

FOR SALE

8450 Elvaton Road | Millersville, MD 21108
\$955,000 - 3.1 Acres (Land) C1 And OS Zoning



Land for Sale - C1 and OS Zoning

PROPERTY HIGHLIGHTS

- Located at the Intersection of Elevation and Jumpers Hole
- Zoning Supports a Variety of Development Opportunities
- Previous Engineering Due Diligence Report Available
- Preliminary Engineering Indicates that the Site can Support:
 - *16,000 SF Two-Story Structure
 - *8,000 SF Single Story Structure
- Permitted Uses Including:
 - *Pharmacy, Child Care, Restaurants, Professional Office, Convenience Stores
 - and Much More

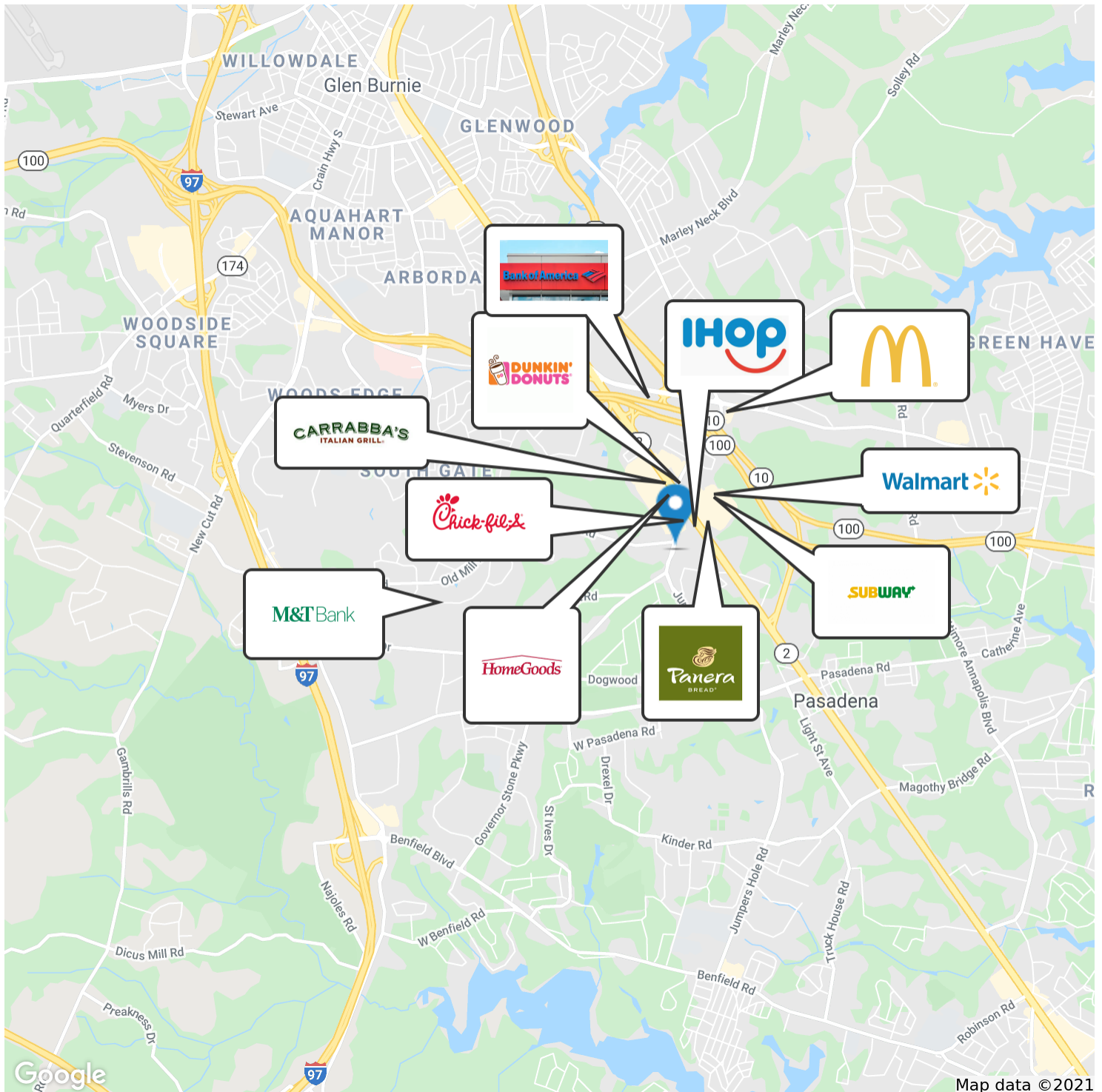


For Information Contact:

