

FOR SALE

Anne Arundel County, MD

RETAIL LAND/PAD SITE

690 S. CRAIN HIGHWAY | GAMBRILLS, MARYLAND 21054

LOT SIZE

1.07 Acres ±

ZONING

C3 (General Commercial District)

TRAFFIC COUNT

72,250 AADT (Crain Hwy)

SALE PRICE

\$625,000

HIGHLIGHTS

- ▶ Opportunity to join the booming Gambrills/Route 3 retail and commercial corridor
- ▶ 290+ feet of frontage on Crain Highway/Route 3
- ▶ C3 zoning allows for a wide range of commercial uses (retail, medical, veterinary, salon, daycare, dry cleaning, grocery/convenience, storage, automotive, recreational)
- ▶ Nearby retailers include Wawa, Royal Farms, and a variety of car wash and service facilities
- ▶ Easy access to I-97, Route 32 and Route 175



Henry Deford | Vice President

☎ 410.494.4861 ✉ hdeford@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Mike Ruocco | Vice President

☎ 443.798.9338 ✉ mruocco@mackenziecommercial.com

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PROPOSED CONCEPT PLAN

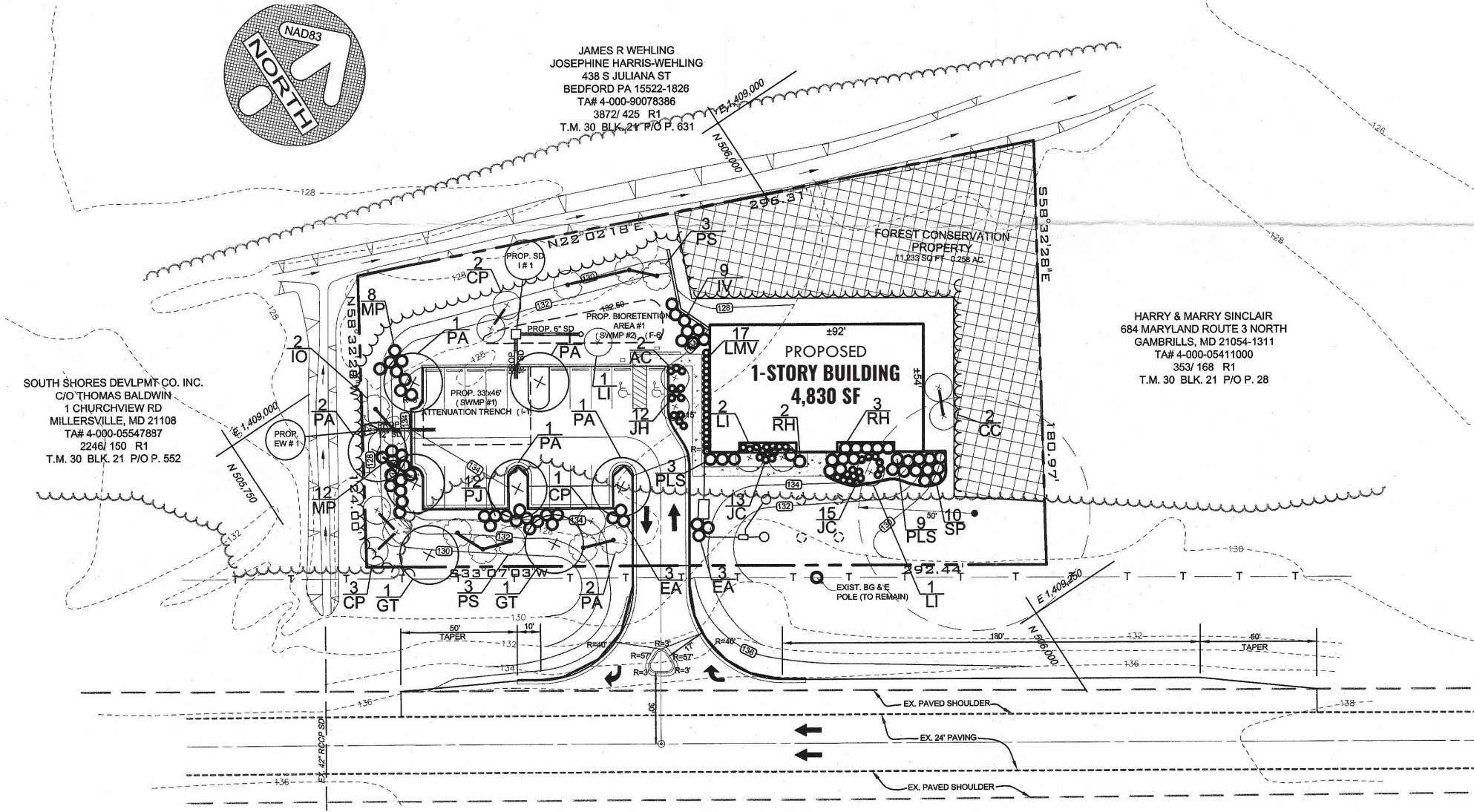
690 S. CRAIN HIGHWAY | GAMBRILLS, MARYLAND 21054



