

For Sale
Retail | Town Center



Naimichael

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Contact Agents
for more
information:

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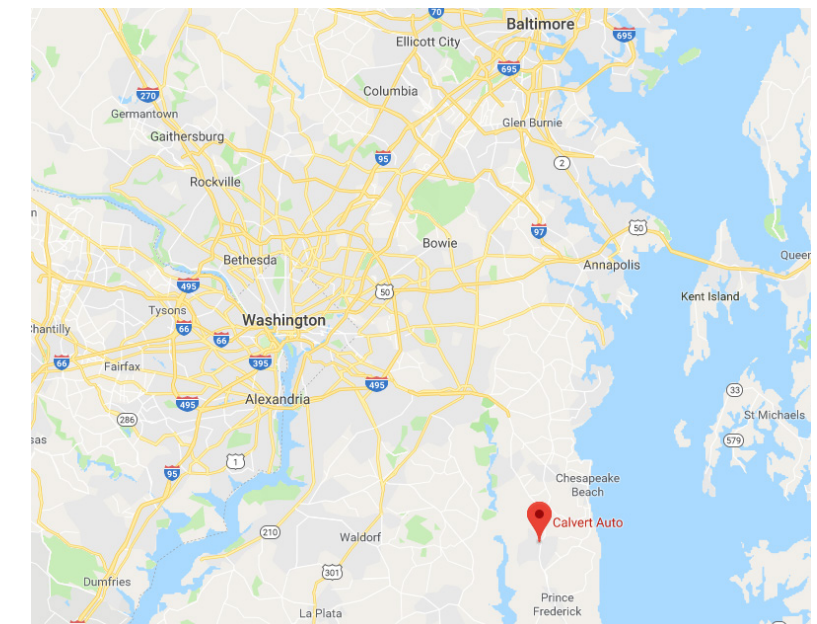
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3970 Old Town Road
Huntington, Calvert County, Maryland 20639

Property Description

- Approx. 1.71 acres
- Four (4) Buildings - ±17,000 SF Total
- Zoned T-C (Town Center)
- Close to 100% Lot Coverage
- **SALE PRICE: \$1,860,000.00**

Demographics 2019 Est.	3 mile	5 mile	7 mile
Population	9,932	23,135	44,955
Households (HH)	3,209	7,701	15,417
Avg HH Income	\$154,614	\$149,600	\$138,640



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

10100 Business Parkway
Lanham, Maryland 20706
+1 301 459 4400
naimichael.com

For Sale

1.71 ACRES

Available 4 Separate Buildings



Main Building

- Showroom and Warehouse
- Approximately 12,250 SF
- Multiple Docks and Drive-Ins
- Building can be demised for two Tenants
- New Roof - **Winter 2018**

Restaurant

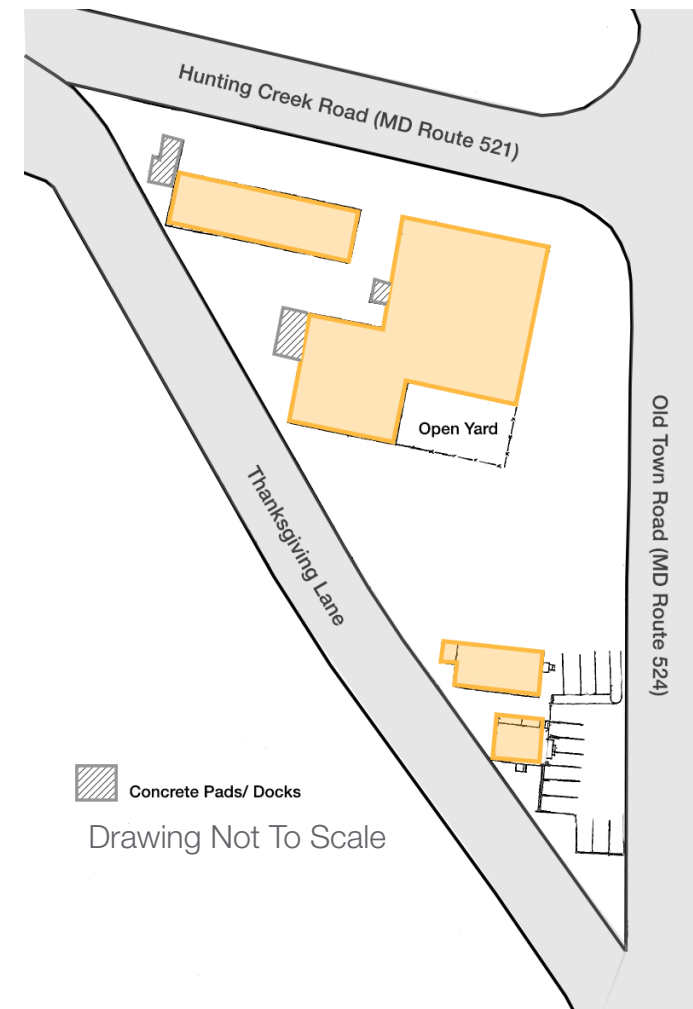
- Approx. 1,128 SF
- Operating as BBQ Dine-In/Carry Out
- Equipment can convey

Insurance Office

- Approx. 600 SF
- Existing Tenant
- New Roof - **Winter 2018**

Automotive Garage | Workshop

- Approx. 3,000 SF
- Five (5) 12' Drive-Ins
- One (1) 10' Drive-In
- One (1) 10' Loading Dock
- High Ceilings
- Second Story Storage Area



T-C (Town Center) Zoning allows for a variety of uses:

- Motor Vehicle Accessory Shop
- Motor Vehicle Dealership - New or Used
- Auto Repair/Service Shop without fuel sales
- Auto Filling Station, with Convenience Store and/or Eating Establishment
- Agricultural Machinery, Service and/or Supplies
- Boat Dealership
- Light Manufacturing and/or Assembly
- Warehouse, Indoor
- Mini-Storage
- Outdoor Storage with Commercial and/or Industrial Uses
- Storage of Machinery & Equipment w/Excavating and/or Contracting Business
- Day Care Center
- Fire and/or Rescue Service
- Place of Worship, Parish Hall, Convent, Monastery or Rectory
- Library
- Continuing Care Retirement Community
- Indoor Commercial Amusements
- Farmers' Market
- Nursery, Retail
- Commercial Greenhouse, Retail