

FOR SALE Available Immediately



10801 Pulaski Highway

White Marsh, MD 21162

Overview






Located at the north east corner of Pulaski Highway and Ebenezer Road, the property offers convenient access and excellent visibility. Other quadrants of the intersection are occupied by Royal Farms, Double T Diner and Crown. Property is currently vacant.

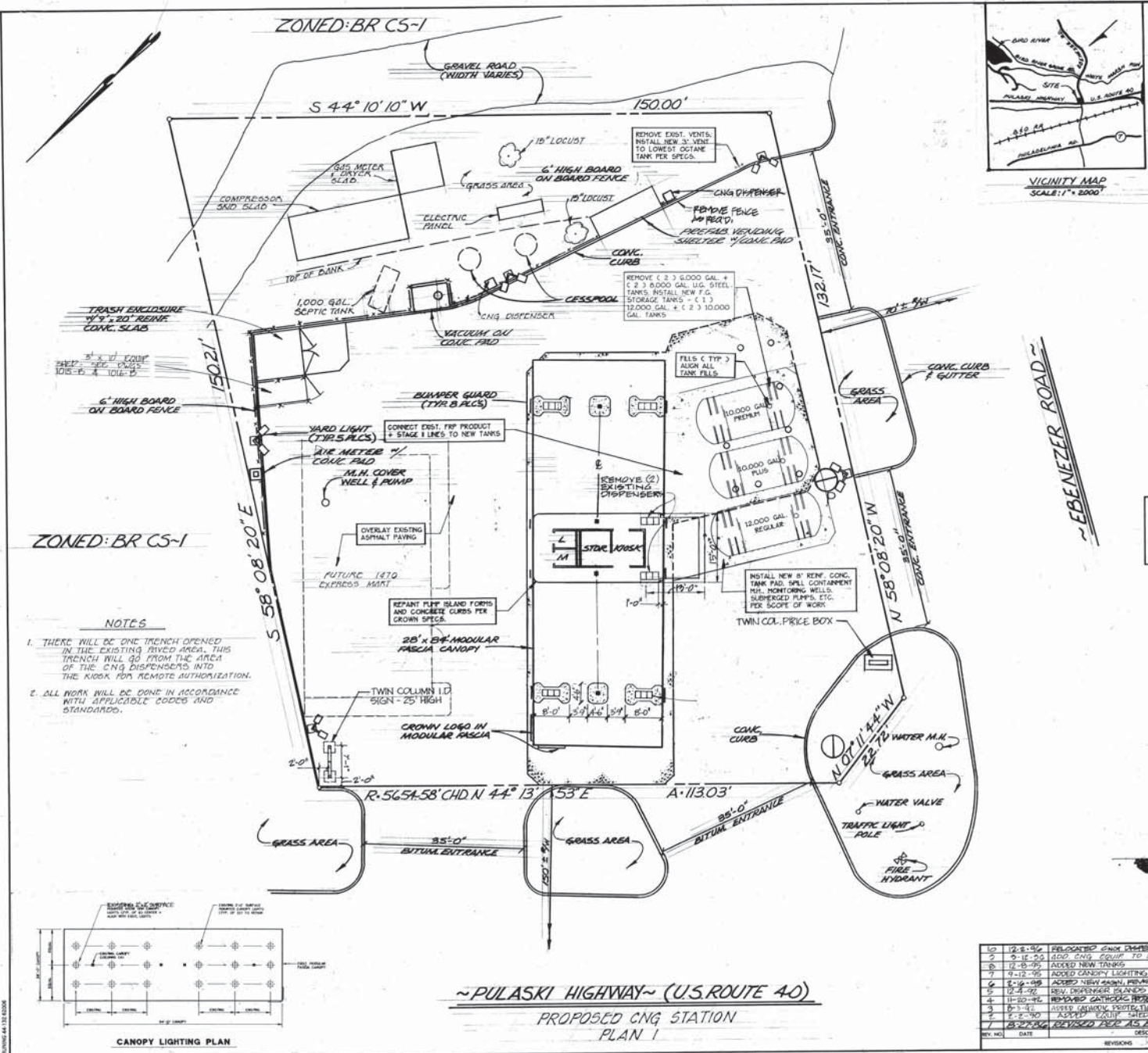
Quick Facts

Availability	Immediate
Size	27,780 square feet (0.50 acres)
Rental Rate	Negotiable
Zoning	BR-AS (Business Roadside - Auto Service)

