

FOR SALE

Howard County, Maryland

GOVERNORS RUN

GOVERNORS RUN & BALTIMORE NATIONAL PIKE | ELLICOTT CITY, MARYLAND 21043

AVAILABLE

4.42 Acres ± Total
(1.5 Acres ± Usable)

ZONING

R-20 (Low Density Residential)

TRAFFIC COUNT

48,671 AADT (Balt. National Pike)

SALE PRICE

\$495,000 *Reduced!*

HIGHLIGHTS

- ▶ Corner lot along US Route 40 (380 ft. ± of frontage)
- ▶ Full access and turning movement
- ▶ Heavily wooded lot provides ideal seclusion and privacy
- ▶ Desirable property in highly sought after Ellicott City community
- ▶ All public utilities included
- ▶ Ideal for school, educational facility, institutional, etc.
- ▶ Use permitted by special exception



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TRADE AREA

GOVERNORS RUN & BALTIMORE NATIONAL PIKE | ELLICOTT CITY, MARYLAND 21043

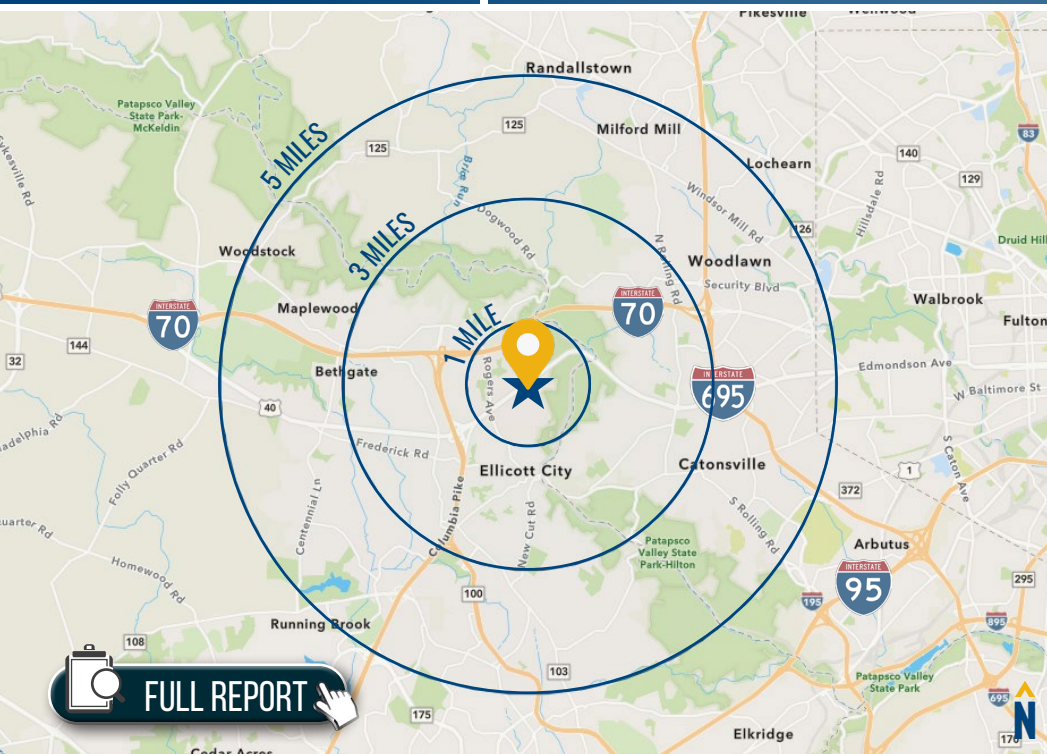


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LOCATION / DEMOGRAPHICS (2023)

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RESIDENTIAL POPULATION

11,247
1 MILE
75,051
3 MILES
205,808
5 MILES

NUMBER OF HOUSEHOLDS

4,284
1 MILE
27,147
3 MILES
76,016
5 MILES

AVERAGE HH SIZE

2.62
1 MILE
2.73
3 MILES
2.68
5 MILES

MEDIAN AGE

38.7
1 MILE
41.1
3 MILES
40.6
5 MILES

AVERAGE HH INCOME

\$142,459
1 MILE
\$157,654
3 MILES
\$149,528
5 MILES

EDUCATION (COLLEGE+)

