

LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY!

6100 Washington Boulevard, Elkridge, MD 21075



SALE PRICE: \$875,000

PRICE PER ACRE: \$194,013

LOT SIZE: 4.51 Acres

ZONING: B1

PROPERTY OVERVIEW

4.5 Acre Lot For Sale in Elkridge.

PROPERTY FEATURES

- All structures have been demolished
- Primed for new development
- 4 entrances off Washington Blvd (US-1)
- Mix of commercial and residential in surrounding area
- Heavy traffic area
- Ideal for retail strip
- 3/4 mi to I-895
- 1 1/2 mi to I-195
- 3 mi to I-695
- 5 minutes to Halethorpe Rail Station (MARC)

KW COMMERCIAL
6250 Old Dobbin Lane,
Suite 140
Columbia, MD 21045

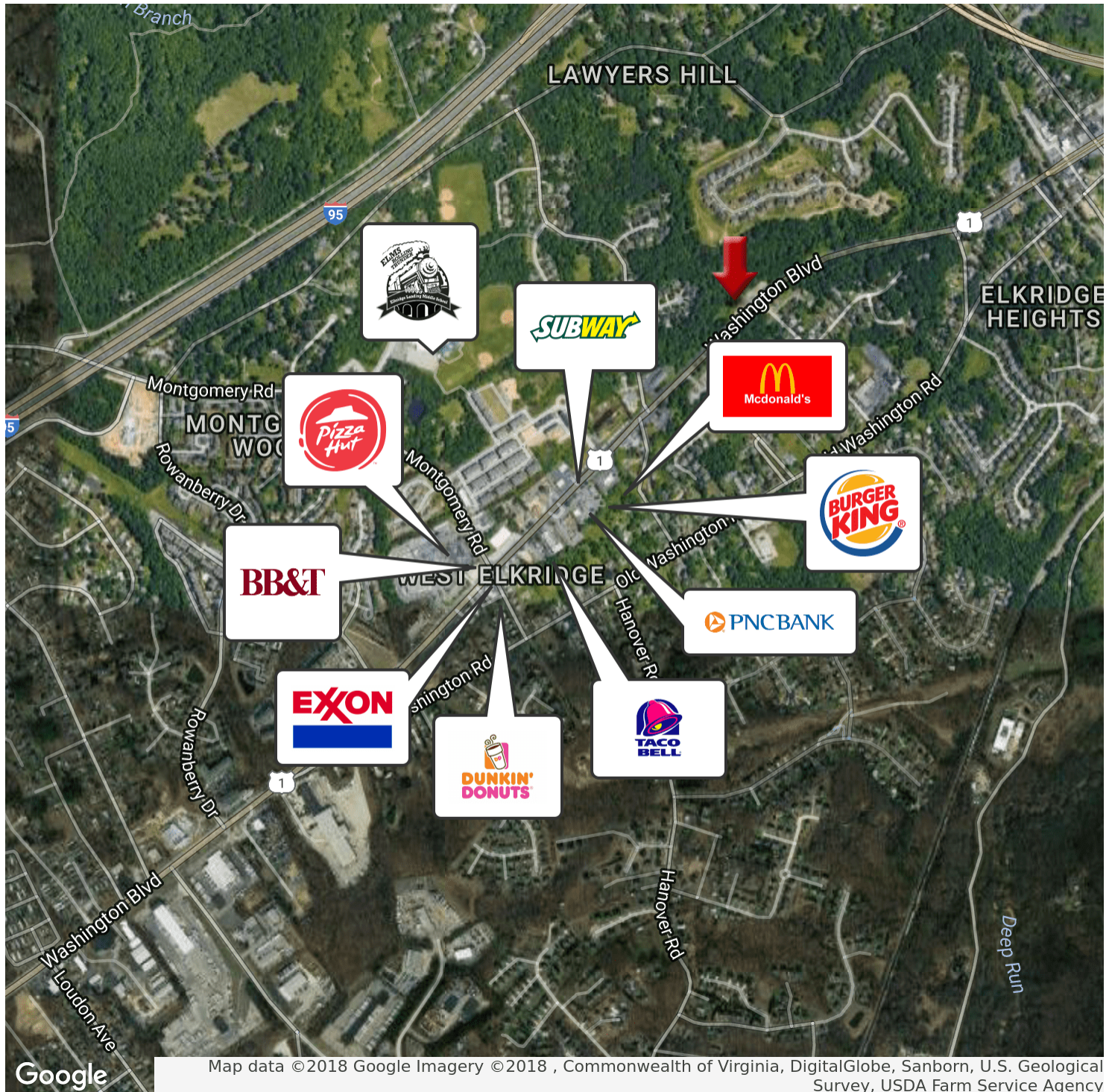
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Each Office Independently Owned and Operated kwcommercial.com