Nearby Retailers



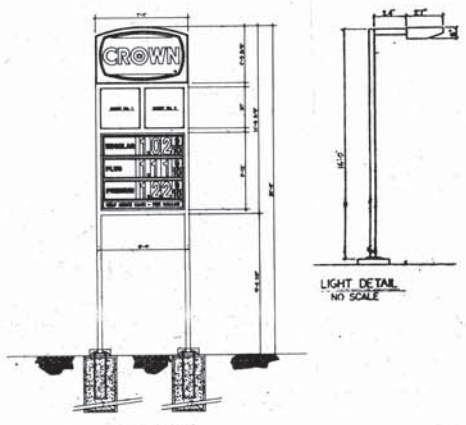
2018 Demographics	1 mile	3 miles	5 miles
 POPULATION	1,862	51,976	160,515
 HOUSEHOLDS	637	20,116	62,864
 AVG. HH INCOME	\$102,818	\$95,928	\$86,228
 DAYTIME POPULATION	2,789	49,555	136,593
 TRAFFIC COUNT	38,651 AADT (Pulaski Highway)	12,164 AADT (Ebenezer Road)	



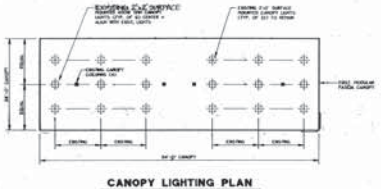
ZONING STATUS:
 EXISTING ZONING: PARCEL #1 **BR**
 EXISTING DISTRICT: **CS-4**
 AREA REQUIREMENTS:
 3 DISPENSER ISLANDS WITH 21 ^{DISP.} DISPENSER PUMPS CAPABLE OF SERVING 10 CARS AT ANY ONE TIME.
 TOTAL SERVICING SPACES: 10
 TOTAL SERVICING BAYS: 10
 TOTAL RAYS & SPACES: 10
 SITE AREA REQUIRED: TOTAL RAYS & SPACES @ 7' x 1500 SQUARE FEET = 10,500. SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.
 PROPOSED CANILLAGES & MATERIALS: ANTI-FREEZE, ALKALI PRODUCTS, OILS, SOAPS, CANDY
 ADDITIONAL AREA REQUIRED: _____
 PROPOSED COMBINATION USES: _____
 ADDITIONAL AREA REQUIRED: _____
 TOTAL AREA REQUIRED: 15,000 ±
 TOTAL AREA OF TRACT: _____
 ACCESS POINTS:
 NUMBER OF DRIVEWAYS ON FRONT STREET: 2 TIMES 65' x 150' (REQUIRED WIDTH)
 ACTUAL SITE WIDTH: #3
 LANDSCAPING:
 AREA "A" = 376.5 SQUARE FEET AREA "C" = _____ SQUARE FEET
 AREA "B" = _____ SQUARE FEET AREA "D" = _____ SQUARE FEET
 TOTAL: 90. FT. 1 OF TRACT
 1/2 OF TRACT: 90. FT.
 LANDSCAPING CONSISTS OF (DESCRIPTION): _____
 LIGHTING:
 #5 TYPE: METAL HALIDE HEIGHT: 6'-1/2" TYP. 70W 4045 (DESCRIPTION)
 (#2) TYPE: _____ HEIGHT: _____ (DESCRIPTION)
 PARKING:
 PARKING SPACES REQUIRED: THREE FOR EACH BAY
 PARKING SPACES PROVIDED: _____
 (ALL PARKING MUST BE SET BACK 8 FEET FROM STREET PROPERTY LINE)
 NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.
 SPECIAL EXCEPTION No. 05-04 4/18/46



I.D. SIGN	28.9
INSERT NO. 1	9.4
INSERT NO. 2	9.4
PRICE SIGN	37.9
STRUCTURE	20.4
TOTAL PROPOSED	106.0
SQ. FT.	



- NOTES**
1. THERE WILL BE ONE TRENCH OPENED IN THE EXISTING PAVED AREA. THIS TRENCH WILL GO FROM THE AREA OF THE CNG DISPENSERS INTO THE NOOK FOR REMOTE AUTHORIZATION.
 2. ALL WORK WILL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.



