FOR SALE

Anne Arundel County, MD

8646 VETERANS HIGHWAY

MILLERSVILLE, MD 21108

SITE SIZE

.50 Acres ±

ZONING

C-2 (Commercial-Office Complex with some auxiliary and retail uses permitted, including standalone restaurants. More examples below)

SALE PRICE

$499,900

HIGHLIGHTS

- 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

STREET VIEW

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

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410.974.9003 tfarrell@mackenziecommercial.com

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FOR SALE

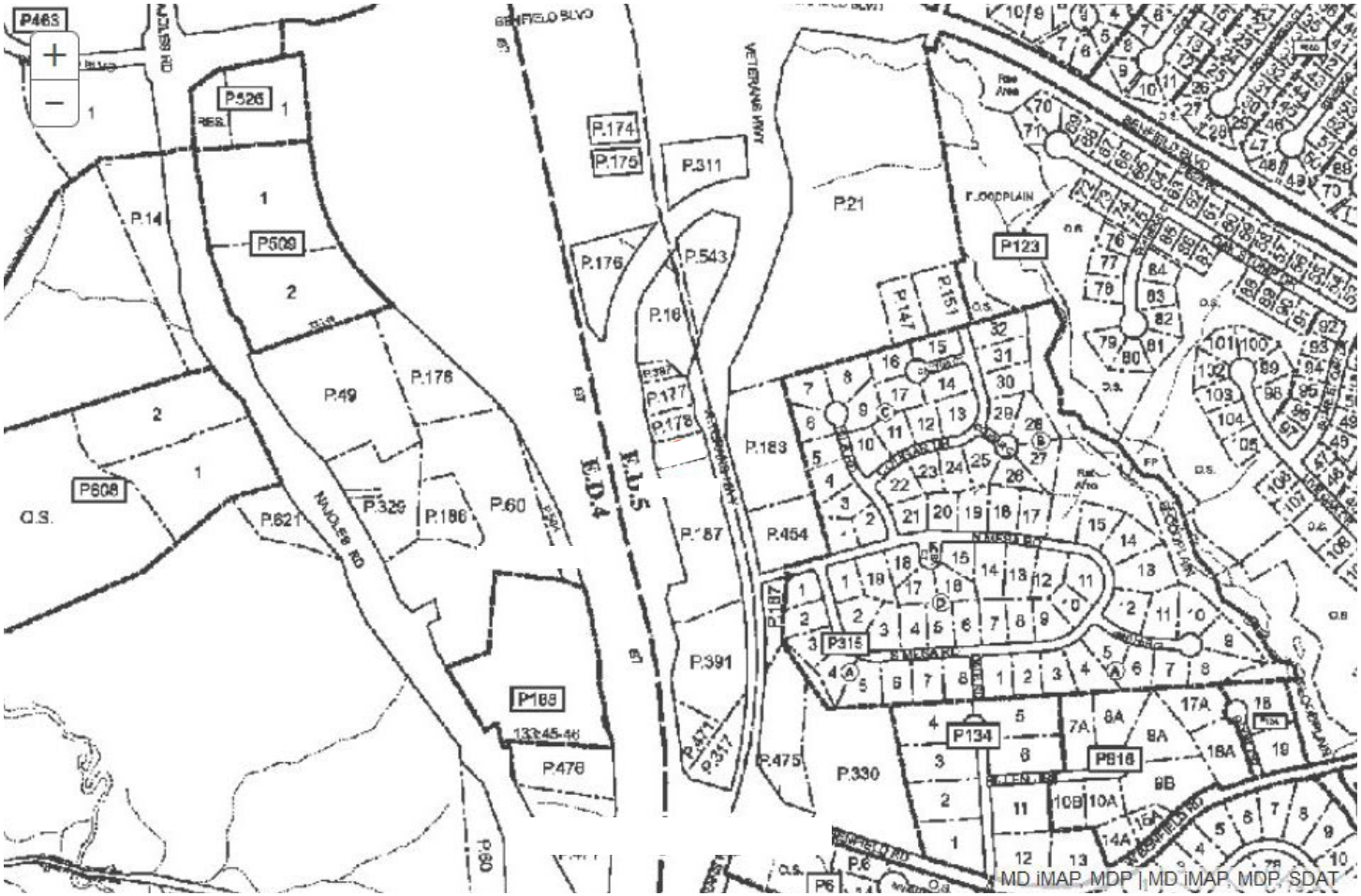
Anne Arundel County, MD

PLAT MAP

8646 VETERANS HIGHWAY | MILLERSVILLE, MD 21108

