

FOR SALE

Anne Arundel County, MD

RESIDENTIAL DEVELOPMENT OPPORTUNITY

TRUCK HOUSE ROAD & BENFIELD ROAD | SEVERNA PARK, MARYLAND 21146

SITE SIZE

3.63 AC

ZONING

R5 (Residential)

DEVELOPMENT CONSIDERATIONS

±47,140 sf is within Critical Area

HIGHLIGHTS

- ▶ Prime Residential Opportunity for Single Family or Townhouse Development
- ▶ Located at corner of Truck House and Benfield Roads
- ▶ Part of the Severndale Community
- ▶ Close proximity to restaurants and shopping in Severna Park and Millersville
- ▶ Just minutes to I-97 and Rt. 2

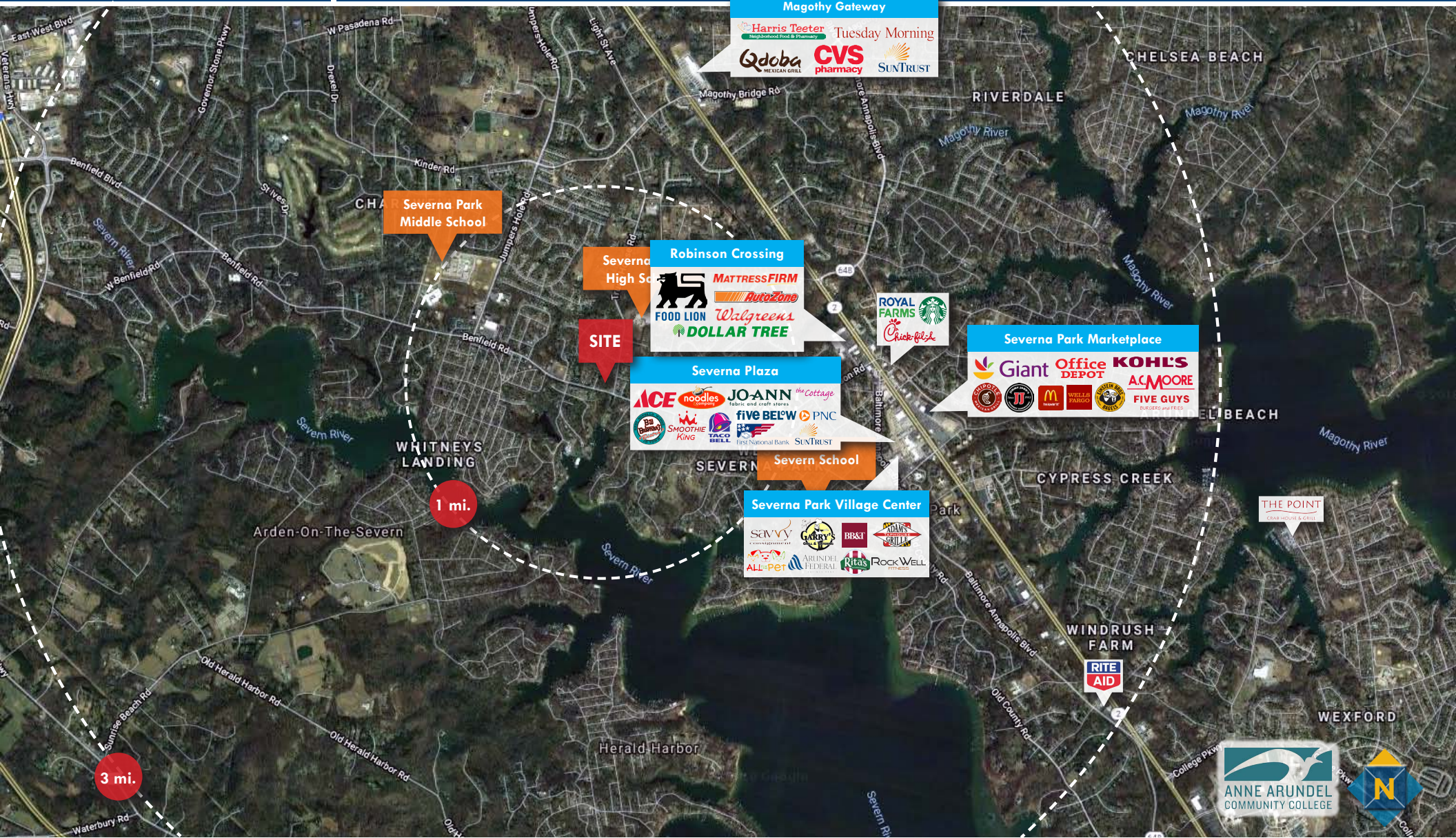


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RETAIL TRADE AREA

TRUCK HOUSE ROAD & BENFIELD ROAD | SEVERNA PARK, MARYLAND 21146

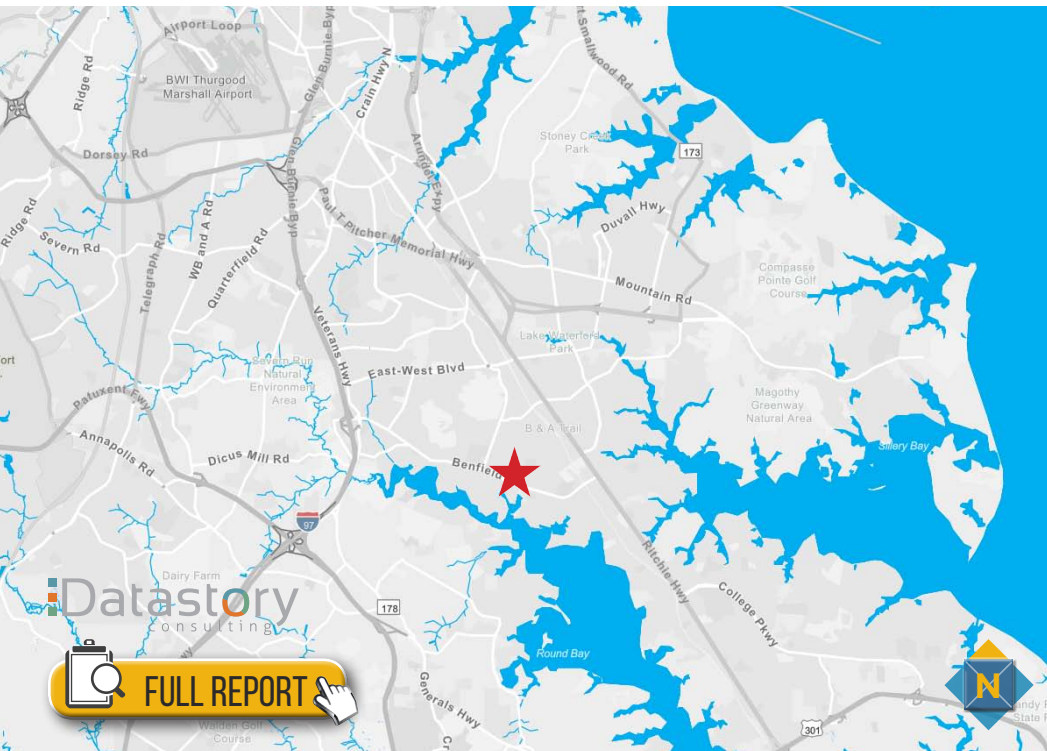


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LOCATION / DEMOGRAPHICS

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Datastory consulting

[FULL REPORT](#)

<p>RESIDENTIAL POPULATION</p> <p>4,307 1 MILE</p> <p>22,466 3 MILES</p> <p>60,259 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>2,964 1 MILE</p> <p>16,137 3 MILES</p> <p>46,324 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.90 1 MILE</p> <p>2.85 3 MILES</p> <p>2.74 5 MILES</p>	<p>MEDIAN AGE</p> <p>44.2 1 MILE</p> <p>45.2 3 MILES</p> <p>40.9 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$155,197 1 MILE</p> <p>\$156,781 3 MILES</p> <p>\$126,697 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>83.5% 1 MILE</p> <p>80.7% 3 MILES</p> <p>71.1% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>96.7% 1 MILE</p> <p>95.6% 3 MILES</p> <p>95.7% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>6,293 1 MILE</p> <p>36,005 3 MILES</p> <p>105,309 5 MILES</p>

58.3%
SAVVY SUBURBANITES
2 MILES

These well educated and well capitalized residents enjoy good food and wine, as well as the cultural amenities of a city. Informed and well connected, they research before purchasing and focus on quality.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

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17.2%
TOP TIER
2 MILES

As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

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10.2%
EXURBANITES
2 MILES

These residents are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

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6.6%
PROFESSIONAL PRIDE
2 MILES

These consumers are well-educated career professionals with incomes at more than twice the U.S. level. These mostly married couples take pride in their newer homes and spend valuable time and energy upgrading.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

[LEARN MORE](#)