kInb

SOUTHERN MARYLAND BLVD & YELLOW BANK RD

DUNKIRK, MD 20754, CALVERT COUNTY



NEARBY RETAILERS











GROUND LEASE

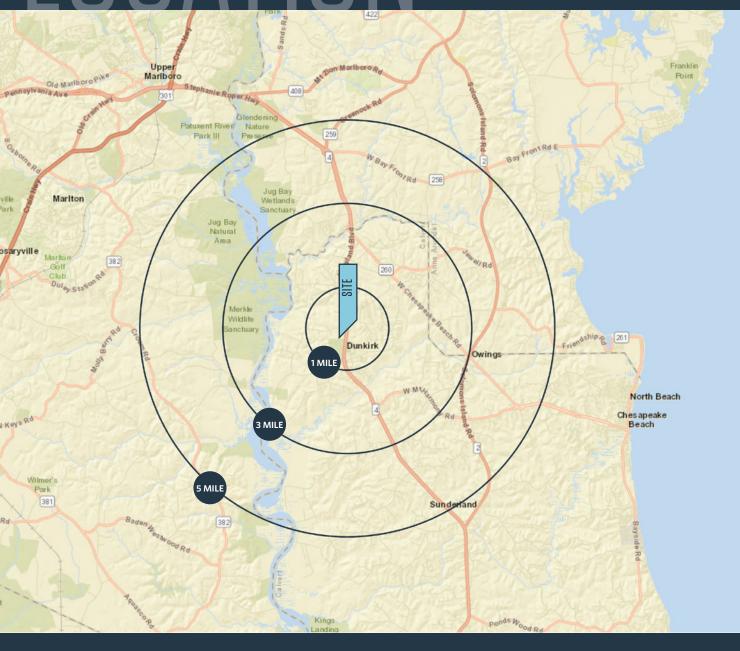
- 1.87 acres available
- Great visibility and access to Route 4
- Northern gateway to Calvert County
- Signage available

DEVELOPED BY:



SOUTHERN MARYLAND BLVD & YELLOW BANK RD

DUNKIRK, MD 20754, CALVERT COUNTY



DEMOGRAPHICS | 2019:

1-MILE 3-MILE 5-MILE

Population

2,399 9,934 18,958

Daytime Population

1,678 3,250 5,640

Households

815 3,328 6,441

Average HH Income

\$150,937 \$142,253 \$147,913

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2018:

Southern Maryland Blvd 31,831 ADT







SOUTHERN MARYLAND BLVD & YELLOW BANK RD DUNKIRK, MD 20754, CALVERT COUNTY MIRZ BE RIDVILED RIDVI MER BE RIBERLI, D CHAYING FAIN MER BERDER, DI CHAYING MAI MAY SERVED RID OF MERCEN AND MAYED RID OR MEDIA LIMIT MAYED RIDVILLA LIMIT DOCTIMENT, LIME EXTRAIN CONDITION REPORT MERCEN AND SOME MAYON CONSILIANCIAN MELANDE DOER DAIL FAIN OR ROLL LICE OLD COMERCE OWN FAIN MERCEN CONCELL BY WE RESERVED. PROXIMATE LOCATION OF: FOREST RETENTION AREA WETLAND BUFFER AREA RESIDENTIAL FUTURE **JAITNAGISAR** FUTURE (1) TT '0.8 **1.87 ACRES** APPROXIMATE LOCATION STAVIRG ENORGE BVIRG **AVAILABLE** ±1.87 AC PARCEL: (PROPOSED) COMMERCIAL **BAUTUA (i)** 20.0' SIDE PARKING SETBACH

(MD RTE 4)

ЗОПТНЕВИ МАВУГАИР ВLVD



FOLORE COMMERCIAL SIGN



MAX: 1.25 TIMES MINIMUM REQ. 103 MAX

ONORED SORDIAISION FINES

PROPOSED FULL ACCESS

SOUTHERN MARYLAND BLVD & YELLOW BANK RD DUNKIRK, MD 20754, CALVERT COUNTY





SOUTHERN MARYLAND BLVD & YELLOW BANK RD Walmart Southern Maryland Blvd 31,831 [2018 ADT]

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SOUTHERN MARYLAND BLVD & YELLOW BANK RD DUNKIRK, MD 20754, CALVERT COUNTY DUNKIRK Park & Ride Lot *∭*≜ ALDI 1.87 ACRES Available (PROPOSED) 4 Southern Maryland Blvd EXISTING FULL ACCESS 8 31,831 [2018 ADT]



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