

# FOR SALE



Anne Arundel County, MD

# 8654 VETERANS HIGHWAY

MILLERSVILLE, MARYLAND 21108

## AVAILABLE

1,823 sf

## LOT SIZE

0.54 Acres

## ZONING

C2 (Commercial)

## TRAFFIC COUNT

12,630 AADT (Veterans Hwy)

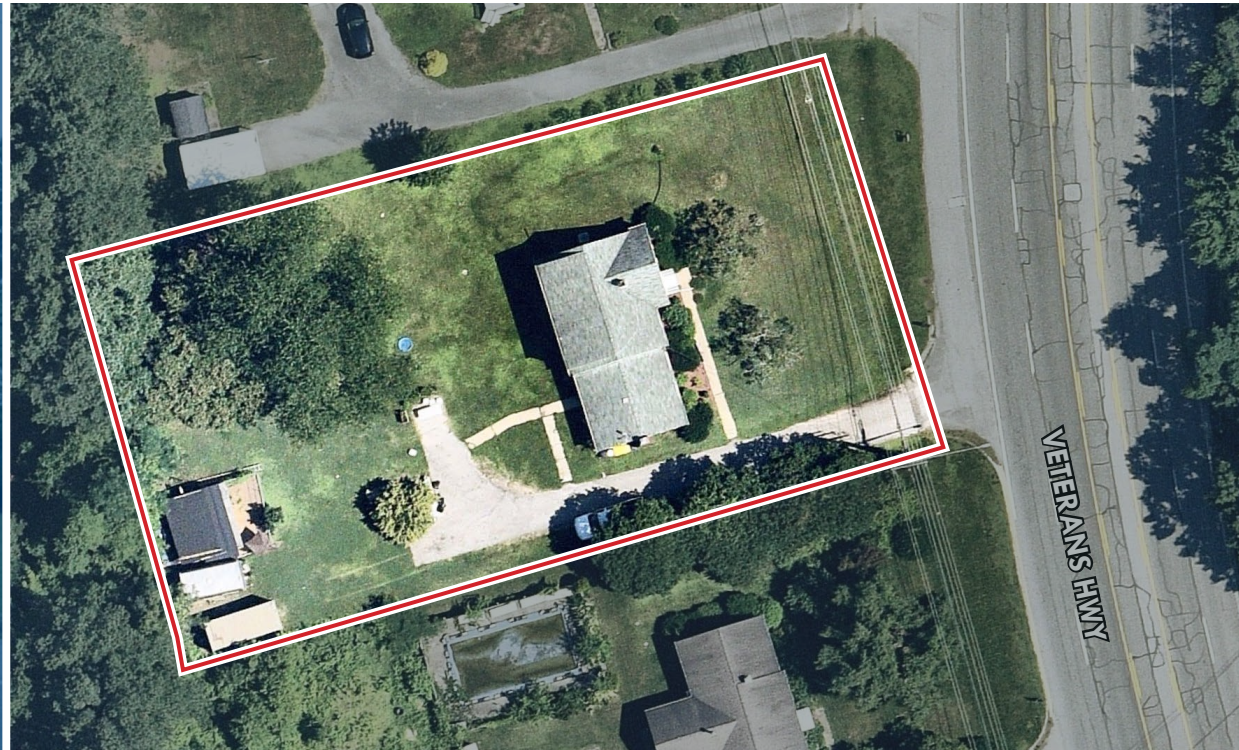
## SALE PRICE

\$549,999

## HIGHLIGHTS

- ▶ 2 story building for sale "As-Is"
- ▶ C2 development potential
- ▶ Just over a half acre available
- ▶ Excellent visibility and signage opportunity on Veterans Highway
- ▶ Adjacent parcels may be available for a total of 1.54 acres

Working from the bottom up, the original cape cod section has an unfinished basement beneath it where the washer/dryer, water heater and HVAC equipment is located. On the first floor, the Cape Cod section has hardwood floors, and the great room addition is plywood with carpet and a working fireplace. Also on the first floor are a dining room, living room, kitchen, two bedrooms and a full bathroom. The second floor has two large bedrooms, a full bathroom and attic storage space.