JAMES R WEHLING
JOSEPHINE HARRIS-WEHLING
438 S JULIANA ST
BEDFORD PA 15522-1826
TA# 4-000-90078386
3872/ 425 R1
T.M. 30 BLK. 21 P/O P. 631

SOUTH SHORES DEVLPMT CO. INC.
C/O THOMAS BALDWIN
1 CHURCHVIEW RD
MILLERSVILLE, MD 21108
TA# 4-000-05547887
2246/ 150 R1
T.M. 30 BLK. 21 P/O P. 552

HARRY & MARRY SINCLAIR
684 MARYLAND ROUTE 3 NORTH
GAMBRILLS, MD 21054-1311
TA# 4-000-05411000
353/ 168 R1
T.M. 30 BLK. 21 P/O P. 28



MARYLAND ROUTE 3
ROBERT CRAIN HIGHWAY
SOUTHBOUND LANES
EX. PUBLIC VARIABLE WIDTH ROW/
VARIABLE WIDTH PAVING



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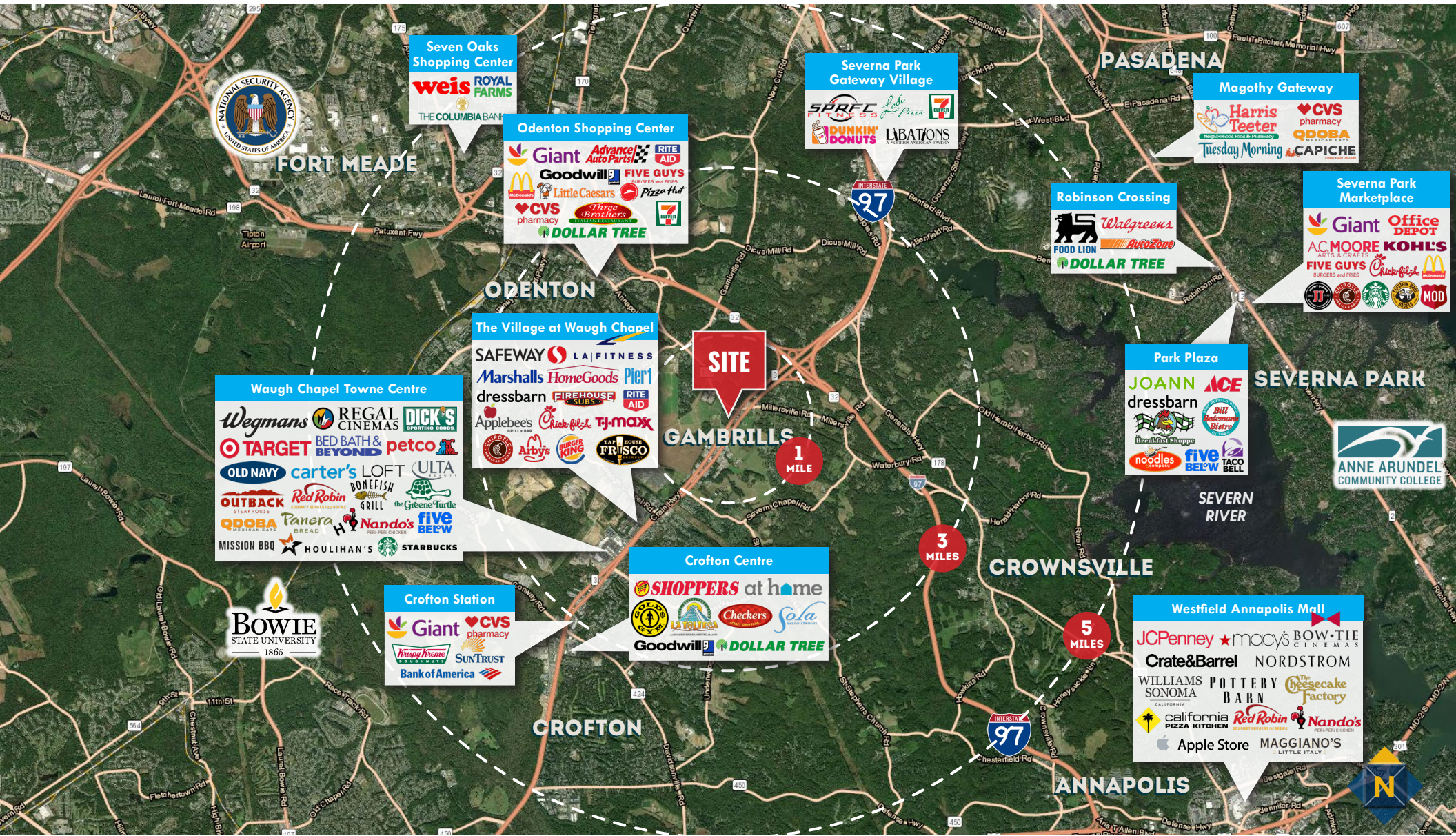
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TRADE AREA

