INFORMATION
W1 - INDUSTRIAL PARK DISTRICTS &
C3 - GENERAL COMMERCIAL DISTRICT
6. SETBACKS:
W1 - INDUSTRIAL PARK DISTRICTS
FRONT LOT LINE - 50 FEET
SIDE LOT LINE - 30 FEET
REAR LOT LINE - 30 FEET
C3 - GENERAL COMMERCIAL DISTRICT
SIDE LOT LINE - NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT 25 FEET
REAR LOT LINE - NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT 15 FEET
ALL LOT LINES - 60 FEET FROM RIGHT-OF-WAY LINE OF A DIVIDED PRINCIPAL ARTERIAL ROAD
7. S 85°11'32" E 7.25' (D) : DEED CALL
S 85°26'40" E 7.25' (S) : SURVEYED LINE
8. PARKING REQUIRED - 1 SPACE FOR EVERY 3 SEATS OR 1 SPACE FOR EVERY 200 SQUARE FEET OF FLOOR AREA, WHICHEVER IS GREATER
315 SEATS / 3 = 105
14056 S.F. / 200 = 70



LEGEND

- ⊗ ELECTRIC POLE
- ⊕ GUY WIRE
- ⊗ LIGHT POLE
- ⊗ FIRE HYDRANT
- ⊗ HAND BOX
- ⊗ GAS VALVE
- ⊗ WATER VALVE
- ⊗ EVER GREEN
- ⊗ BUSH
- ⊗ TREE
- ⊗ INLET
- ⊗ MISC. MANHOLE
- ⊗ SANITARY MANHOLE
- ⊗ GAS MANHOLE
- ⊗ ELECTRIC MANHOLE
- ⊗ STORM DRAIN MANHOLE
- ⊗ CLEAN OUT
- ⊗ COLUMN
- ⊗ WATER METER
- ⊗ BOLLARD
- ⊗ PIER
- ⊗ SIGN
- ⊗ FIBER OPTIC
- ⊗ GUARD RAIL
- ⊗ TREE LINE
- ⊗ BUILDING SETBACK

