



# 8646 VETERANS HIGHWAY

MILLERSVILLE, MD 21108

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Appraised in 2022 at \$500,000
- Motivated seller
- Easy access to I-97 and Route 32 via Veterans Highway
- Close proximity retail amenities, restaurants, banking, etc.
- Excellent visibility - AADT 12,630 on Veterans Highway
- Possible uses including adult daycare, bank, childcare, commercial telecom, community centers, clubs, dental, funeral home, health/fitness, hospice, medical office, professional office, optician, religious, restaurant, small grocery, school, veterinary clinic

SITE SIZE:

0.50 ACRES ±

ZONING:

C-2  
(COMMERCIAL-OFFICE COMPLEX  
WITH SOME AUXILIARY AND RETAIL  
USES PERMITTED, INCLUDING  
STANDALONE RESTAURANTS, ETC.)

SALE PRICE:

~~\$499,000~~ \$479,000





# PLAT MAP

Anne Arundel County

District: 04

Subdivision: 000

Account Number: 04582200



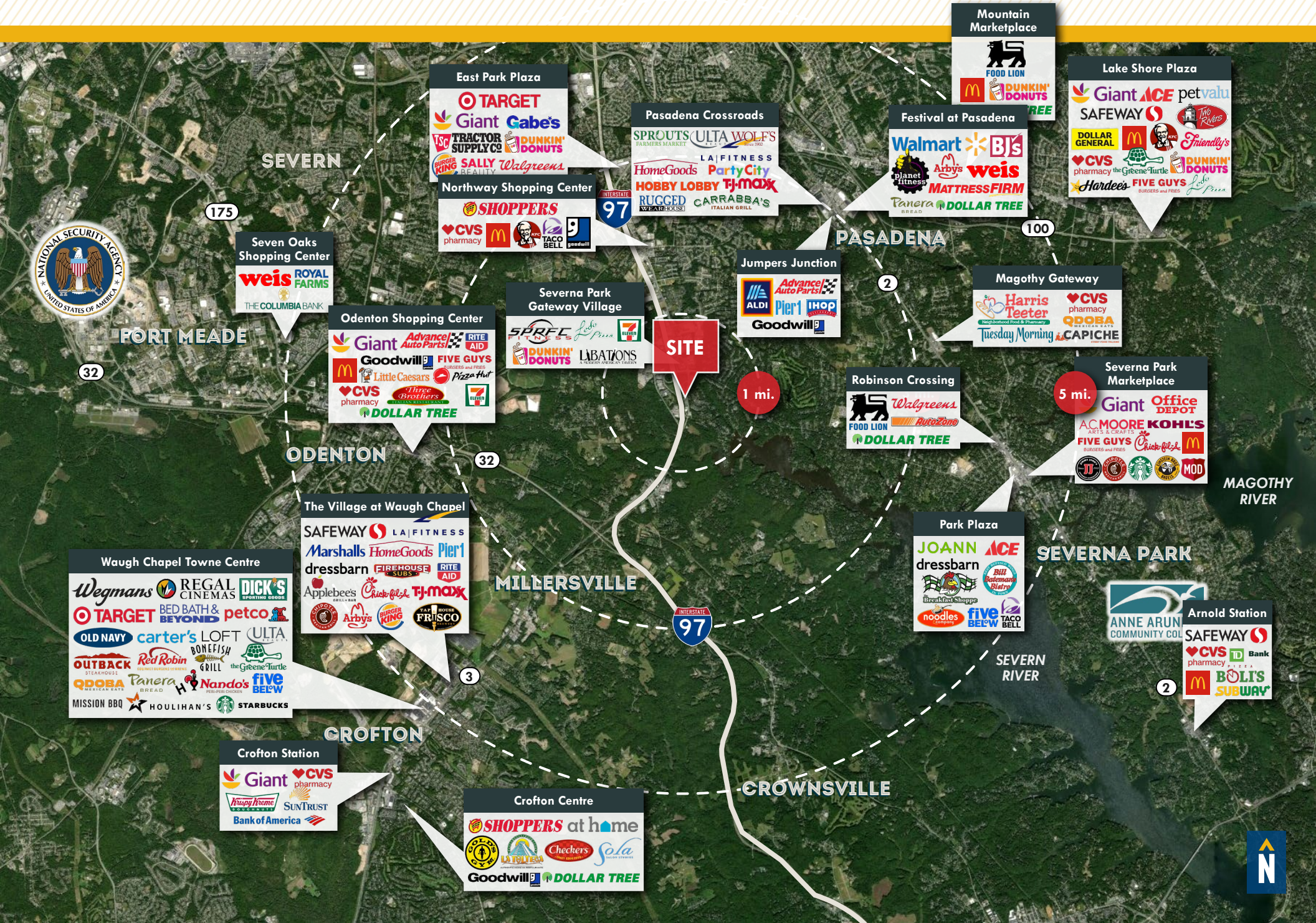


# LOCAL BIRDSEYE





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# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



