

FOR LEASE

Anne Arundel County, MD

RETAIL END CAP

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

2,964 SF
AVAILABLE



AVAILABLE

2,964 sf

BUILDING SIZE

7,969 sf

ZONING

C1 (Local Commercial District)

TRAFFIC COUNT

72,250 AADT (MD Route 3 N.)

RENTAL RATE

Negotiable

OCCUPANCY

Q2 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!



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AERIAL / ACCESS

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

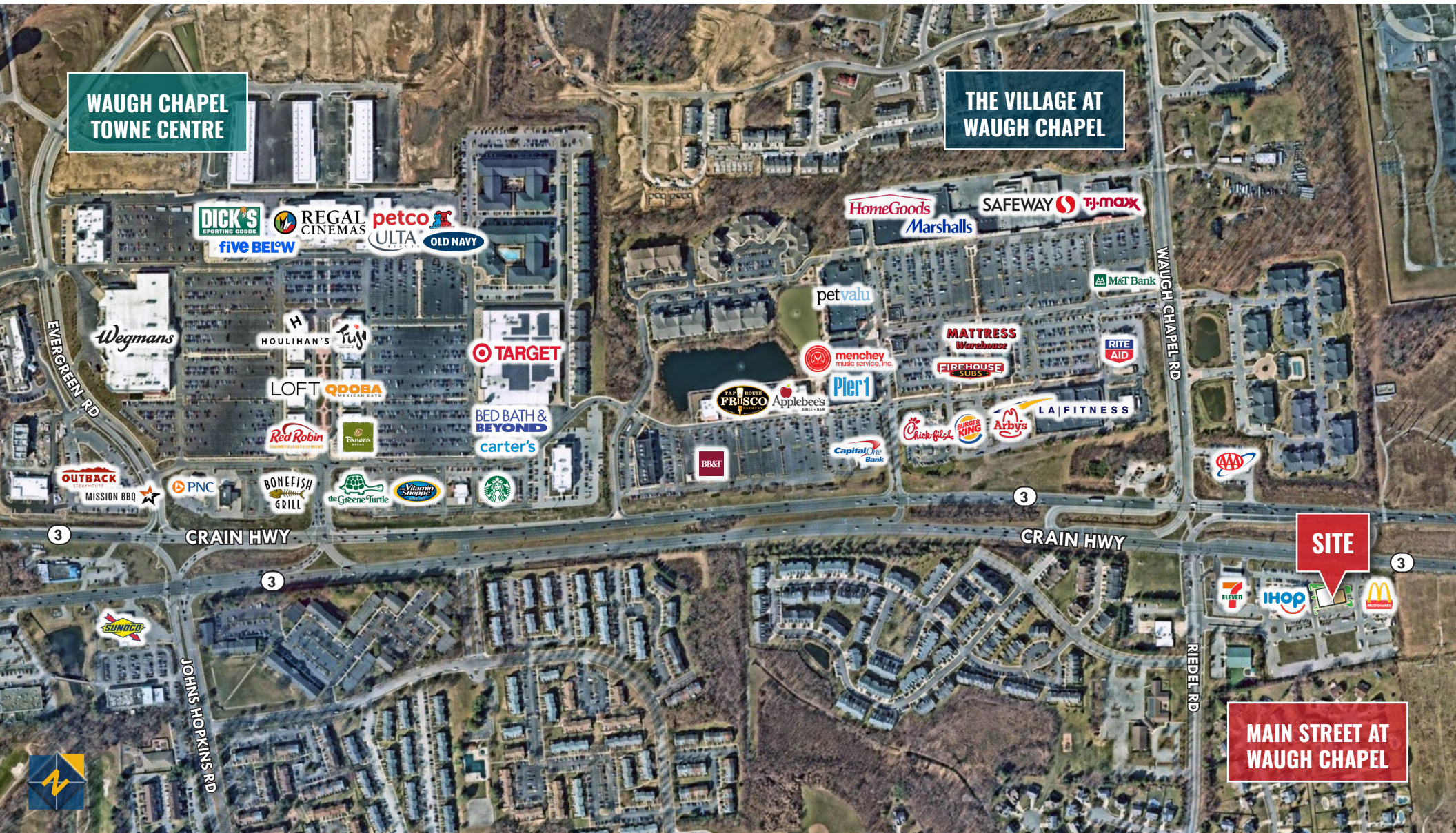


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LOCAL TRADE AREA

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



WAUGH CHAPEL TOWNE CENTRE

THE VILLAGE AT WAUGH CHAPEL

