

FOR LEASE

HOWARD COUNTY PAD SITES

ROUTE 108 & TEN OAKS ROAD | CLARKSVILLE, MARYLAND 21029



BUILDING INFORMATION

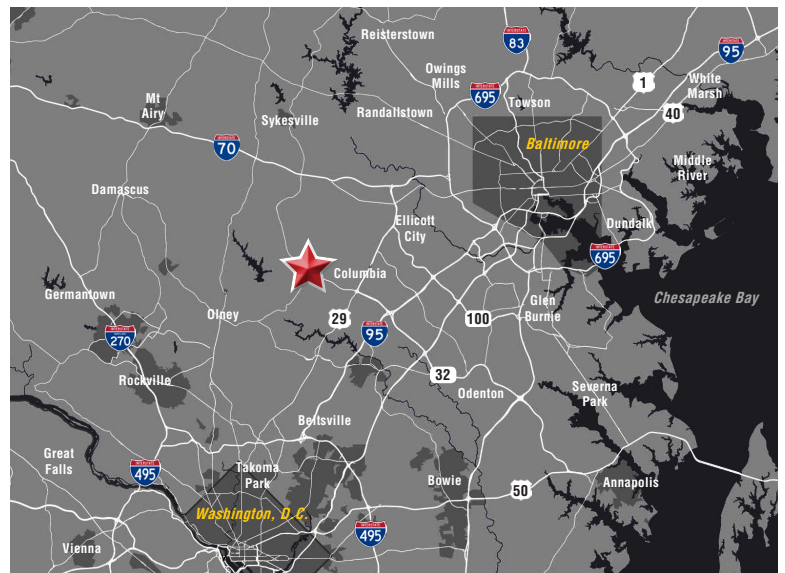
- SIZE:** 3.32 acres
(subdividable into smaller pad sites)
- RENTAL RATE:** Negotiable - depending on pad size
- UTILITIES:** Property serviced by public sewer and water
- ZONING:** B-2 (Business General): Allows for a wide variety of retail and commercial uses

HIGHLIGHTS

- Prime location in one of Howard County's most affluent and sought-after areas
- Great sites for fast food or casual dining, pharmacy, medical, banking or other convenience retail
- Master underground stormwater management installed
- Located at the signalized intersection of Maryland Rt. 108 and Ten Oaks Road, with combined traffic count exceeding 27,000 cars per day; Full left movement onto Ten Oaks Rd.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,714	27,975	75,575
HOUSEHOLDS	1,138	9,790	28,408
AVG. INCOME	\$187,643	\$160,066	\$142,861

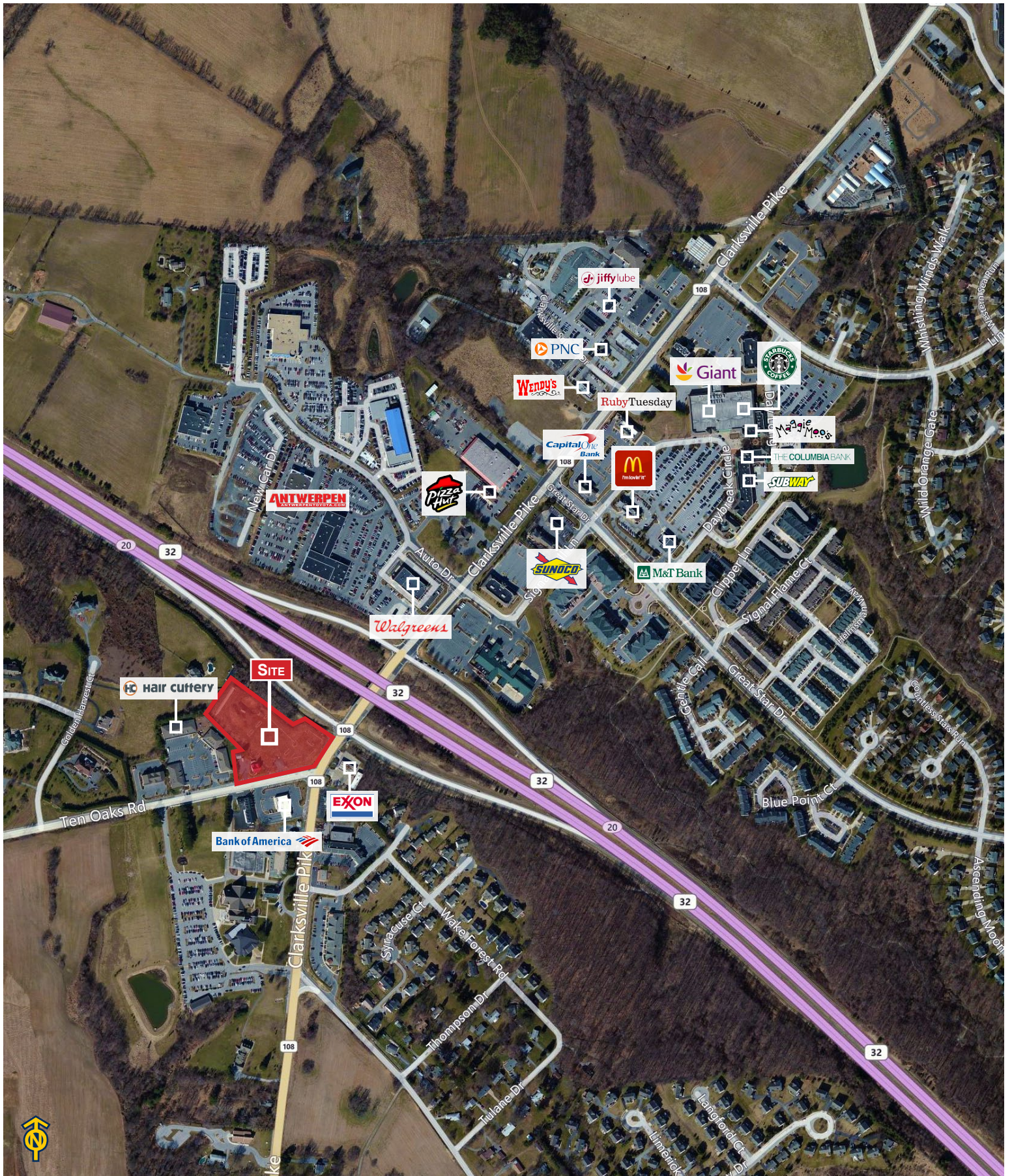


John F. Harrington
John R. Schultz
O. Bowie Arnot

410.494.4863
410.494.4894
410.494.4879

jharrington@mackenziecommercial.com
jschultz@mackenziecommercial.com
barnot@mackenziecommercial.com

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