

FOR LEASE

Anne Arundel County, MD



FREESTANDING RETAIL

684 MD ROUTE 3 NORTH

GAMBRILLS, MD 21054

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Bethany Hobbs | Vice President
☎ 410.953.0359 ✉ bhobbs@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

Trish Farrell | Senior VP & Principal
☎ 410.974.9003 ✉ tferrell@mackenziecommercial.com

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684 MD ROUTE 3 NORTH

GAMBRILLS, MARYLAND 21054

AVAILABLE

Approximately 2,000 sf

ZONING

C-4 (Commercial-Highway)
Ideal for plumbing, HVAC,
electrical, and home
improvement contractors

TRAFFIC COUNT

72,251 AADT (Crain Hwy/Rt. 3)

RENTAL RATE

\$3,950/month, NNN

HIGHLIGHTS

- ▶ Fast emerging area just south of Wawa and Royal Farms at Rt 3 and 175
- ▶ Excellent signage opportunity with 72,251 cars per day
- ▶ 4 offices, conference room, kitchen
- ▶ Parking up to 30 cars
- ▶ Well maintained building with new gutter system
- ▶ Starbucks and Dunkin Donuts opening new locations just to the south



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ADDITIONAL PHOTOS

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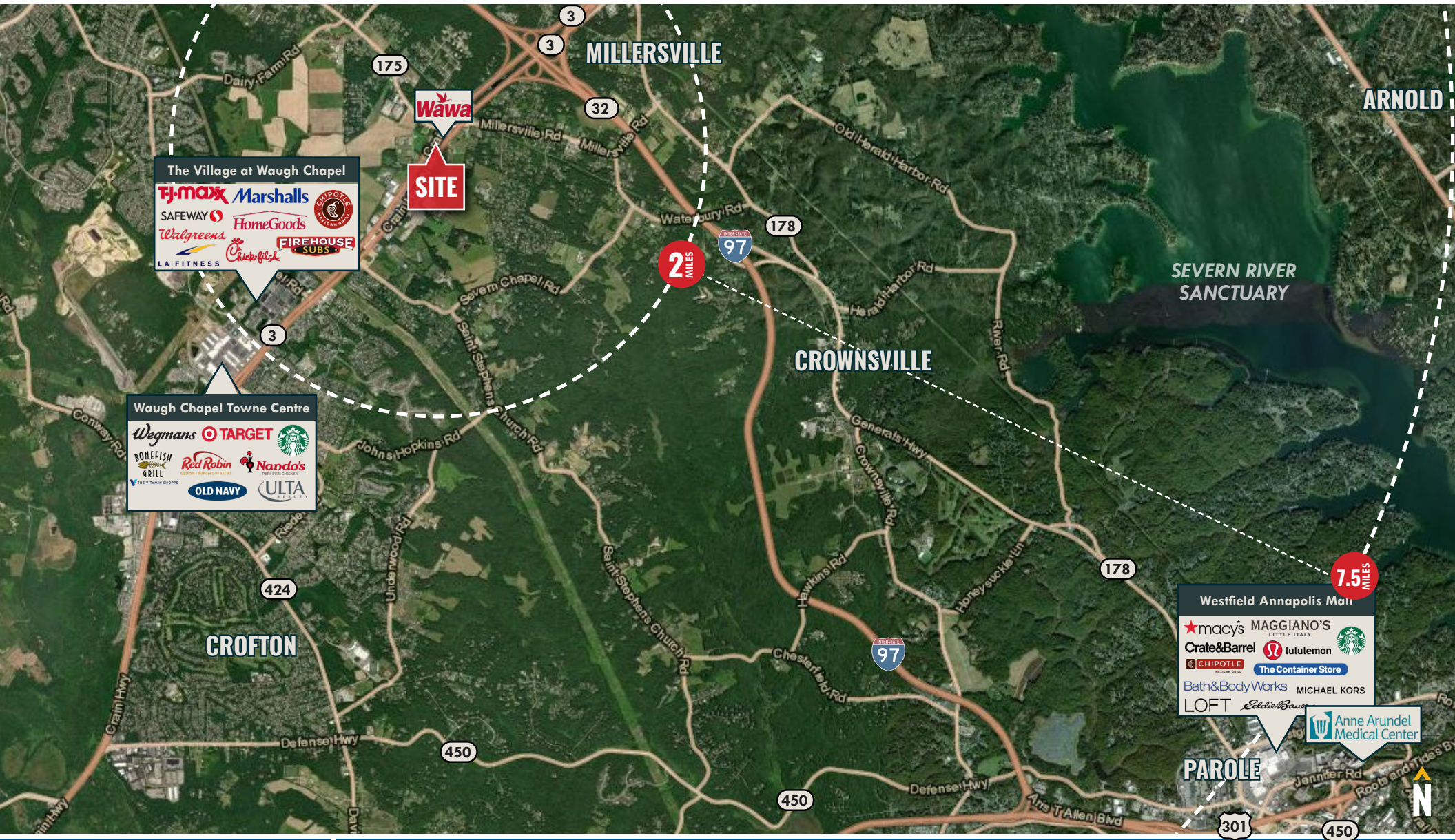
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TRADE AREA