EXISTING PARKING SPACES

REGULAR	303
HANDICAP	7
MOTORCYCLE	0
TRAILERS	0
TOTAL	310



CENTURY ENGINEERING

CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031

Phone: 443-569-2400 Fax: 443-569-2401

CONCEPTUAL 1



COCA COLA DR

14,832 AADT



103

DORSEY RD

13,240 AADT

100

99,610 AADT

GAS CANOPY
6 PUMPS

CONVENIENCE STORE
4,500 SF

HOTEL
5 STORIES
80 ROOMS



CONCEPTUAL 2A/B



100

99,610 AADT

CONCEPTUAL 2A

COCA COLA DR

14,832 AADT

103

DORSEY RD

13,240 AADT

RESTAURANT
7,200 SF

HOTEL
5 STORIES
80 ROOMS

RESTAURANT
7,200 SF

HOTEL
5 STORIES
80 ROOMS

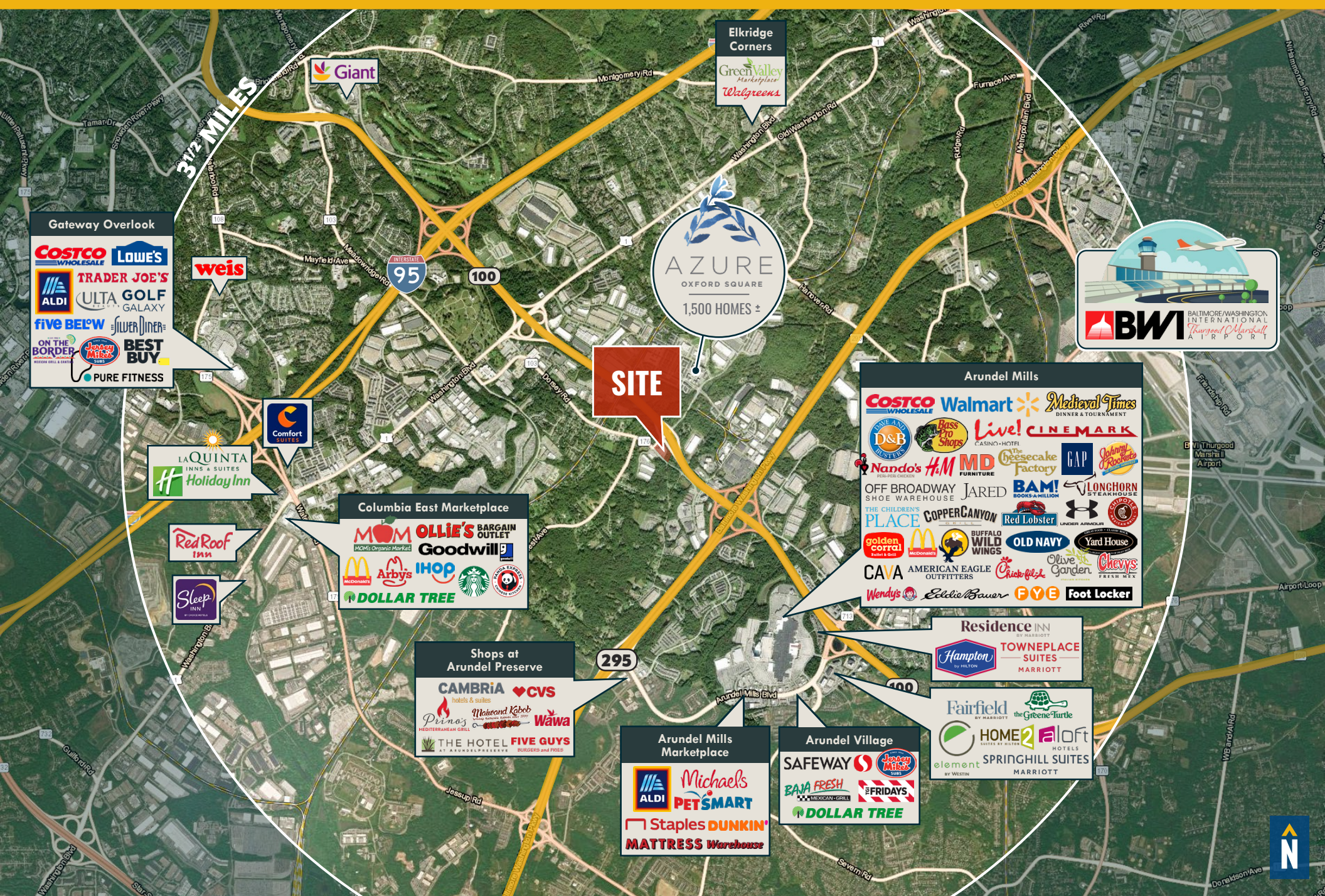
CONCEPTUAL 2B



CONCEPTUAL 3



MARKET AERIAL



3 1/2 MILES

Giant

Elkridge Corners
Green Valley Marketplace
Walgreens

Gateway Overlook
Costco Wholesale, Lowe's, Trader Joe's, ALDI, Ultra Golf Galaxy, Five Below, Silver Diner, Jersey Mike's, Best Buy, Pure Fitness

weis

AZURE
OXFORD SQUARE
1,500 HOMES ±

BWI
BALTIMORE WASHINGTON INTERNATIONAL
Thurgood Marshall Airport

Comfort Suites

LA QUINTA
INNS & SUITES
Holiday Inn

SITE

Arundel Mills
Costco Wholesale, Walmart, Medial Times, D&B, Bass Pro Shops, Live! Cinemark, Nando's, H&M, MD Furniture, The Cheesecake Factory, GAP, Johnny Rockets, Off Broadway Shoe Warehouse, Jared, BAM! Books & Million, Longhorn Steakhouse, The Children's Place, Copper Canyon, Red Lobster, Under Armour, Golden Corral, McDonald's, Buffalo Wild Wings, Old Navy, Yard House, CAVA, American Eagle Outfitters, Chick-fil-A, Olive Garden, Chevys, Wendy's, Eddie Bauer, FIVE, Foot Locker

Red Roof Inn

Sleep Inn

Columbia East Marketplace
MOM'S Organic Market, OLLIE'S Bargain Outlet, Goodwill, McDonald's, Arby's, IHOP, Starbucks, Dunkin'

Shops at Arundel Preserve
Cambria, CVS, Pinos, Waiwand Kabob, Wawa, The Hotel, Five Guys

Arundel Mills Marketplace
ALDI, Michaels, PetSmart, Staples, Dunkin', Mattress Warehouse

Residence Inn
Hampton by Hilton, TownPlace Suites Marriott

Fairfield
Home2 Suites by Hilton, The Green Turtle, Aloft, Element, Springhill Suites Marriott

