

FOR SALE

Anne Arundel County, MD

630 MD ROUTE 3 NORTH LANE

MILLERSVILLE, MARYLAND 21108

AVAILABLE

3.39 acres (2.04 acres usable)

ZONING

C4 (Commercial Highway) and
RLD (Residential Low Density)

TRAFFIC COUNT

74,010 AADT (Route 3)

HIGHLIGHTS

- ▶ Former Suburban Propane site with sought-after C4 zoning
- ▶ Site is partially paved and improved with a 1,800 sf building
- ▶ Preliminary engineering for an up to 9,000 square foot building
- ▶ Located between the heavily-traveled northbound and southbound Rt 3 near Rt 175, with immediate access to Rt 32 and I-97
- ▶ Ideal property uses include a bank, pharmacy, daycare, automotive (sales/repair), convenience store, urgent care medical facility, self storage, and more



STREET VIEW

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BIRDSEYE

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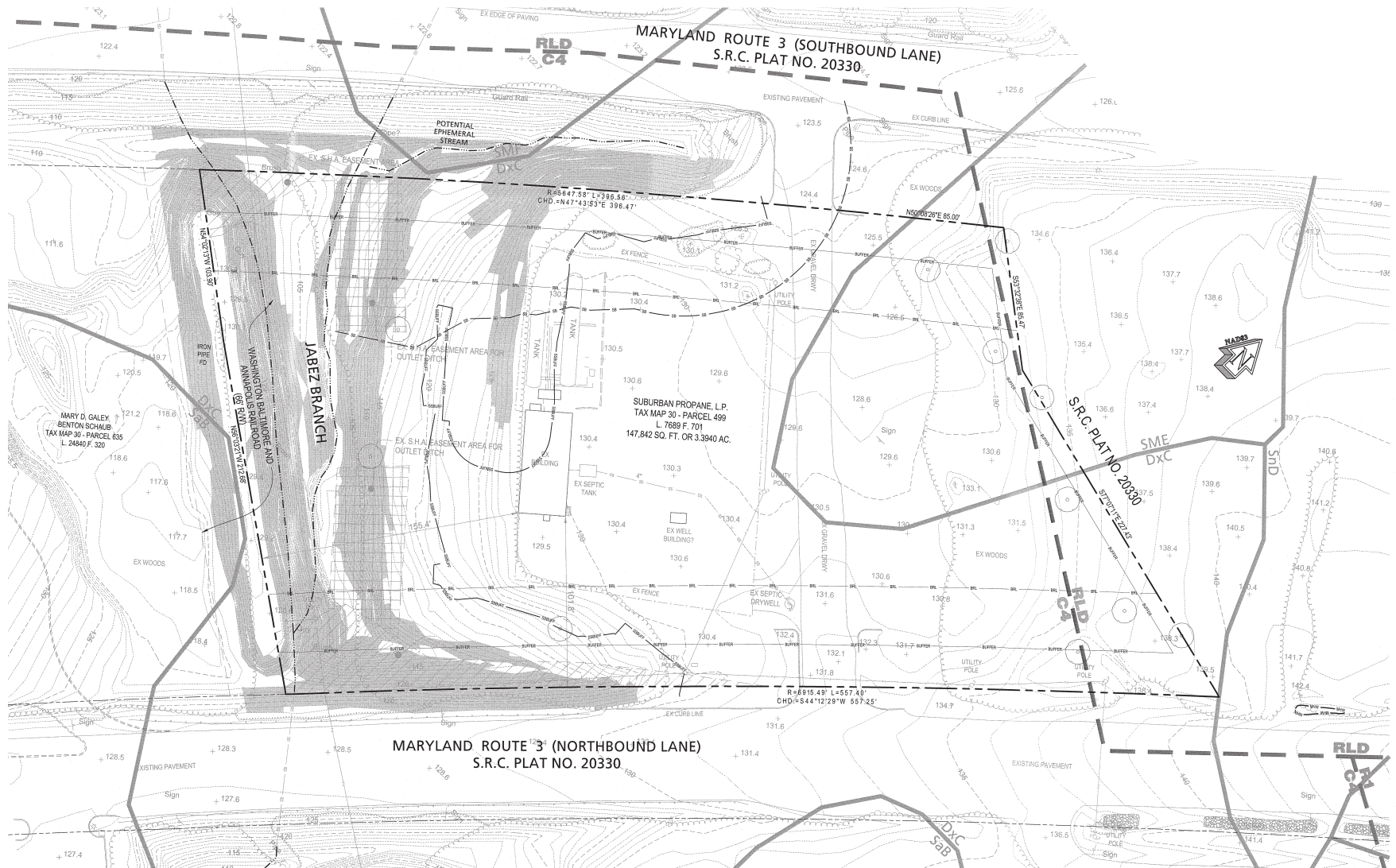
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EXISTING CONDITIONS