684 MD ROUTE 3 NORTH | GAMBRILLS, MARYLAND 21054

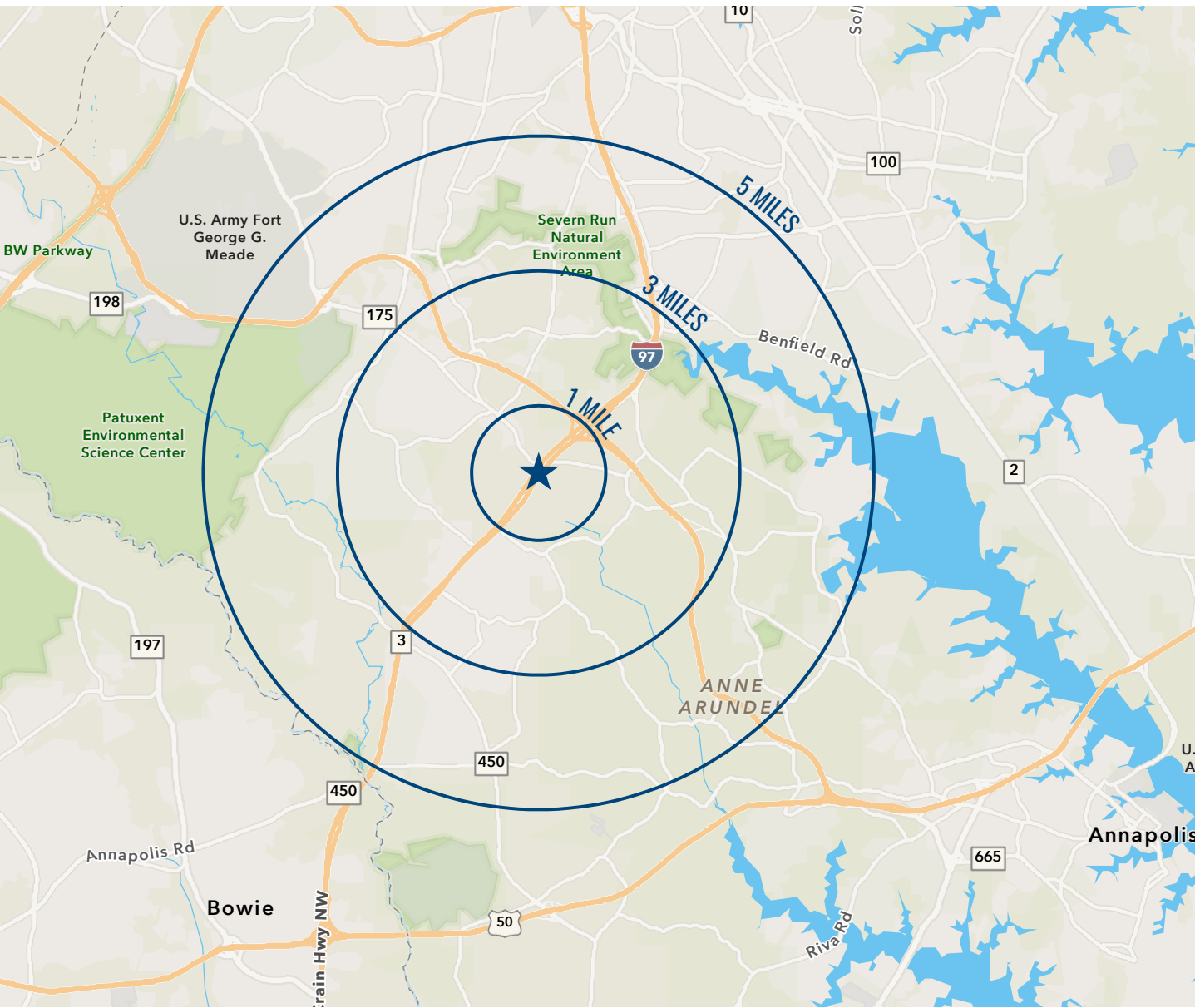


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LOCATION / DEMOGRAPHICS (2023)

684 MD ROUTE 3 NORTH | GAMBRILLS, MARYLAND 21054



RESIDENTIAL POPULATION

902

1 MILE

20,022

3 MILES

57,376

5 MILES

DAYTIME POPULATION

3,534

1 MILE

34,895

3 MILES

101,318

5 MILES

NUMBER OF HOUSEHOLDS

579

1 MILE

16,226

3 MILES

47,016

5 MILES

MEDIAN AGE

52.7

1 MILE

39.7

3 MILES

39.7

5 MILES

AVERAGE HOUSEHOLD INCOME

\$159,008

1 MILE

\$170,714

3 MILES

\$173,413

5 MILES



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TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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TFARRELL@MACKENZIECOMMERCIAL.COM



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