



NEW DUNKIN' RETAIL CENTER

696 ROUTE 3 MD NORTH | GAMBRILLS, MARYLAND 21054

FOR
LEASE



ELEVATION 1
1/4" = 1' - 0"

PROPERTY OVERVIEW

HIGHLIGHTS:

Brand new retail strip center delivering June 2024

- Join Dunkin' at this highly sought after retail opportunity located on the busy MD Route 3 Corridor
- Two 1,250 sf suites up to 2,500 sf available
- 72,251 AADT
- Convenient access to both north and south bound lanes
- Immediate access to I-97 and Route 32



BUILDING SIZE: 4,798 SF ±

LOT SIZE: 1.24 ACRES ±

AVAILABLE: 1,250 SF - 2,500 SF

DELIVERING: JUNE 2024

PARKING: ON SITE PARKING

ZONING: C4 (COMMERCIAL HIGHWAY)

RENTAL RATE: \$40.00/SF, NNN



ELEVATIONS - DUNKIN'



LOCAL BIRDSEYE



32

PATUXENT FWY 118,901 AADT

MILLERSVILLE RD 5,152 AADT

ROYAL FARMS

Wawa

THE LUBE CENTER

Gambrills Auto Spa

Fran's Auto

Electrical Sales Associates

PALMROSE SCHOOLS

STATE ROUTE 3 N 72,251

STATE ROUTE 3 S

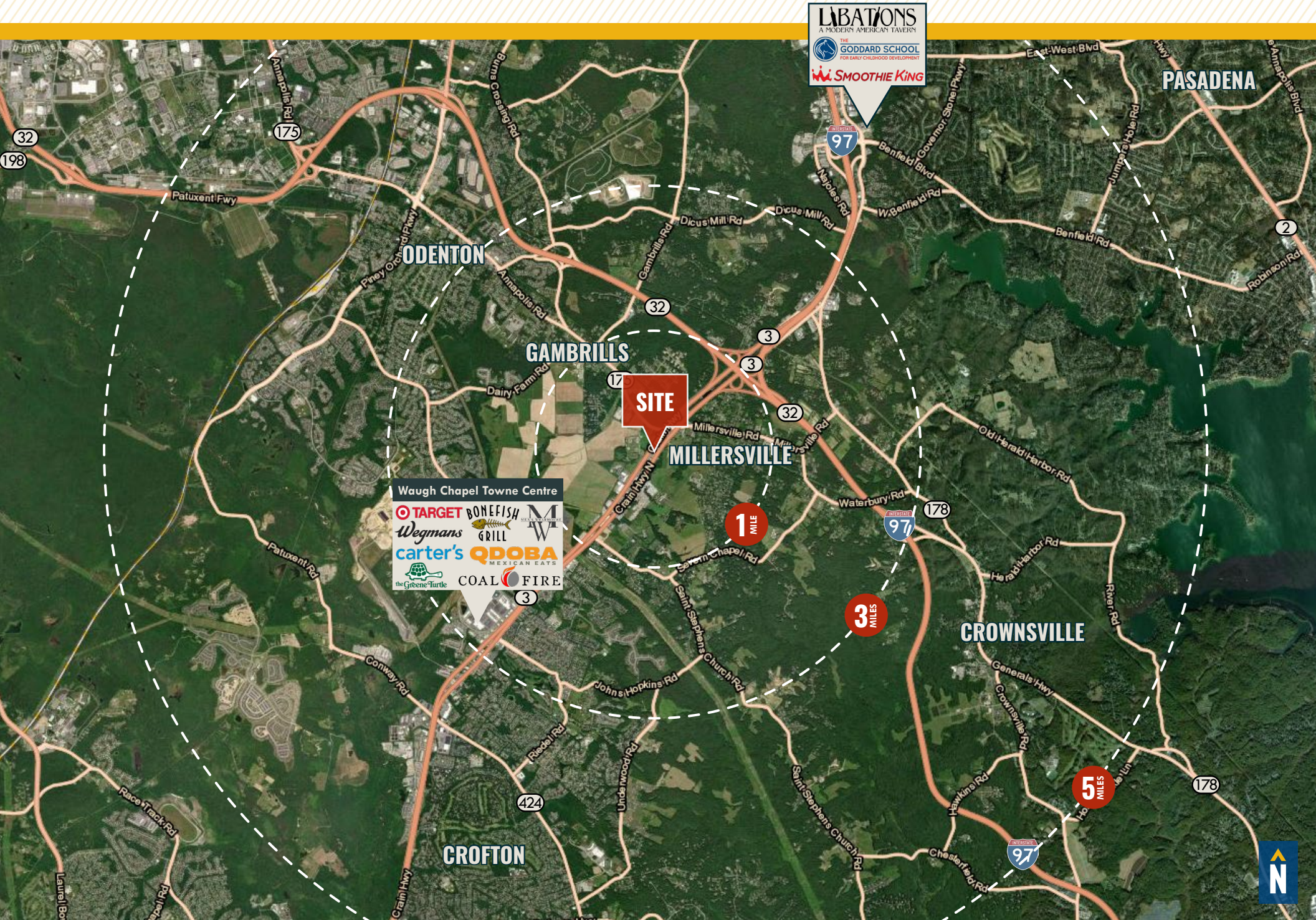
SITE

SHOWROOM SHINE

MCKNEW ROAD



LOCAL TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



737

20,265

56,375

DAYTIME POPULATION



3,748

35,335

99,476

AVERAGE HOUSEHOLD INCOME



\$159,130

\$170,823

\$173,719

NUMBER OF HOUSEHOLDS



550

16,467

46,340

MEDIAN AGE

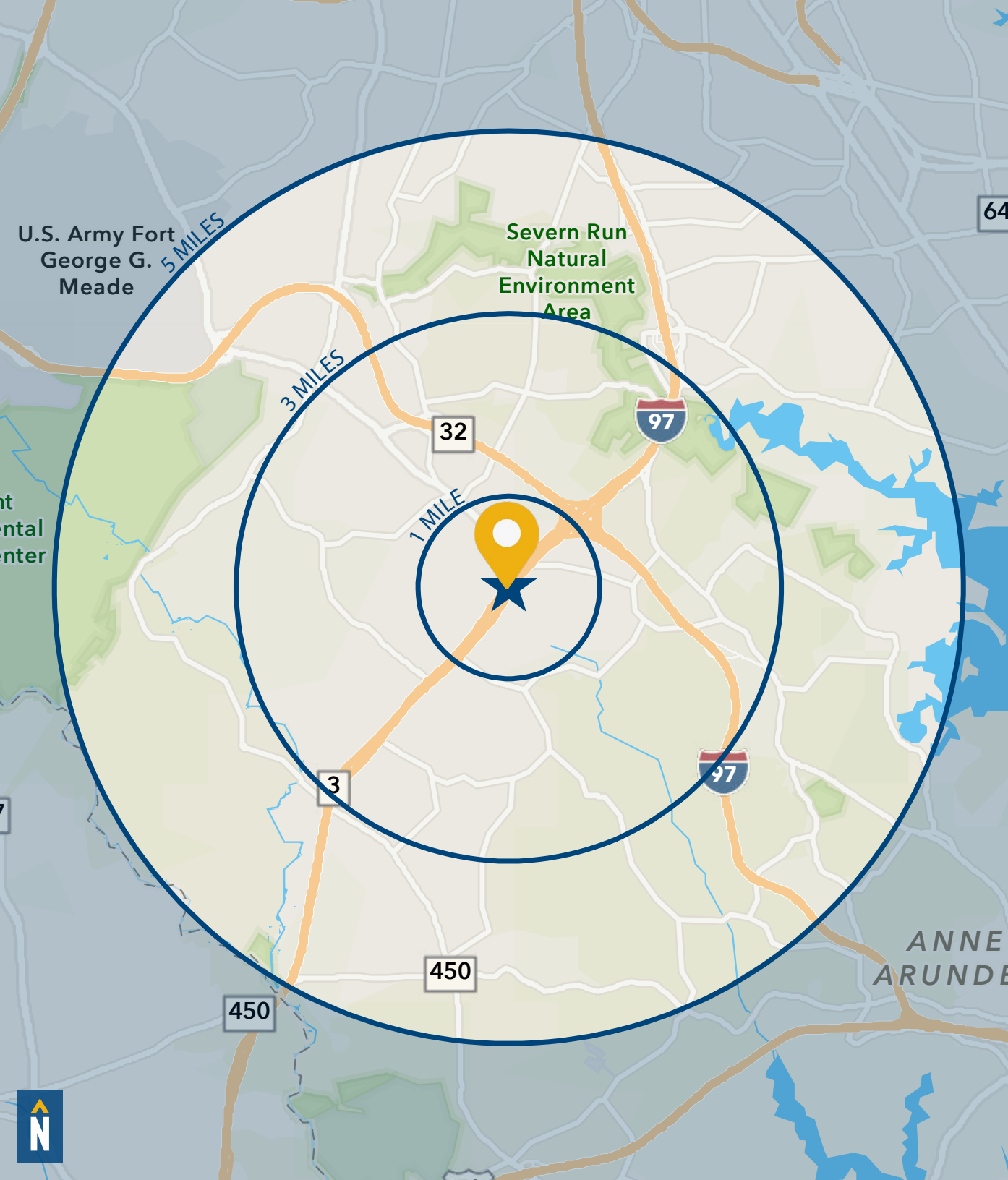


52.5

39.6

39.8

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

410.974.9003

TFARRELL@mackenziecommercial.com



ETHAN BINNIX

REAL ESTATE ADVISOR

443.798.9342

EBINNIX@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue
Annapolis, MD 21403

OFFICES IN:

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