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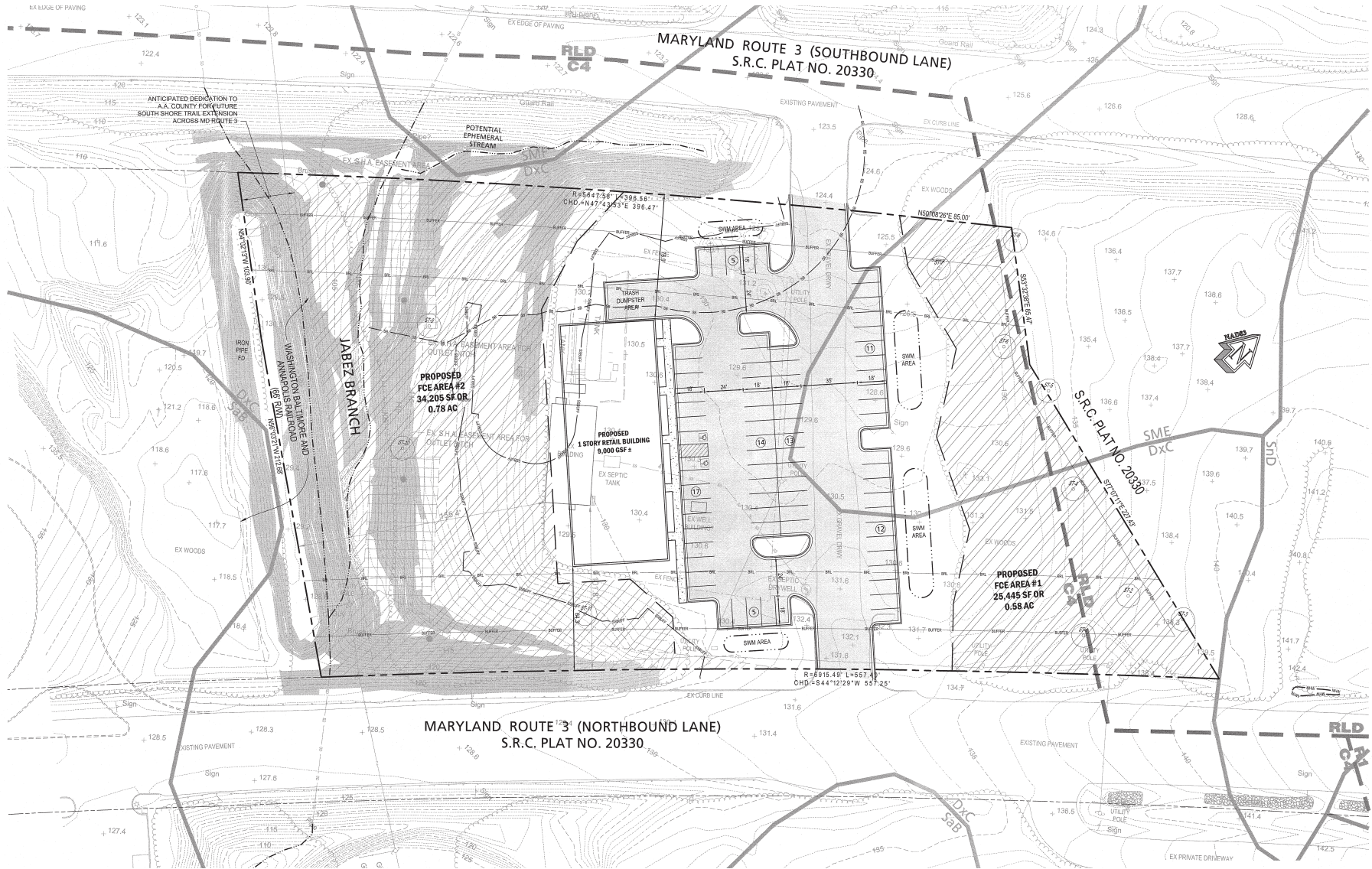
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FEASIBILITY STUDY

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