REV.	NO.	DATE	DESCRIPTION
10	12-8-04		RELOCATED CNG DISPENSERS
9	9-18-04		ADDED SIGN EQUIP TO SIG. 1 NOTES
8	12-18-03		ADDED NEW TANKS
7	9-12-03		ADDED CANOPY LIGHTING & PAINTING NOTES
6	8-16-03		ADDED NEW SIGN, PERMANENT TO A-B BUILDING
5	12-1-02		REV. DISPENSER ISLANDS
4	11-20-02		REMOVED CATHODIC PROTECTION SYSTEM
3	03-1-02		REVISED CANOPY POSITIONING
2	2-2-00		ADDED BULKY SHEET & PUMP/STAKE
1	02-22-00		DESIGNED PER AS BUILT

MD-77
 CROWN CENTRAL PETROLEUM CORPORATION
 PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS
 GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1148 • BALTIMORE, MARYLAND 21203
 PLANT PLAN - CROWN SERVICE STATION
 PULASKI HWY / EBENEZER RD.
 BALTO. CO. MARYLAND
 SCALE: 1" = 10'-0"
 DATE: 8-27-06
 DRAWN BY: WLL. CHECKED BY: _____
 STATION NUMBER: MD-77
 DRAWING NUMBER: CCP-8577
 REV. NO.: 10






Interested? Contact:

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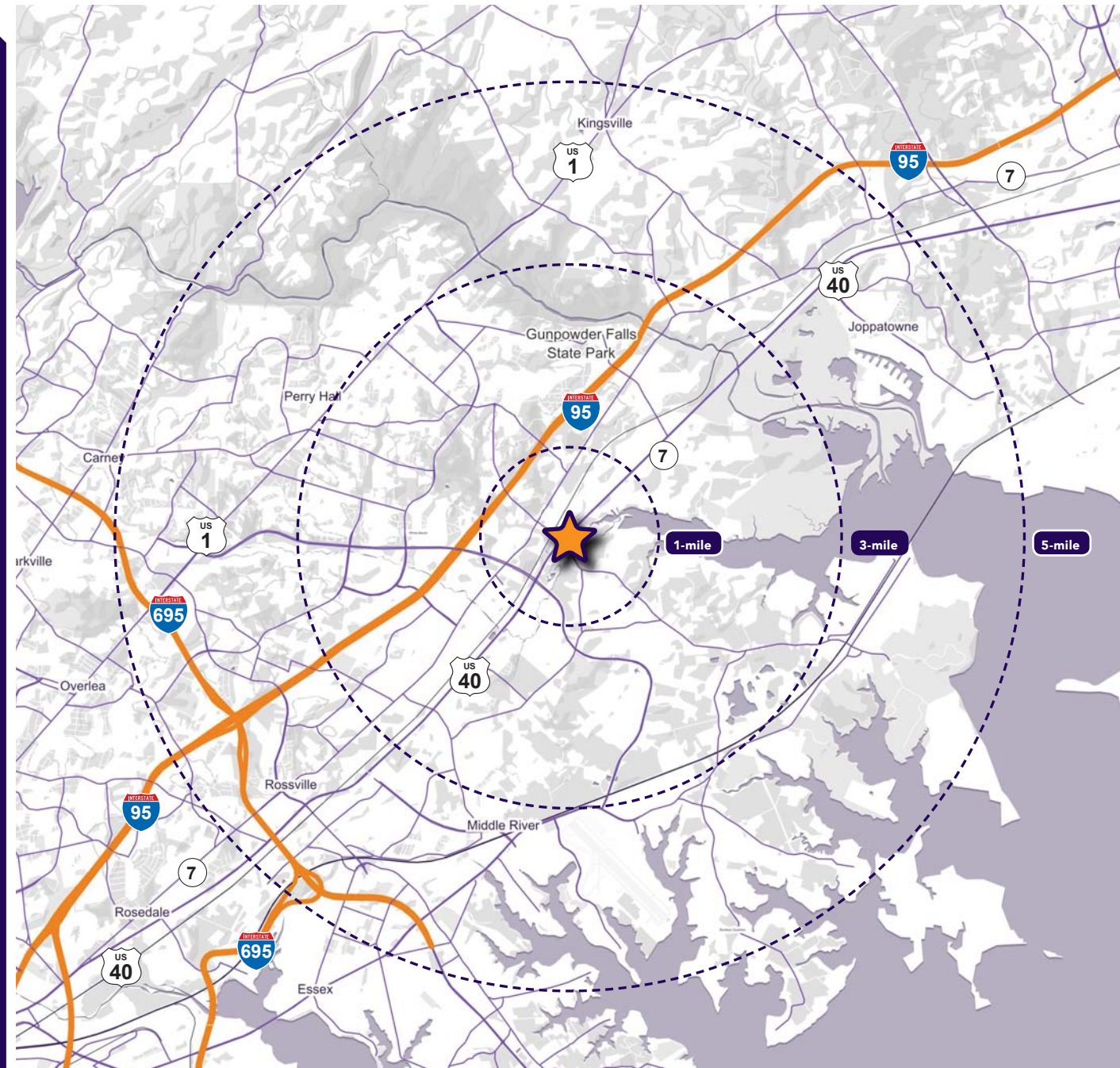
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