Anne Arundel County

District: 04 **Subdivision:** 000 **Account Number:** 04582200



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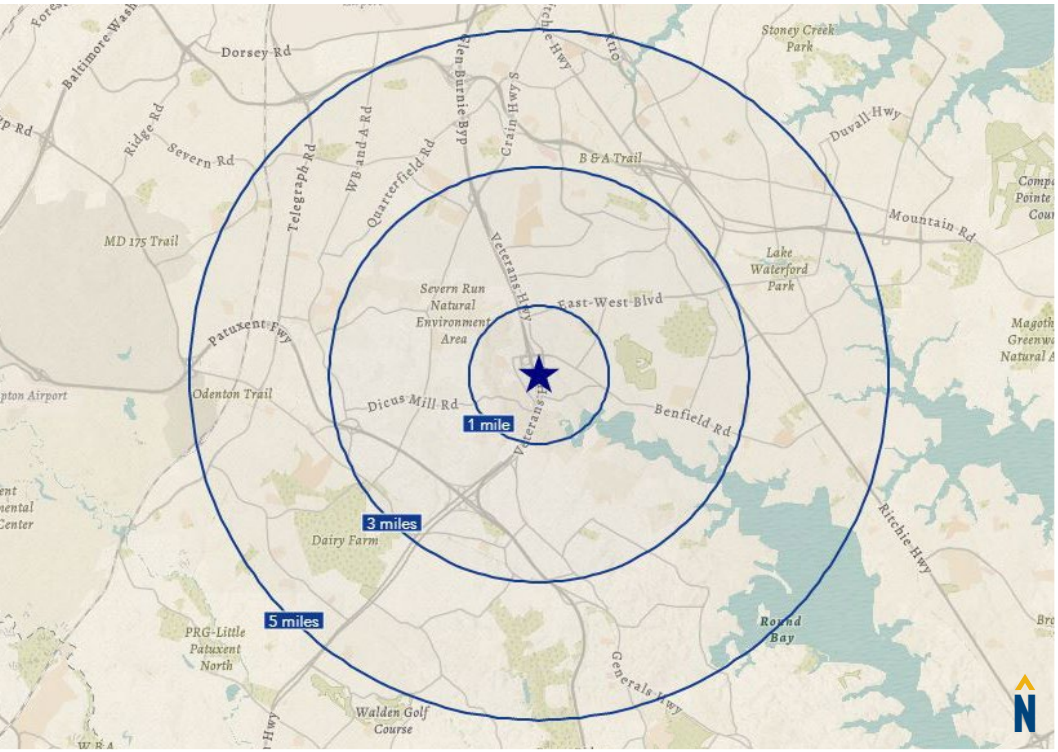
DEMOGRAPHICS

8646 VETERANS HIGHWAY | MILLERSVILLE, MARYLAND 21108



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
3,871 1 MILE	1,289 1 MILE	2.64 1 MILE	45.9 1 MILE
45,957 3 MILES	16,556 3 MILES	2.79 3 MILES	40.9 3 MILES
173,458 5 MILES	63,454 5 MILES	2.68 5 MILES	39.5 5 MILES

AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
$283,484 1 MILE	69.3% 1 MILE	96.0% 1 MILE	6,273 1 MILE
$171,159 3 MILES	79.4% 3 MILES	96.8% 3 MILES	39,269 3 MILES
$147,834 5 MILES	74.0% 5 MILES	96.0% 5 MILES	150,059 5 MILES

