



# NEW DUNKIN' RETAIL CENTER

696 ROUTE 3 MD NORTH | GAMBRILLS, MARYLAND 21054

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 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
- Condition of delivery: Vanilla box shell, 200 amps, internet, 4 tons of A/C per 1,250 sq ft, one bathroom per space

BUILDING SIZE:

4,798 SF ±

AVAILABLE:

1,250 SF - 2,500 SF

PARKING:

ON SITE PARKING

ZONING:

C4 (COMMERCIAL HIGHWAY)

RENTAL RATE:

\$50.00/SF, NNN





# ADDITIONAL PHOTOS





# LOCAL BIRDSEYE



32

PATUXENT FWY 118,901 AADT

MILLERSVILLE RD 5,152 AADT

ROYAL FARM

Wawa

THE LUBE CENTER

PRIMROSE SCHOOLS

Gambrills Auto Spa

Fran's Auto

Electrical Sales Associates

STATE ROUTE 3 N 72,251

STATE ROUTE 3 S

SITE

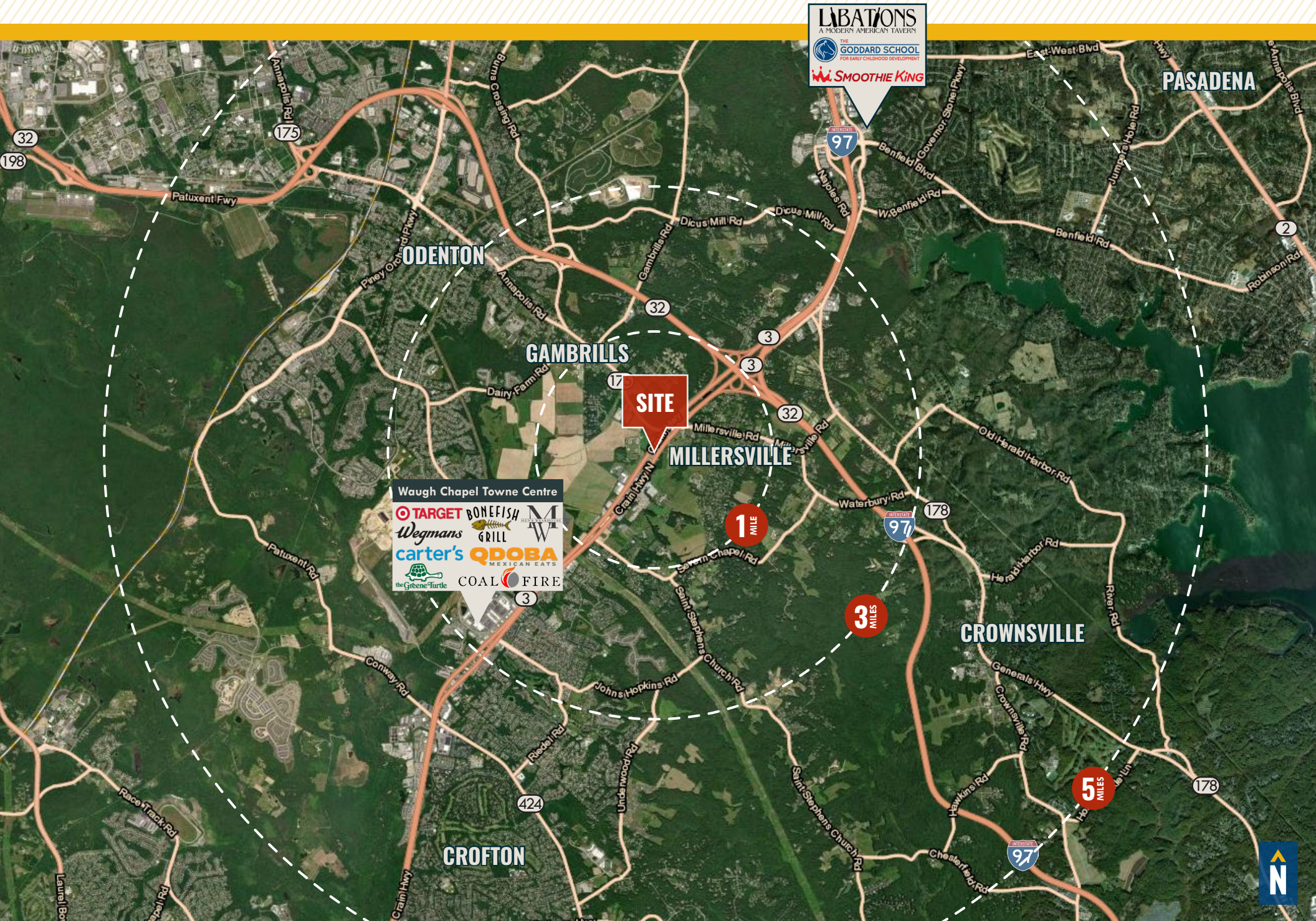
SHOWROOM SHINE

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

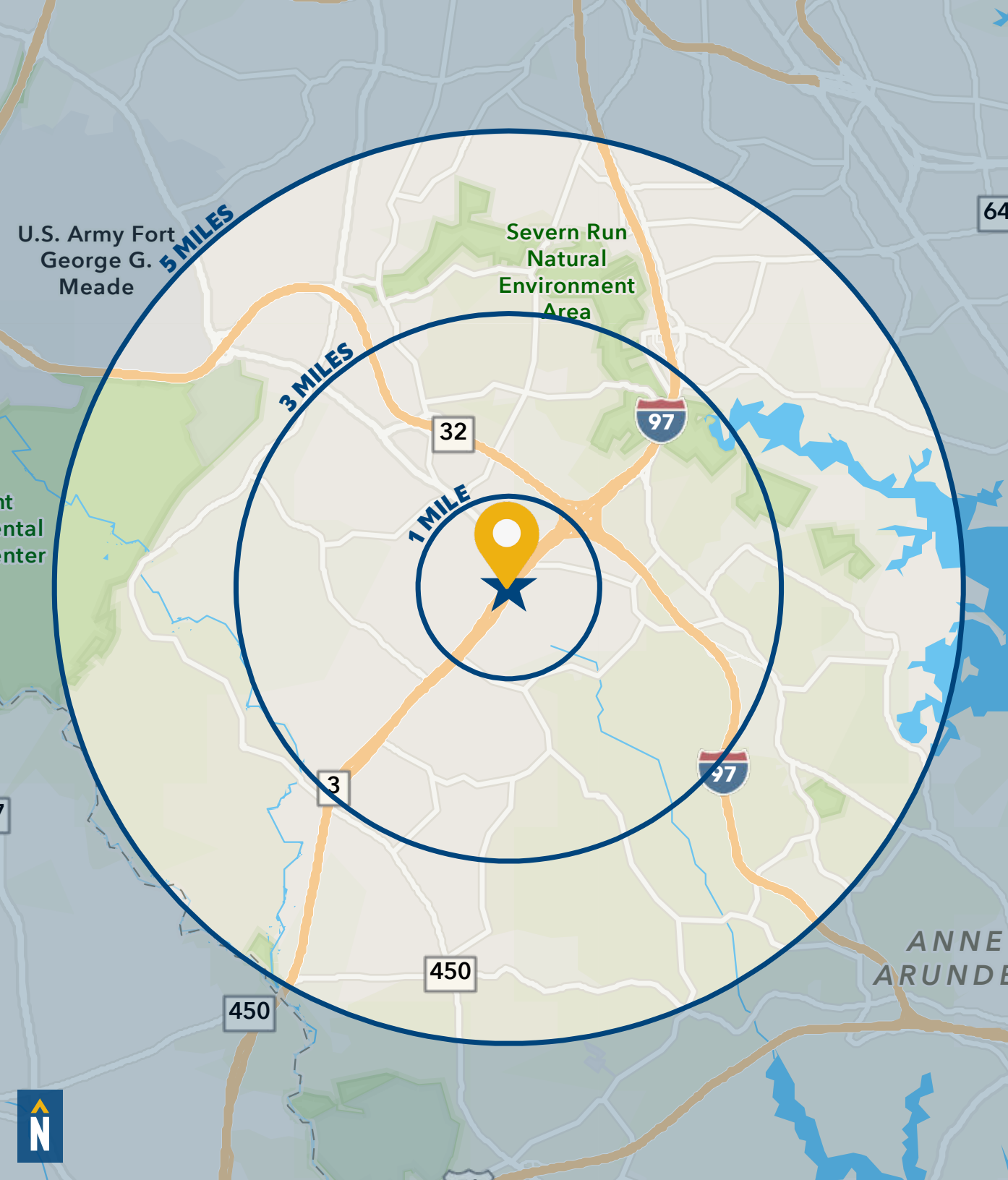


52.5

39.6

39.8

FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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