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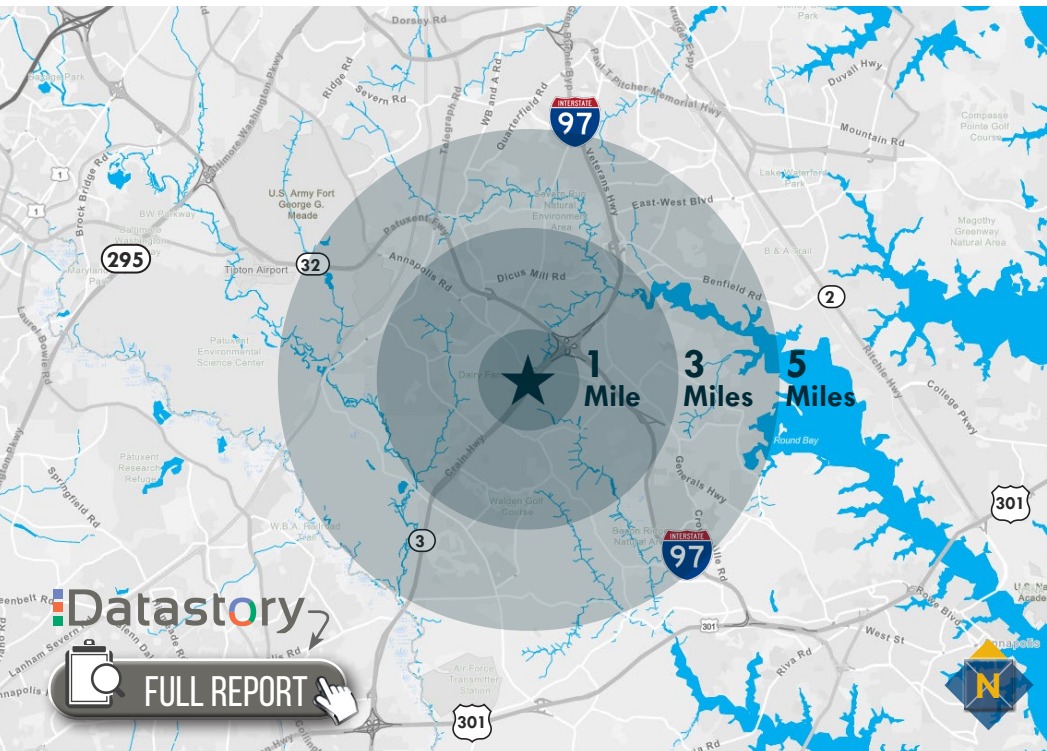


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LOCATION / DEMOGRAPHICS (2019)

690 S. CRAIN HIGHWAY | GAMBRILLS, MARYLAND 21054



RESIDENTIAL POPULATION 1,434 1 MILE 43,849 3 MILES 118,693 5 MILES	NUMBER OF HOUSEHOLDS 562 1 MILE 16,160 3 MILES 43,866 5 MILES	AVERAGE HH SIZE 2.51 1 MILE 2.71 3 MILES 2.70 5 MILES	MEDIAN AGE 51.6 1 MILE 39.0 3 MILES 39.2 5 MILES
AVERAGE HH INCOME \$145,365 1 MILE \$139,550 3 MILES \$144,128 5 MILES	EDUCATION (COLLEGE+) 72.3% 1 MILE 77.0% 3 MILES 78.3% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 98.1% 1 MILE 97.4% 3 MILES 96.6% 5 MILES	DAYTIME POPULATION 2,424 1 MILE 32,753 3 MILES 95,887 5 MILES

25%
EXURBANITES
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

[LEARN MORE](#)

19%
ENTERPRISING PROFESSIONALS
2 MILES

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.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)

17%
PLEASANTVILLE
2 MILES

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

[LEARN MORE](#)

14%
URBAN CHIC
2 MILES

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.39
AVERAGE HH SIZE

43.3
MEDIAN AGE

\$109,400
MEDIAN HH INCOME

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