Arundel Village
Safeway, Jersey Mike's, Baja Fresh, Five Guys, Dollar Tree



DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



3,715

64,186

166,541

DAYTIME POPULATION



8,261

83,633

201,175

AVERAGE HOUSEHOLD INCOME



\$152,226

\$153,674

\$152,221

NUMBER OF HOUSEHOLDS



1,390

23,755

59,451

MEDIAN AGE

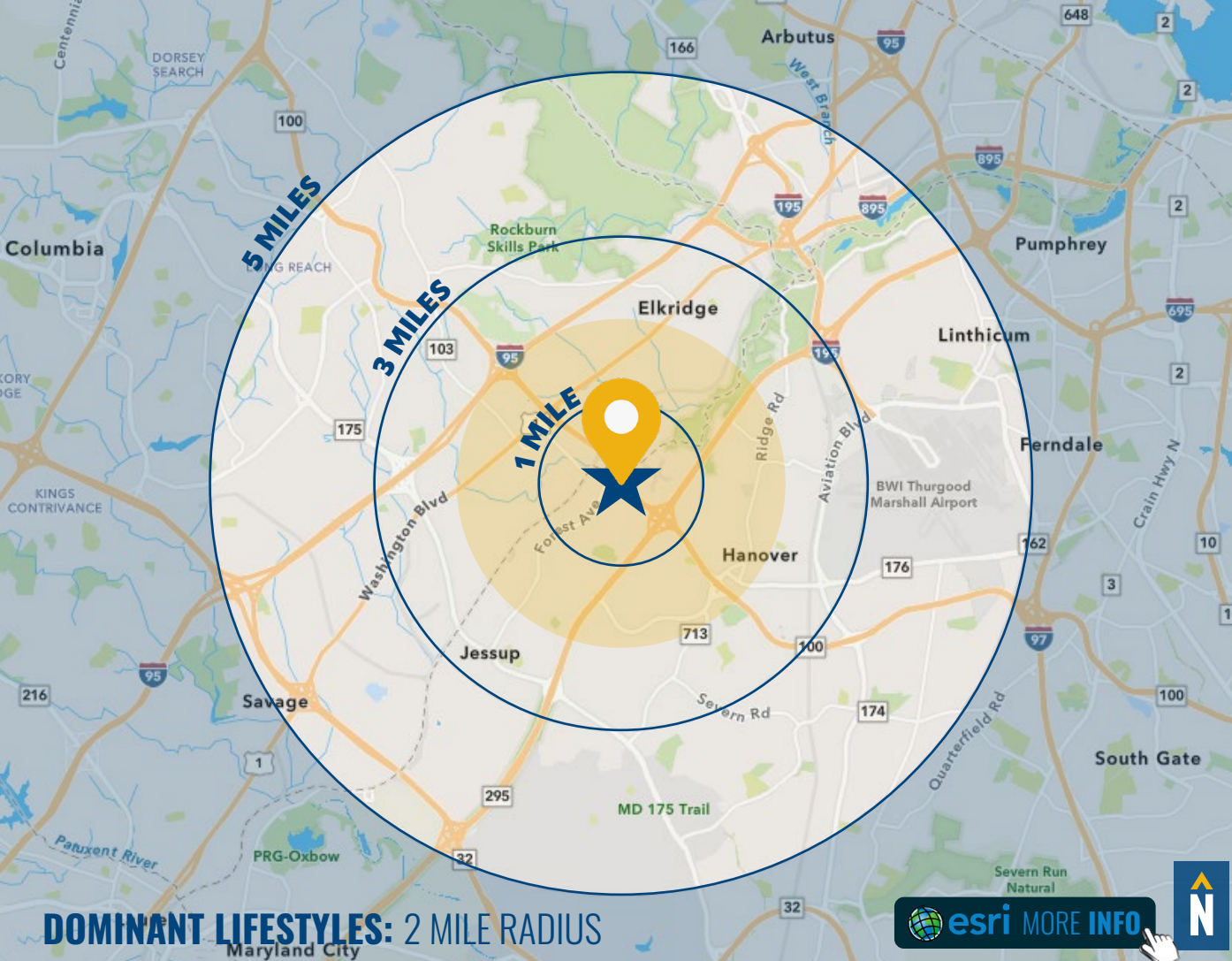


37.0

37.1

36.3

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



63%
ENTERPRISING
PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

14%
BOOMBURBS

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

Median Age: **34.0**
Median Household Income: **\$113,400**

10%
COMFORTABLE
EMPTY NESTERS

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

Median Age: **48.0**
Median Household Income: **\$75,000**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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