3,736

47,691

175,897

## DAYTIME POPULATION



6,635

37,231

141,723

## AVERAGE HOUSEHOLD INCOME



\$283,020

\$167,105

\$151,017

## NUMBER OF HOUSEHOLDS



1,254

17,376

64,854

## MEDIAN AGE

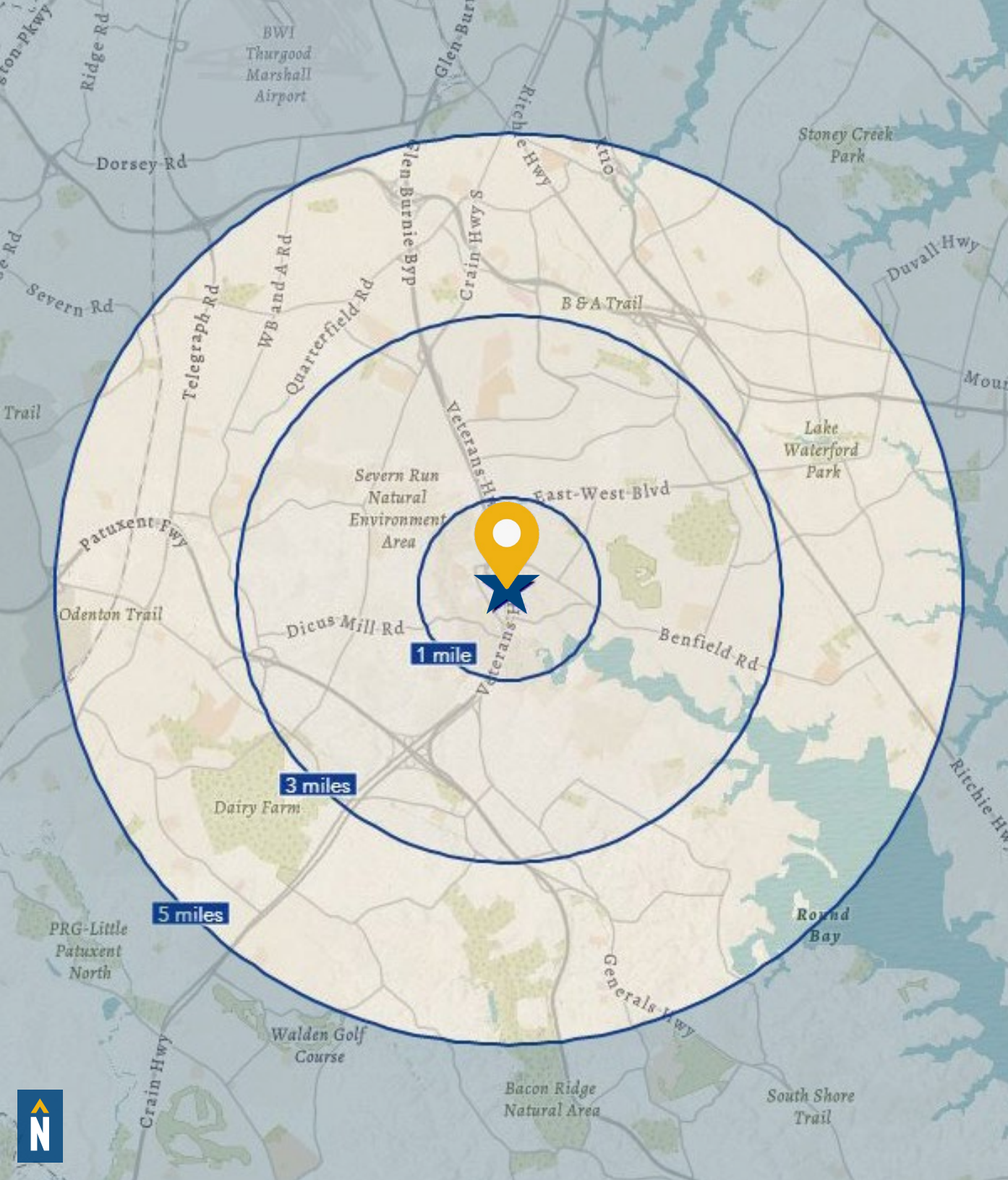


45.9

40.8

39.6

FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



## **BETHANY HOBBS**

SENIOR REAL ESTATE ADVISOR

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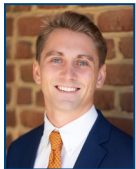


## **TRISH FARRELL**

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## **ETHAN BINNIX**

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

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OFFICES IN:

**ANNAPOLIS**

**BALTIMORE**

**BEL AIR**

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