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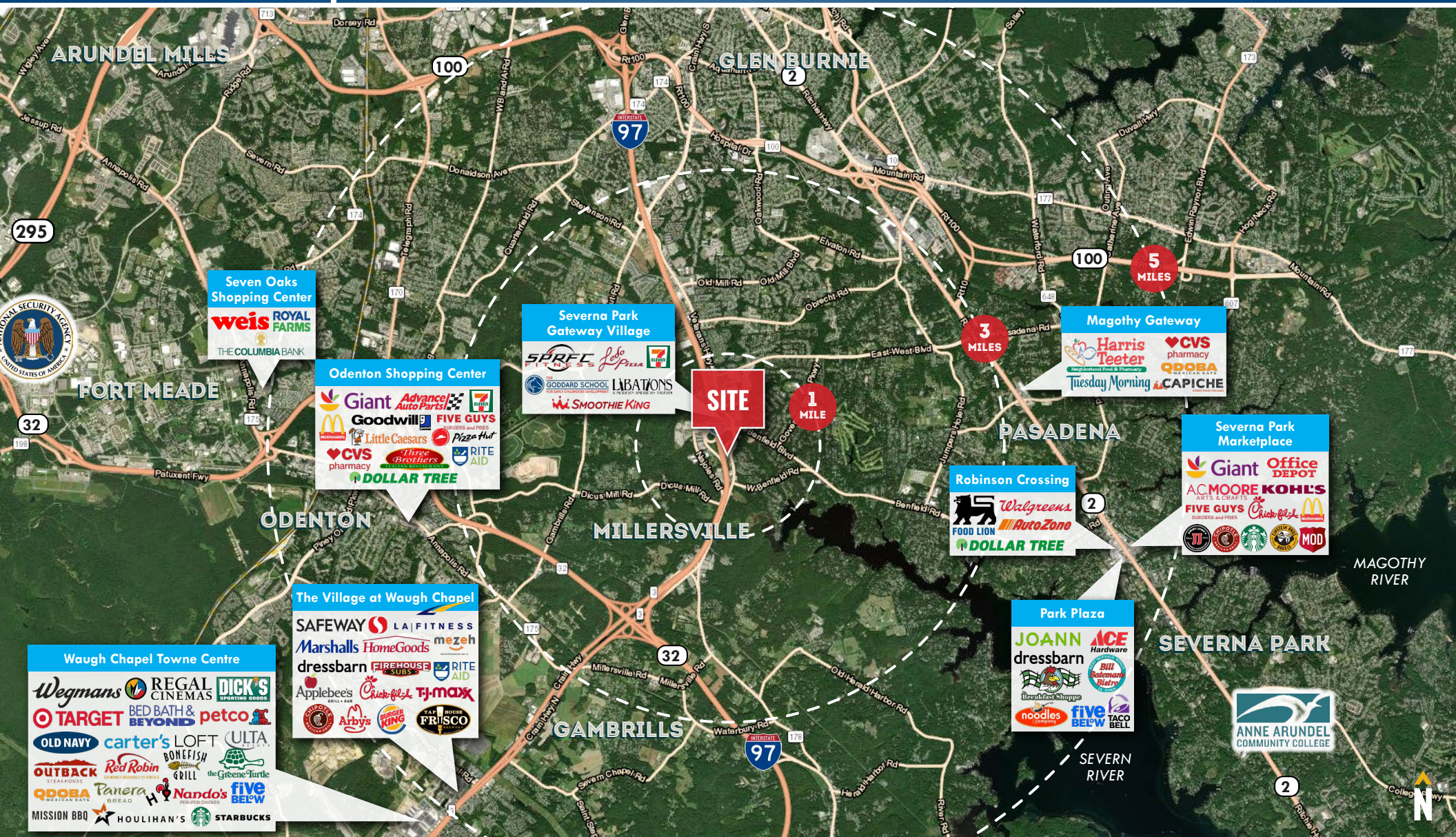
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# TRADE AREA

