

FOR LEASE

Anne Arundel County, MD

RETAIL END CAP

MAIN STREET @ WAUGH CHAPEL | 885 MD ROUTE 3 N. | GAMBRILLS, MARYLAND 21054

2,984 SF
AVAILABLE



AVAILABLE

- ▶ 1,468 sf
- ▶ 1,516 sf

CAN BE
COMBINED
UP TO 2,984 SF

BUILDING SIZE

7,969 sf

ZONING

C1 (Local Commercial District)

TRAFFIC COUNT

72,250 AADT (MD Route 3 N.)

RENTAL RATE

Negotiable

DELIVERY DATE

June 2021

HIGHLIGHTS

- ▶ Prime end cap retail space at Main Street at Waugh Chapel
- ▶ New construction
- ▶ High visibility facing busy Rt. 3 in Gambrills - 72,250 cars/day
- ▶ Join McDonald's, Yogi Castle, IHOP, 7-Eleven, ExpressCare, Bella Lifestyle Nail Salon & Spa and Bento's Hibachi & Sushi!



Henry Deford | Vice President

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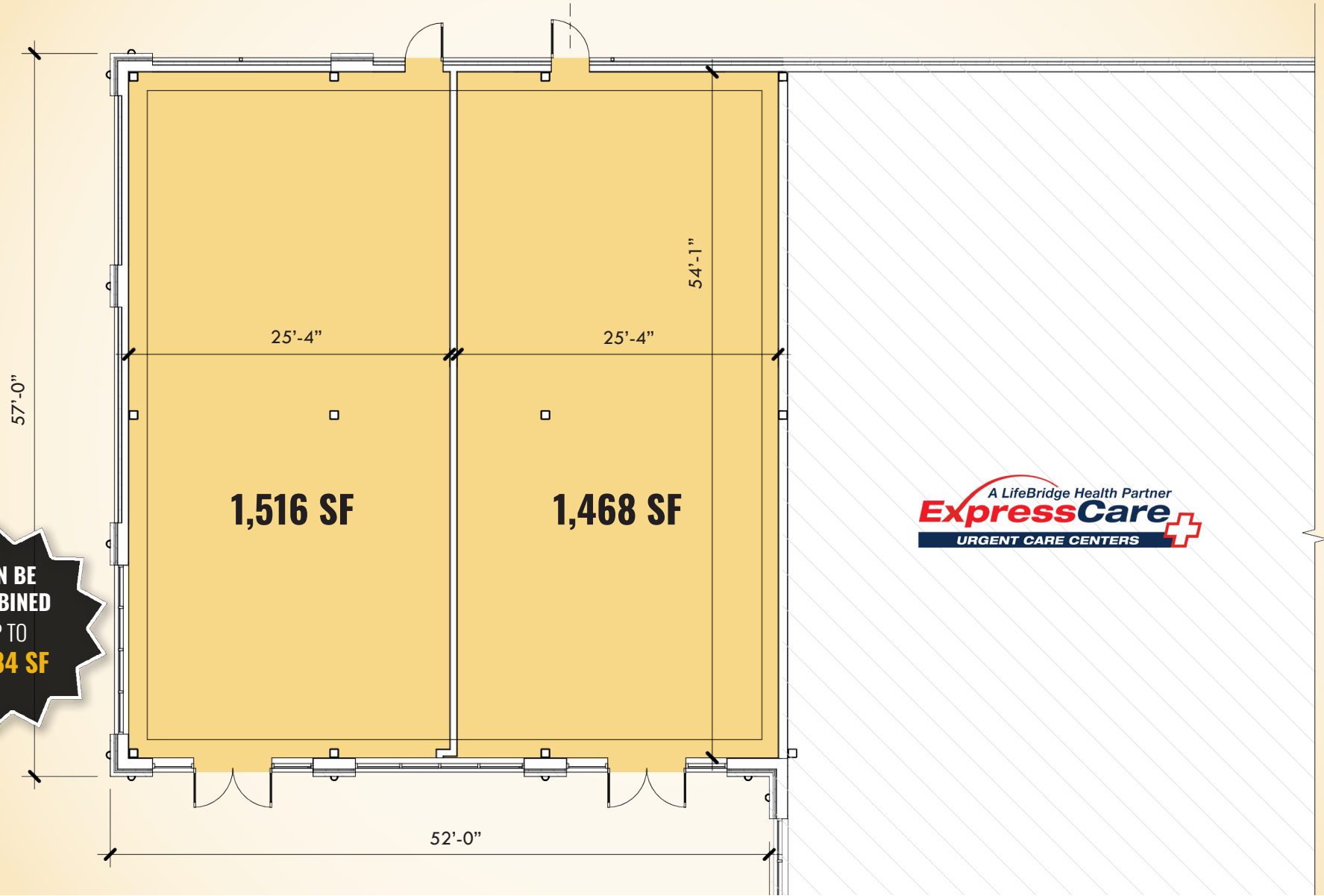
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FLOOR PLAN

