



## 0 Warner Road

Elkton, Maryland 21921

### Property Features

- +/- 3.639 acres
- Zoned C-2 (Highway Commercial)
- Just off I-95 Exit #109, Elkton, MD
- I-95 AADT is 76,384 (source: 2019 MDOT)
- Located Near Delaware-Maryland Border and close to Newark, Delaware, home of the University of Delaware
- +/- 295 feet of frontage on Maryland Route 279
- Ingress/egress from Warner Road
- Planning Commission granted approval for 84 room, 54,101 SF hotel, three story hotel; requires final approval from Town of Elkton
- Site plan attached
- Pylon signage available on Maryland Route 279
- Proximity to Christiana Care/Union Hospital, University of Delaware, U of D Star Campus, Newark Amtrak Station, University of Delaware Athletic Complex
- Nearby amenities include Cracker Barrel, Waffle House, Flying J Truck Plaza, McDonalds, KFC and others
- Located 45 minutes from Philadelphia International Airport
- Sale: \$949,000



For more information:

**Jon Hickey**

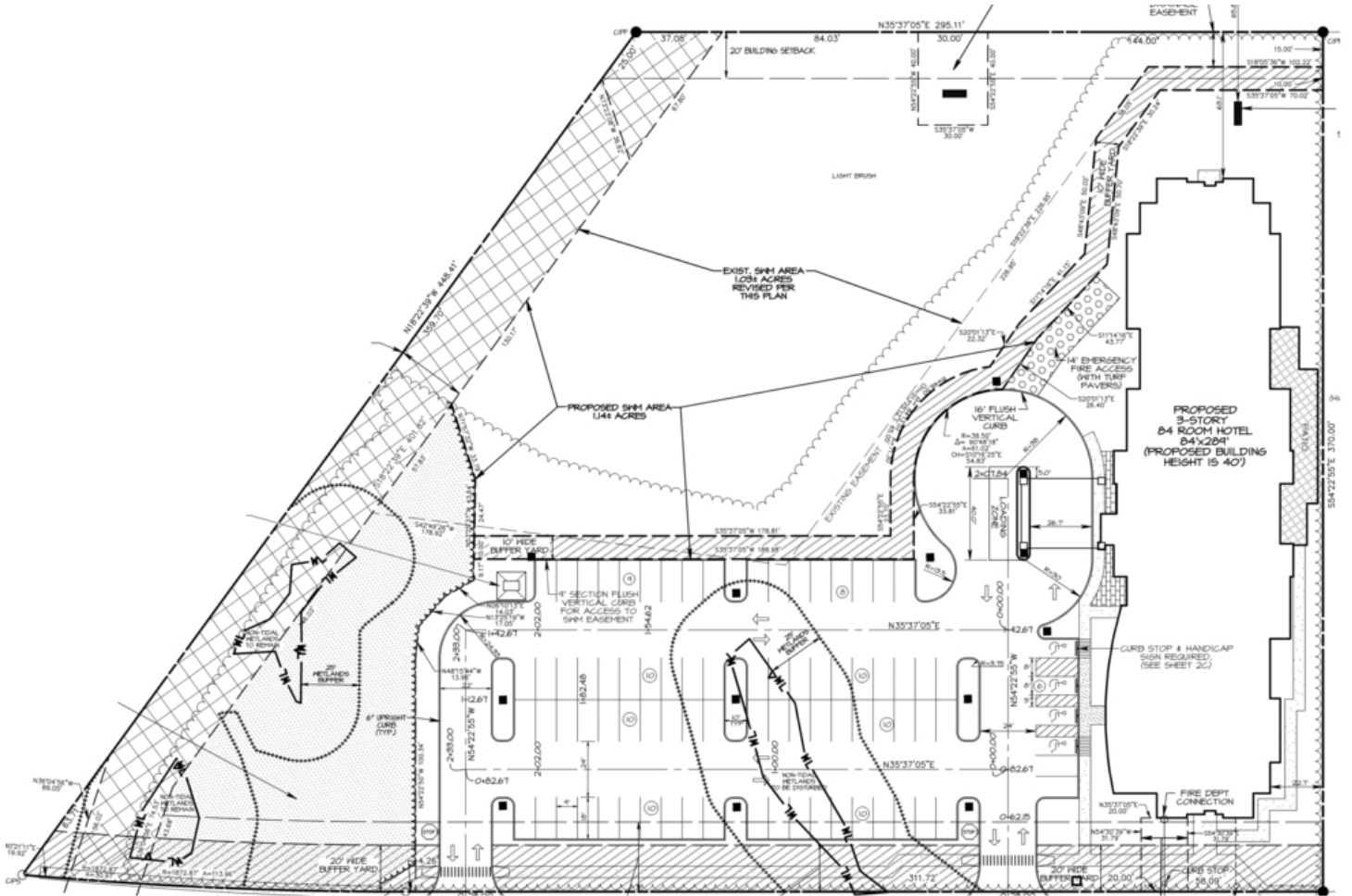
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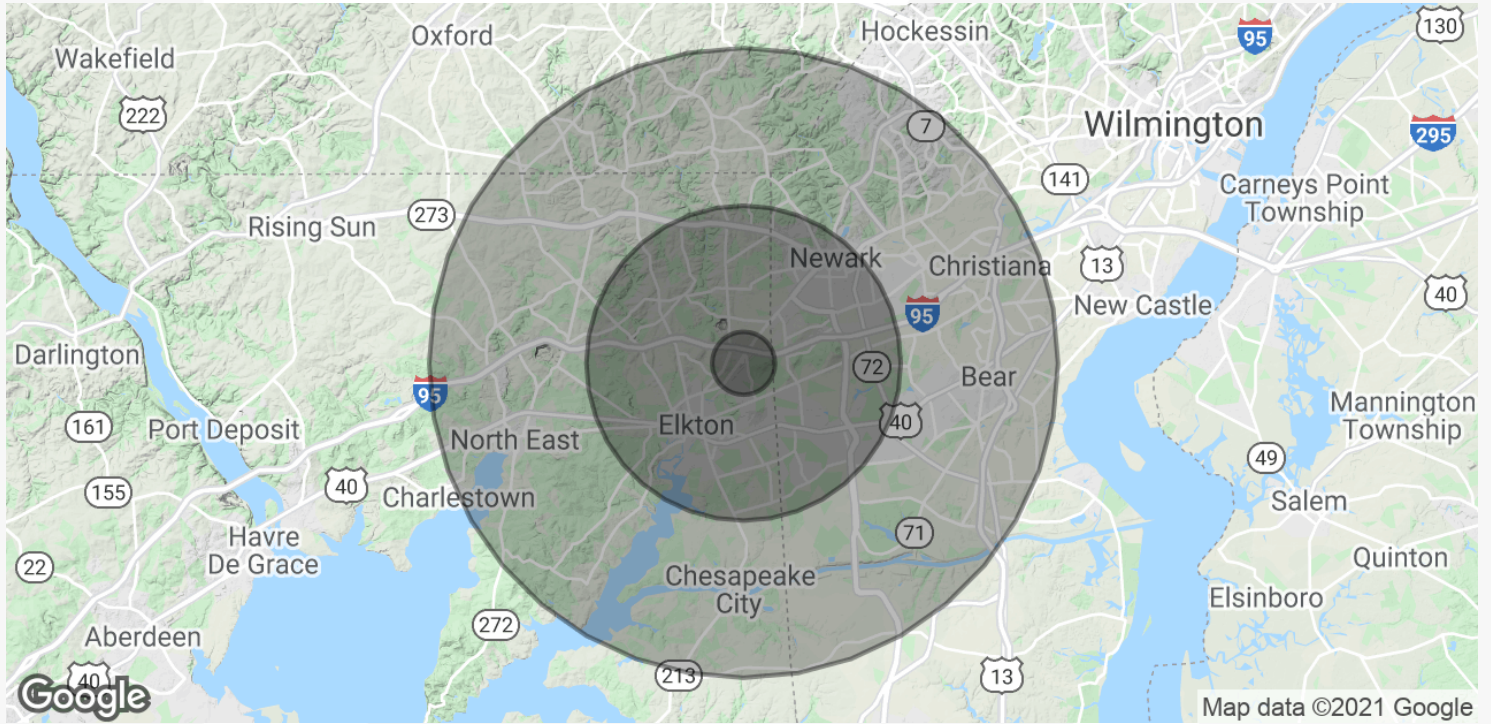
# LAND FOR SALE

## Adjacent to I-95



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## Adjacent to I-95



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,258	84,069	287,398
Average age	32.1	32.3	33.7
Average age (Male)	29.3	32.3	33.1
Average age (Female)	33.9	32.3	34.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,140	28,633	100,977
# of persons per HH	2.9	2.9	2.8
Average HH income	\$75,433	\$79,410	\$81,519
Average house value		\$285,045	\$299,420

\* Demographic data derived from 2010 US Census