36% SAVVY SUBURBANITES

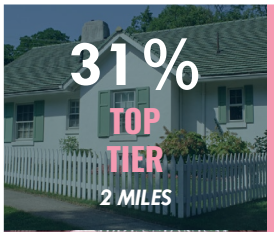
2 MILES

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

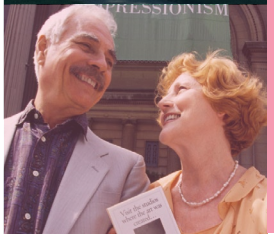
45.1 MEDIAN AGE

$108,700 MEDIAN HH INCOME



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

15% 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

8% 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

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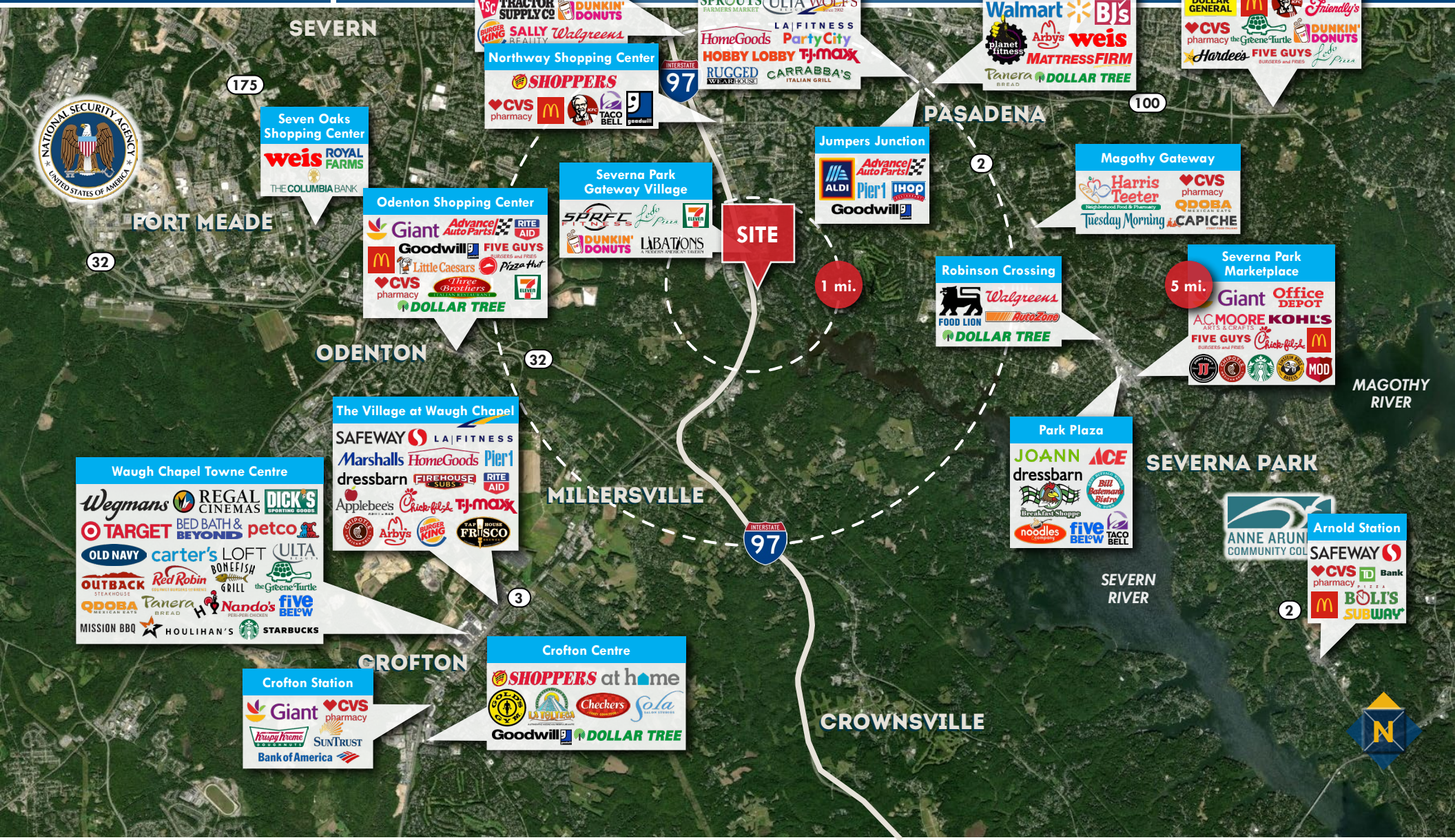
TRADE AREA

8646 VETERAN[illegible] | MILLERSVILLE, MD 21108



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