MAIN STREET @ WAUGH CHAPEL | 885 MD ROUTE 3 N. | GAMBRILLS, MARYLAND 21054



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AERIAL / ACCESS

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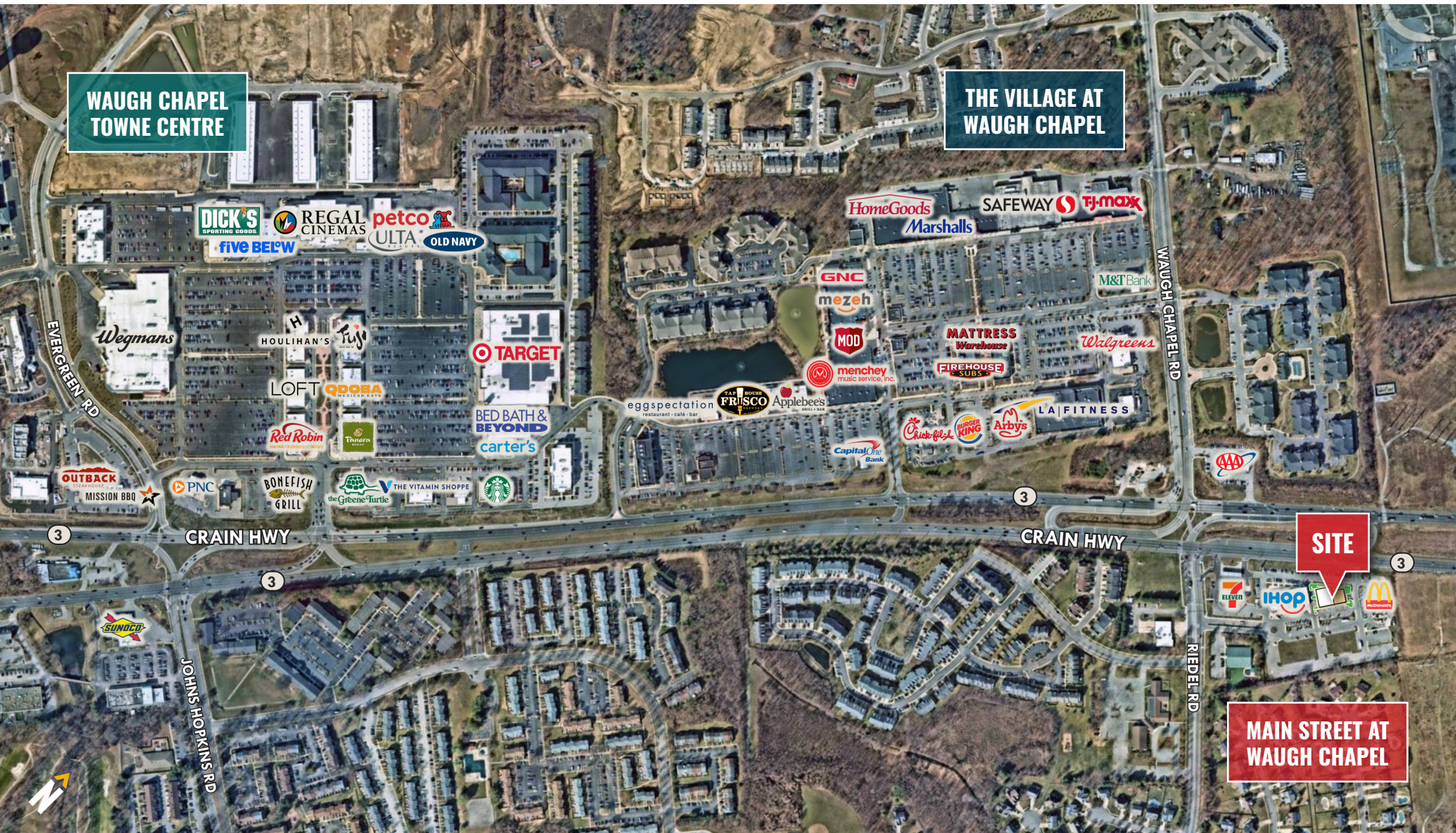


