

# FOR SALE

Anne Arundel County, MD

# 8662 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

Negotiable

## HIGHLIGHTS

- » Easy access to I-97 and Route 32 via Veterans Highway
- » Public water
- » 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

# FOR SALE



# PLAT MAP

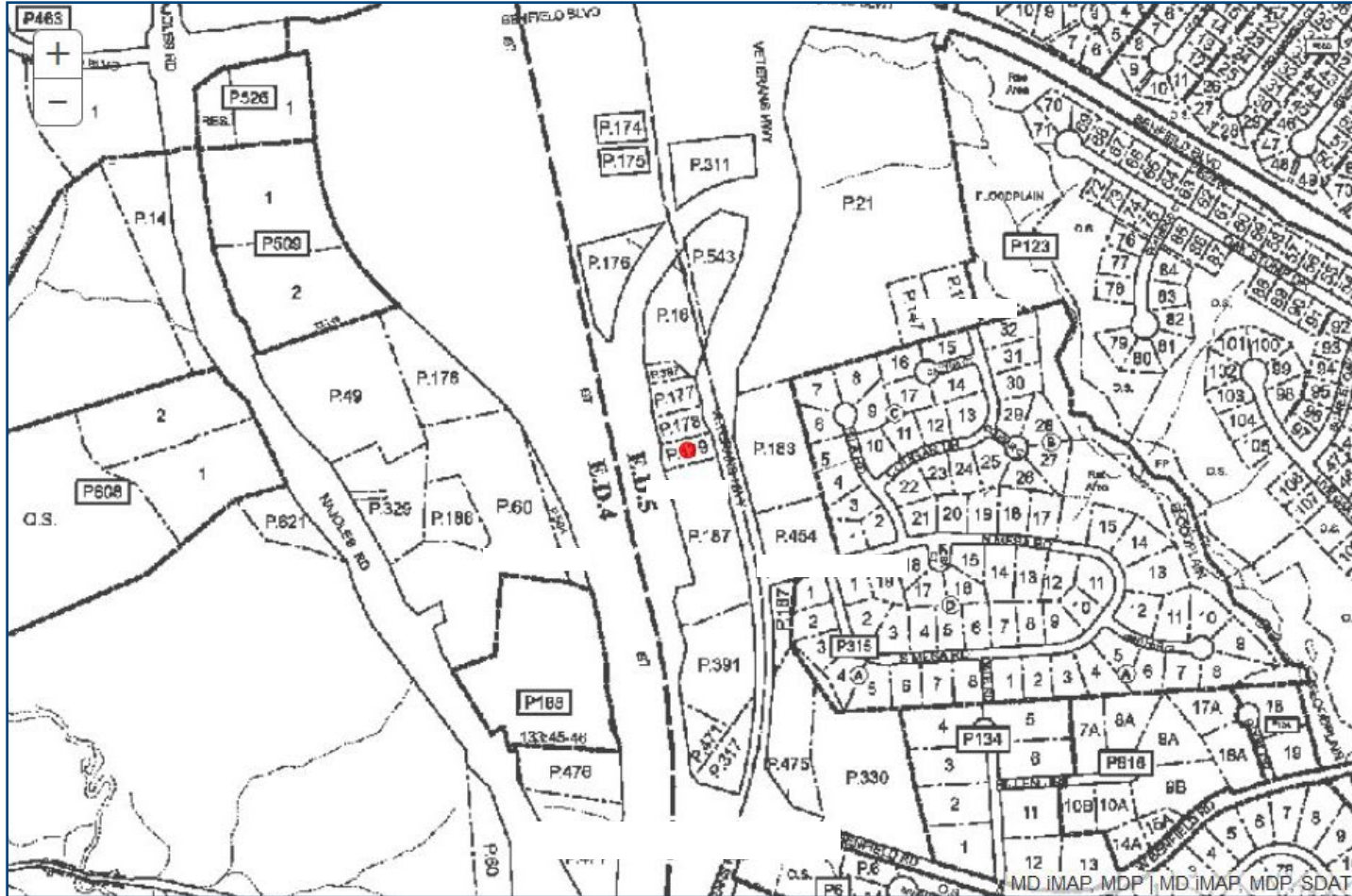
8662 VETERANS HIGHWAY | MILLERSVILLE, MD 21108