74.6%
1 MILE
78.1%
3 MILES
76.1%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.1%
1 MILE
96.7%
3 MILES
96.4%
5 MILES

DAYTIME POPULATION

8,191
1 MILE
66,245
3 MILES
184,179
5 MILES

43%
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

15%
GOLDEN YEARS
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

13%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

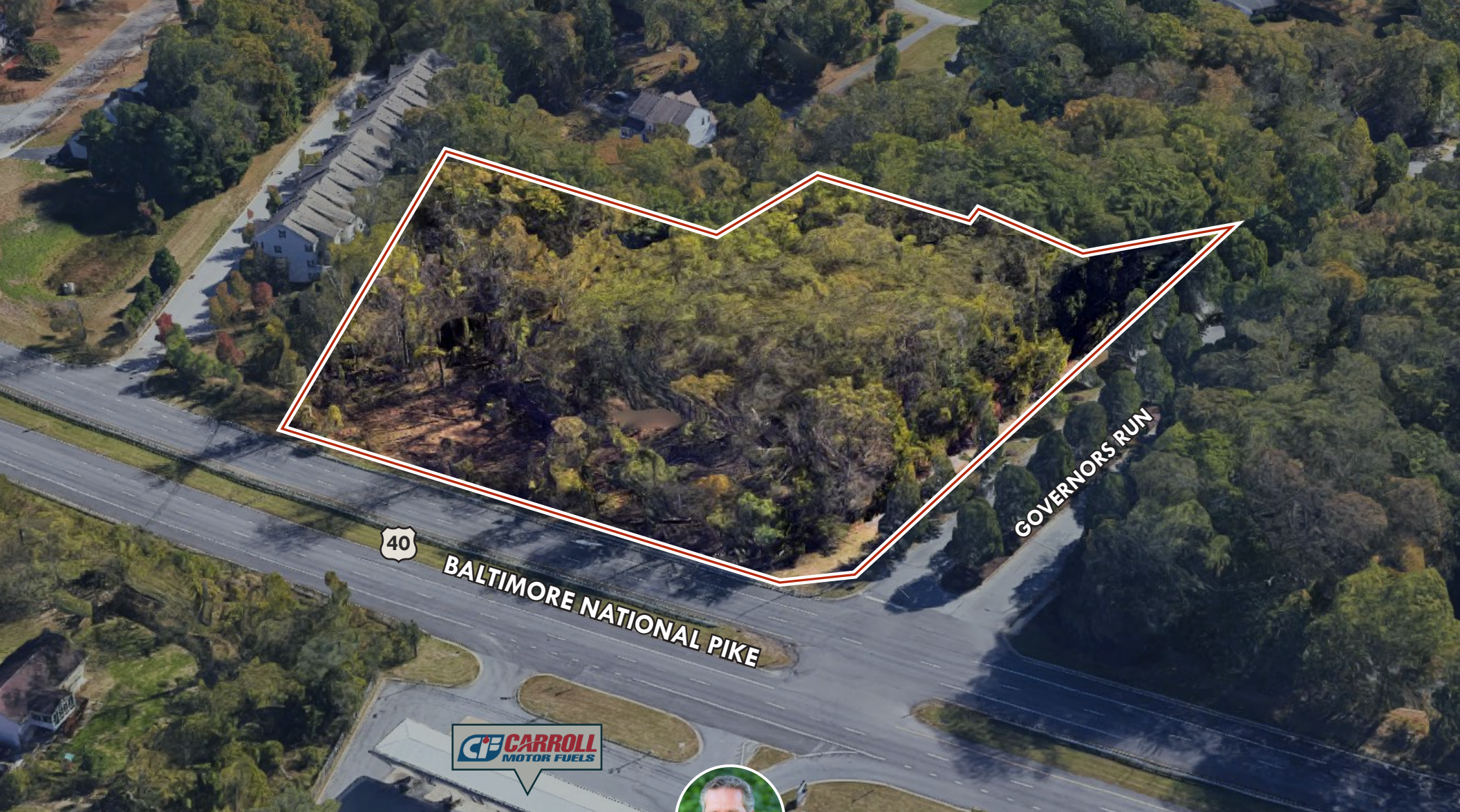
9%
IN STYLE
2 MILES

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME



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