SITE

MAIN STREET AT WAUGH CHAPEL

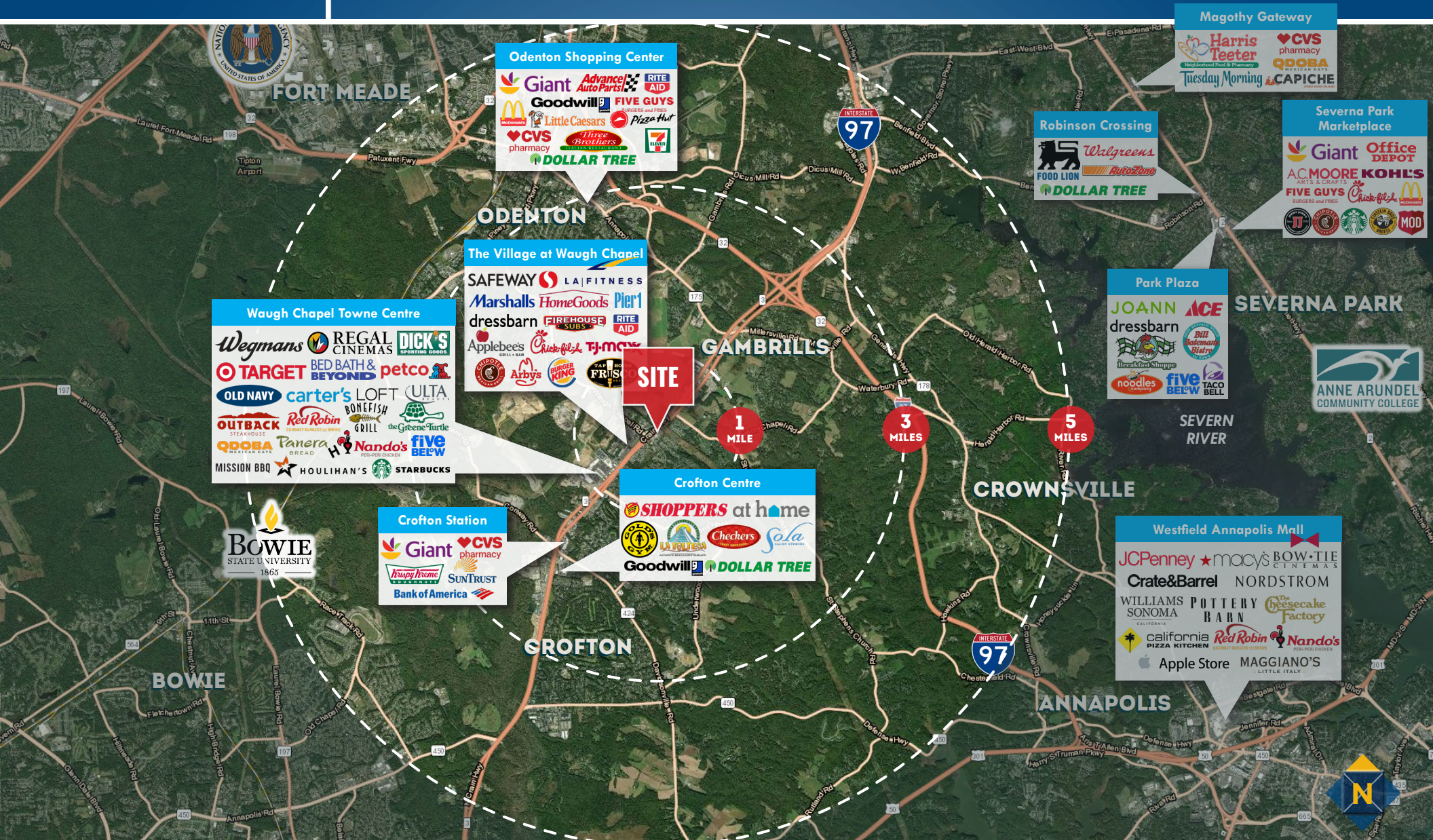


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REGIONAL TRADE AREA

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

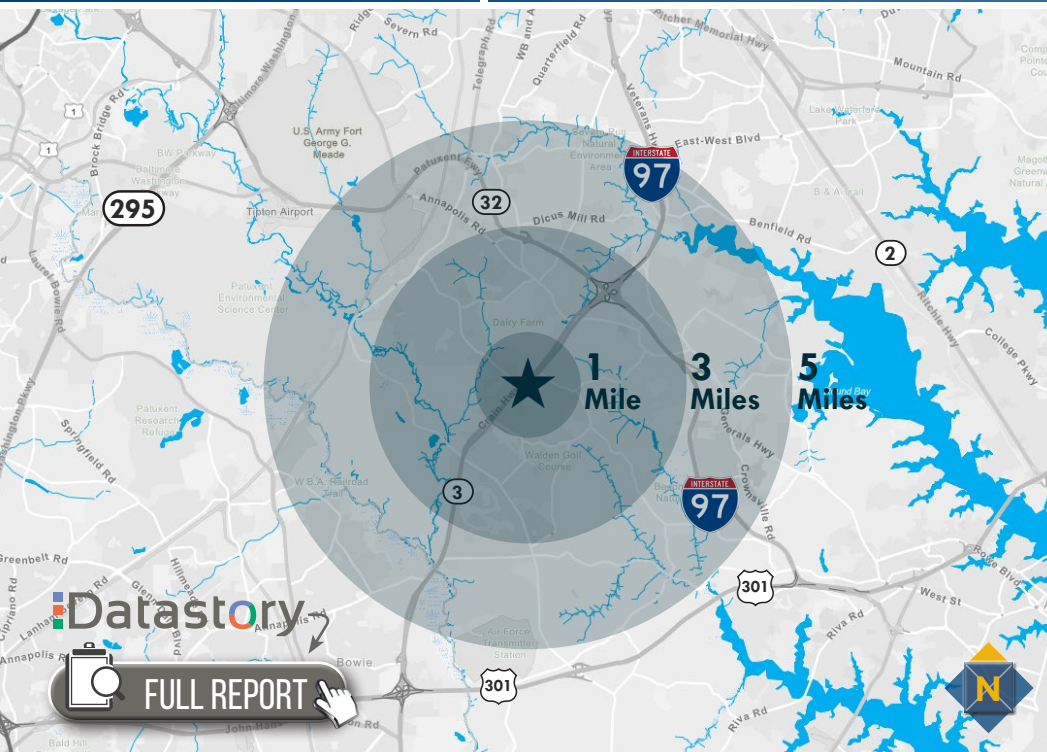


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LOCATION / DEMOGRAPHICS (2019)

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



| | | | |
|---|---|---|--|
| 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

[LEARN MORE](#)

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

[LEARN MORE](#)

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

[LEARN MORE](#)

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

[LEARN MORE](#)