Dennis Murphy, Broker/Owner
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410.266.1113 x101

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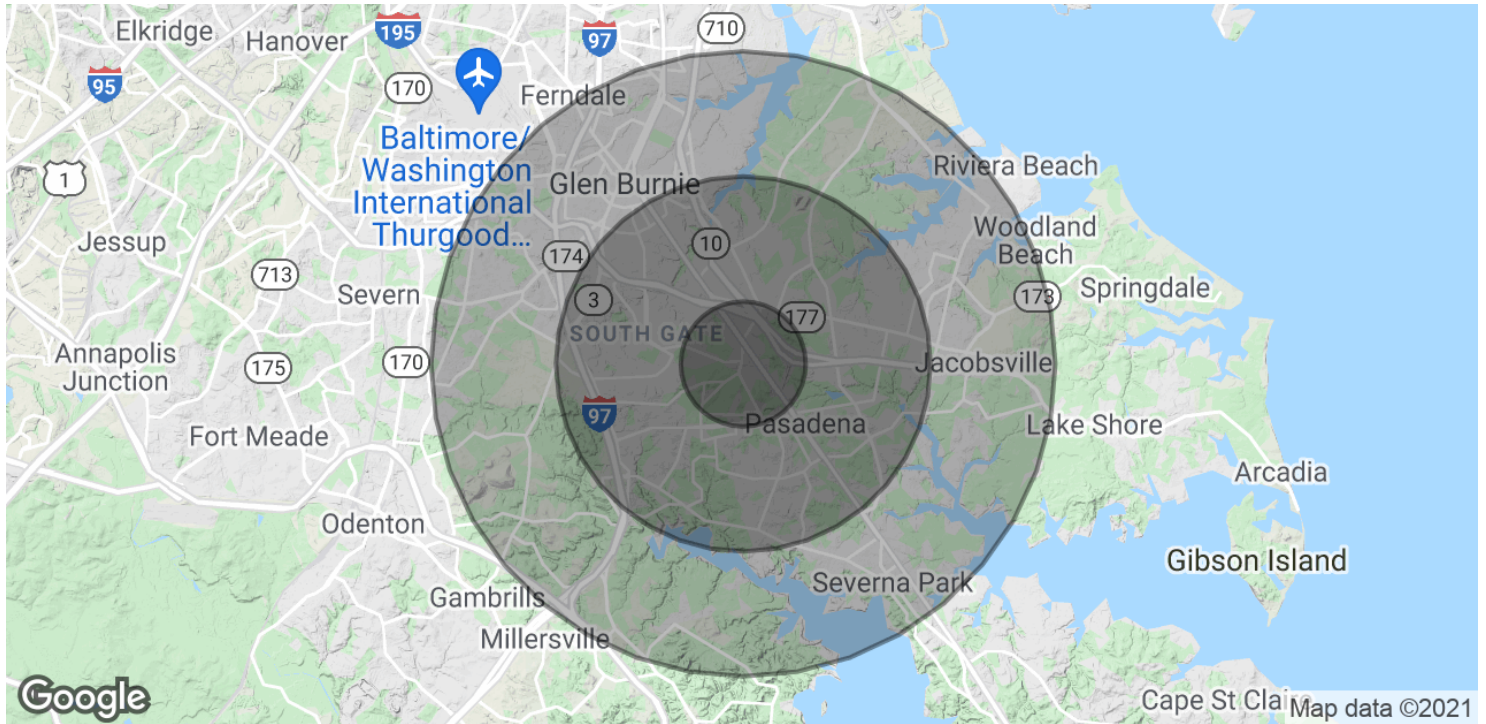
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,564	79,422	171,986
Average age	38.7	37.3	38.1
Average age (Male)	38.2	36.4	37.0
Average age (Female)	40.3	38.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,493	30,020	65,158
# of persons per HH	2.6	2.6	2.6
Average HH income	\$101,488	\$92,497	\$91,353
Average house value	\$416,762	\$394,496	\$421,361

* Demographic data derived from 2010 US Census

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