RETAILER MAP

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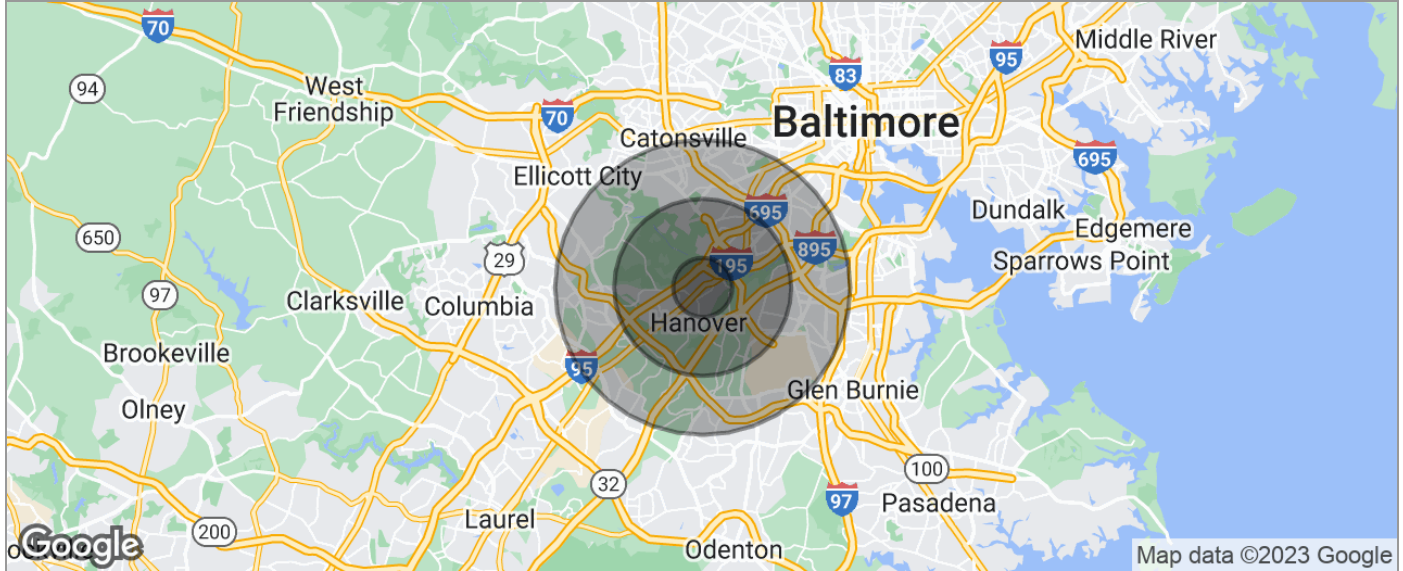
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,748	41,767	155,665
MEDIAN AGE	35.0	36.2	37.9
MEDIAN AGE (MALE)	32.7	35.2	37.1
MEDIAN AGE (FEMALE)	37.3	37.0	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,405	14,782	55,707
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$96,288	\$97,646	\$86,295
AVERAGE HOUSE VALUE	\$619,805	\$373,376	\$356,339
RACE	1 MILE	3 MILES	5 MILES
% WHITE	71.4%	79.1%	68.5%
% BLACK	16.4%	10.3%	20.0%
% ASIAN	7.9%	7.1%	7.2%
% HAWAIIAN	0.3%	0.1%	0.1%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	1.6%	0.8%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.5%	3.4%	3.7%

* Demographic data derived from 2020 ACS - US Census

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