Anne Arundel County

District: 04

Subdivision: 000

Account Number: 04582200

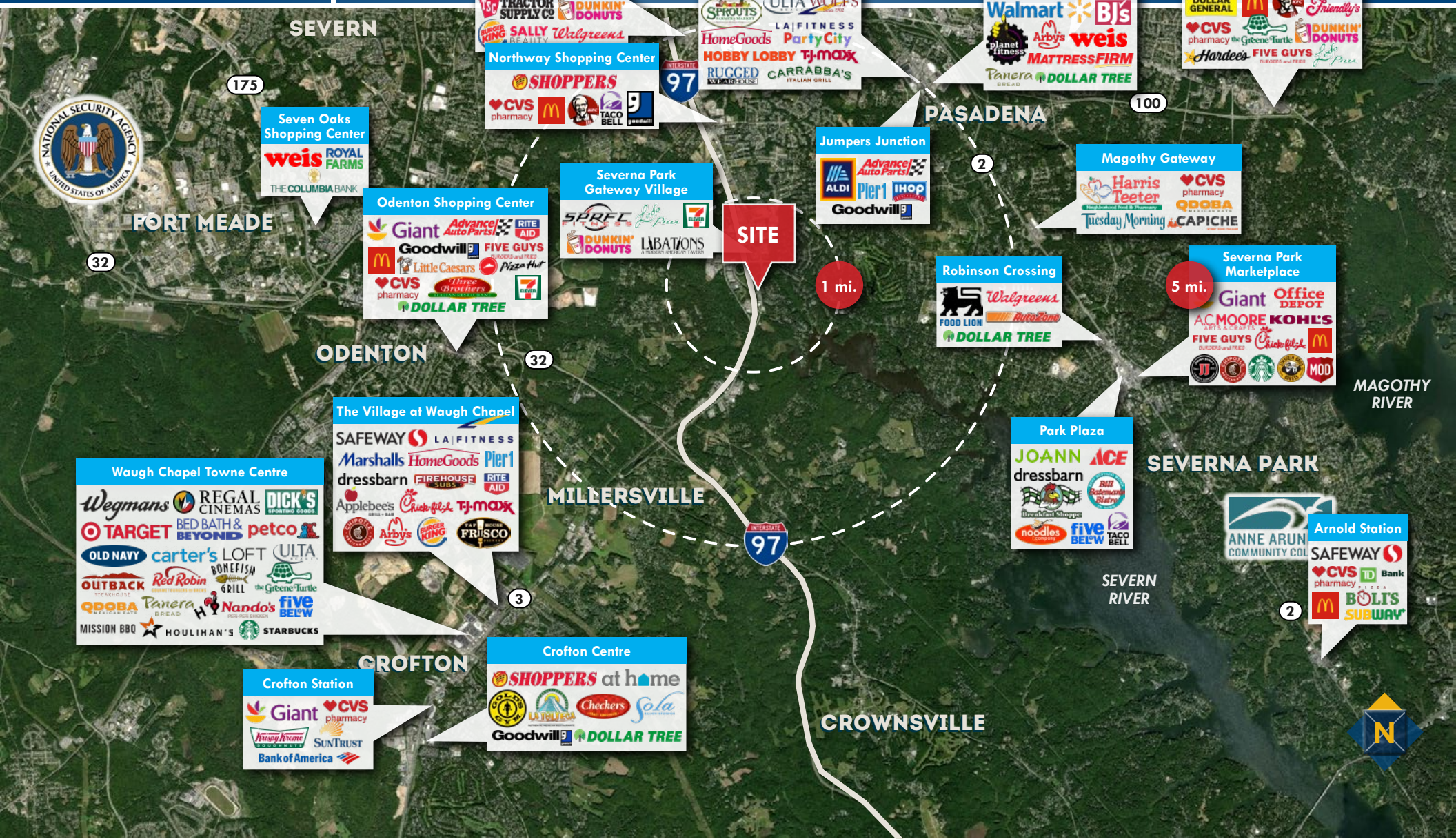


# FOR SALE

Anne Arundel County, MD

# TRADE AREA

8662 VETERAN MILLERSVILLE, MD 21108

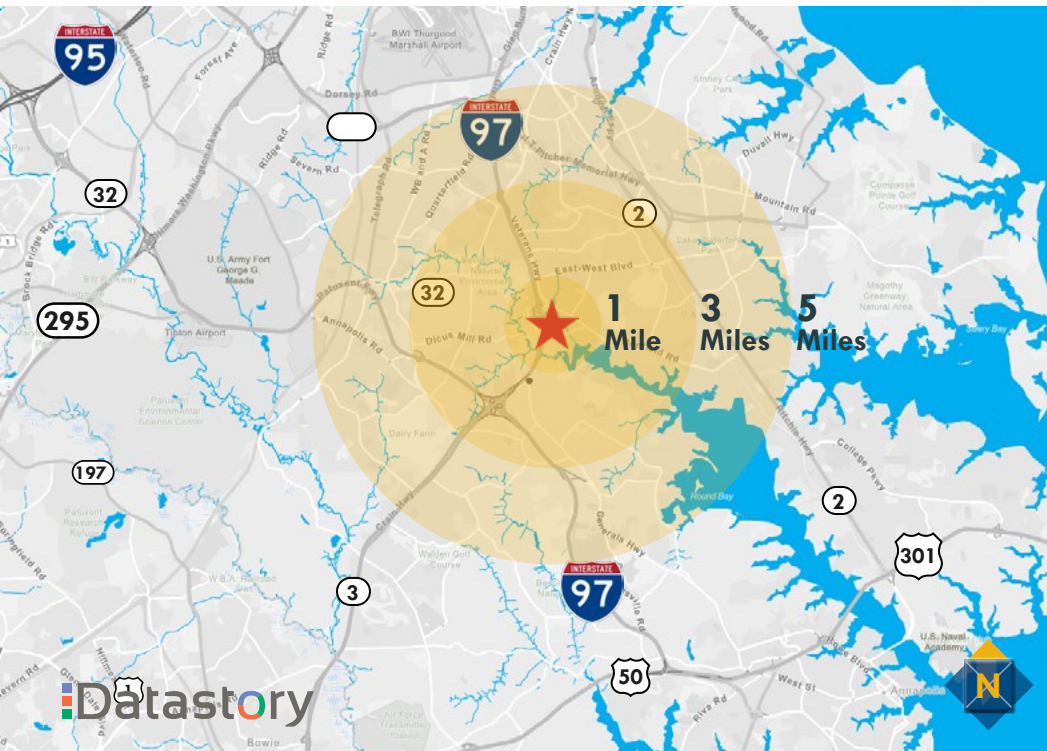


# FOR SALE

Anne Arundel County, MD

# LOCATION / DEMOGRAPHICS

8662 VETERANS HIGHWAY | MILLERSVILLE, MD 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  
3 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.

**31%**  
TOP TIER  
3 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.

**15%**  
EXURBANITES  
3 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.

**8%**  
BRIGHT YOUNG  
PROFESSIONALS  
3 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.



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



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



**2.50**  
AVERAGE HH SIZE  
**51.0**  
MEDIAN AGE  
**\$103,400**  
MEDIAN HH INCOME



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