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LOCAL TRADE AREA

MAIN STREET @ WAUGH CHAPEL | 885 MD ROUTE 3 N. | GAMBRILLS, MARYLAND 21054



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REGIONAL TRADE AREA

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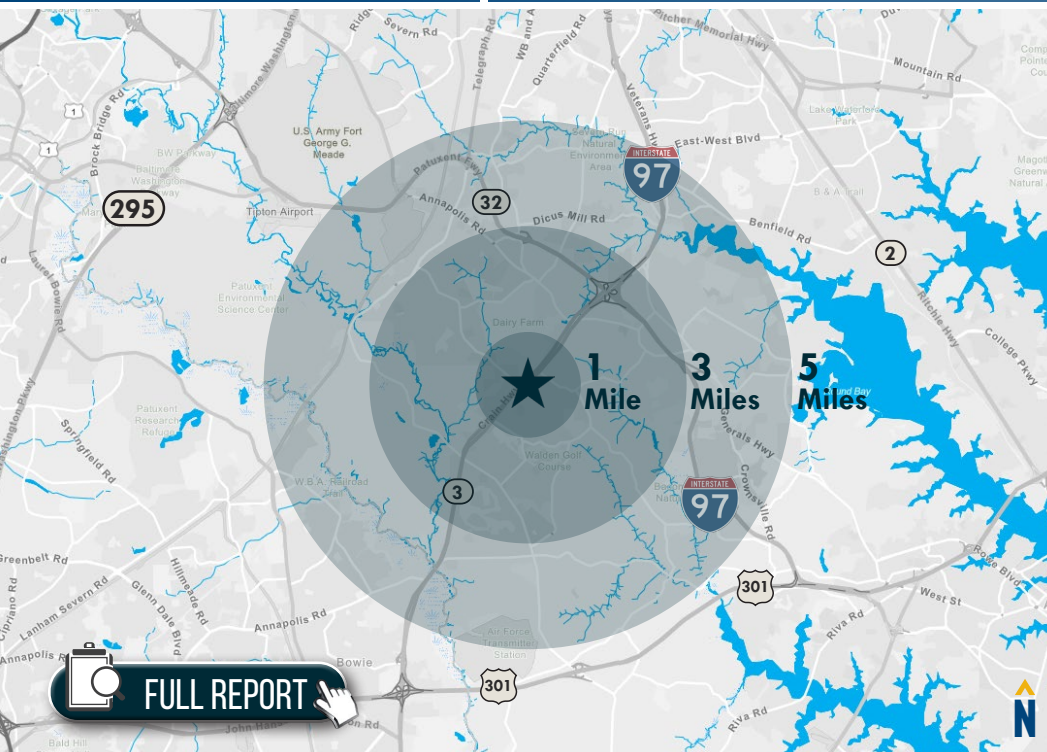


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LOCATION / DEMOGRAPHICS (2019)

MAIN STREET @ WAUGH CHAPEL | 885 MD ROUTE 3 N. | GAMBRILLS, MARYLAND 21054



FULL REPORT

RESIDENTIAL POPULATION

9,261
1 MILE
50,710
3 MILES
93,683
5 MILES

NUMBER OF HOUSEHOLDS

3,554
1 MILE
18,0914
3 MILES
34,749
5 MILES

AVERAGE HH SIZE

2.61
1 MILE
2.67
3 MILES
2.67
5 MILES

MEDIAN AGE

36.0
1 MILE
38.5
3 MILES
39.2
5 MILES

AVERAGE HH INCOME

\$144,159
1 MILE
\$138,753
3 MILES
\$141,612
5 MILES

EDUCATION (COLLEGE+)

83.5%
1 MILE
79.4%
3 MILES
78.8%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

98.2%
1 MILE
97.3%
3 MILES
96.7%
5 MILES

DAYTIME POPULATION

8,529
1 MILE
36,775
3 MILES
81,164
5 MILES

39%
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

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27%
PROFESSIONAL PRIDE
2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE
40.8
MEDIAN AGE
\$138,100
MEDIAN HH INCOME

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17%
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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8%
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

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