8654 VETERANS HIGHWAY | MILLERSVILLE, MARYLAND 21108



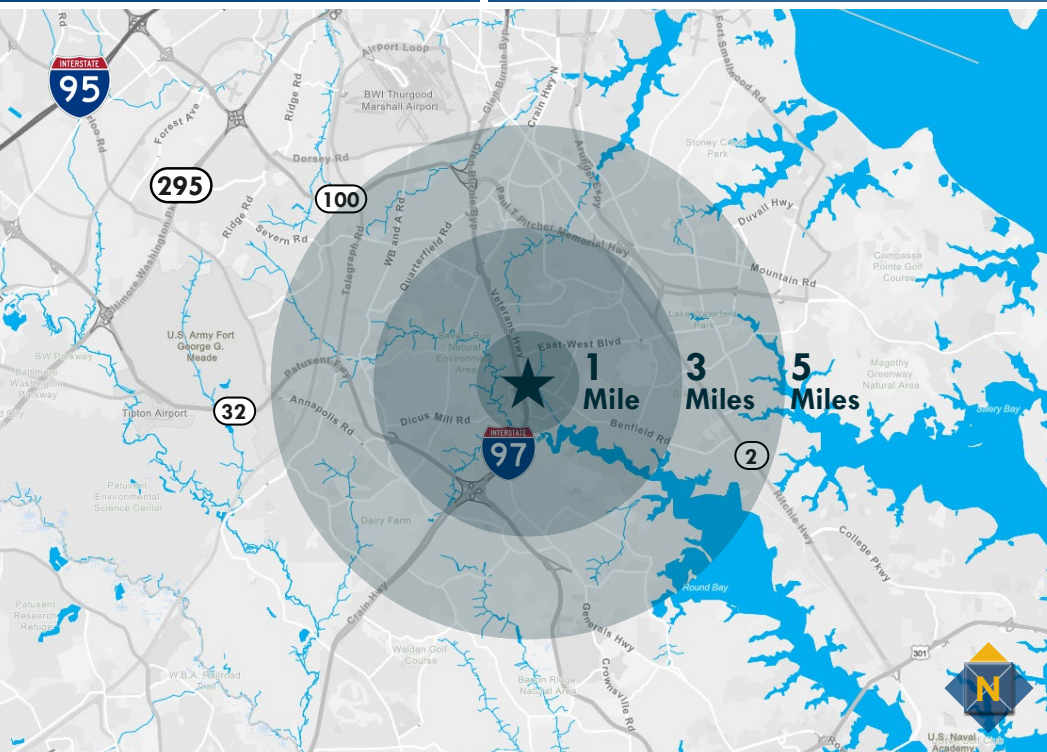


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# LOCATION / DEMOGRAPHICS (2022)

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## RESIDENTIAL POPULATION

4,886  
1 MILE  
52,943  
3 MILES  
176,031  
5 MILES

## NUMBER OF HOUSEHOLDS

1,575  
1 MILE  
19,464  
3 MILES  
64,330  
5 MILES

## AVERAGE HH SIZE

3.10  
1 MILE  
2.71  
3 MILES  
2.72  
5 MILES

## MEDIAN AGE

45.4  
1 MILE  
39.6  
3 MILES  
39.1  
5 MILES

## AVERAGE HH INCOME

\$255,030  
1 MILE  
\$140,772  
3 MILES  
\$127,653  
5 MILES

## EDUCATION (COLLEGE+)

87.7%  
1 MILE  
72.4%  
3 MILES  
67.1%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

98.3%  
1 MILE  
95.2%  
3 MILES  
94.7%  
5 MILES

## DAYTIME POPULATION

6,869  
1 MILE  
50,260  
3 MILES  
159,014  
5 MILES

31%

TOP TIER

2 MILES

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84  
AVERAGE HH SIZE  
47.3  
MEDIAN AGE  
\$173,200  
MEDIAN HH INCOME

LEARN MORE

29%

HOME IMPROVEMENT

2 MILES

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.88  
AVERAGE HH SIZE  
37.7  
MEDIAN AGE  
\$72,100  
MEDIAN HH INCOME

LEARN MORE

20%

SAVVY SUBURBANITES

2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85  
AVERAGE HH SIZE  
45.1  
MEDIAN AGE  
\$108,700  
MEDIAN HH INCOME

LEARN MORE

13%

BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41  
AVERAGE HH SIZE  
33.0  
MEDIAN AGE  
\$54,000  
MEDIAN HH INCOME

LEARN MORE





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