



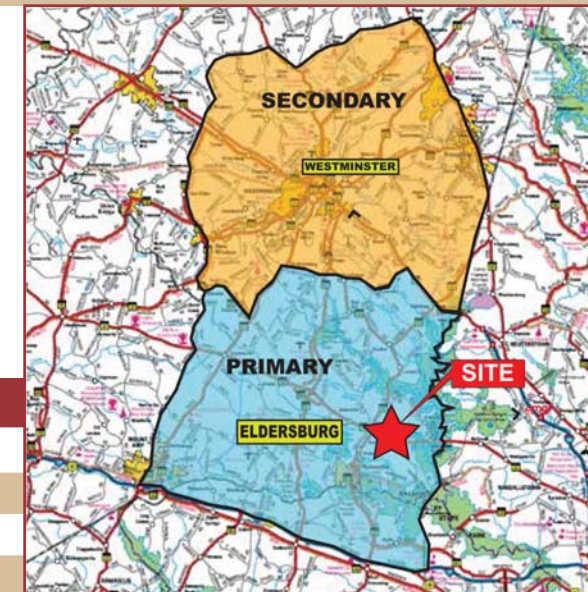
ELDERSBURG STATION

LONDONTOWN BLVD & BREVARD BLVD, ELDERSBURG, MD

OVERVIEW

Located in Carroll County, MD this 12.4 acre development opportunity is conveniently located adjacent to 600,000 SF of existing retail space. The property is zoned Business General and was previously approved for up to 93,000 SF of retail and restaurant uses. The property sits adjacent to the intersection of Route 26 and Route 32 with ADT counts of 30,000 and 33,000 respectively.

DEMOGRAPHIC MAP



DEMOGRAPHICS

	Primary	Secondary	Combined
Population	78,813	78,228	157,041
Avg. HH Income	\$111,523	\$90,166	\$100,844
Households	26,270	28,035	54,305

For more information
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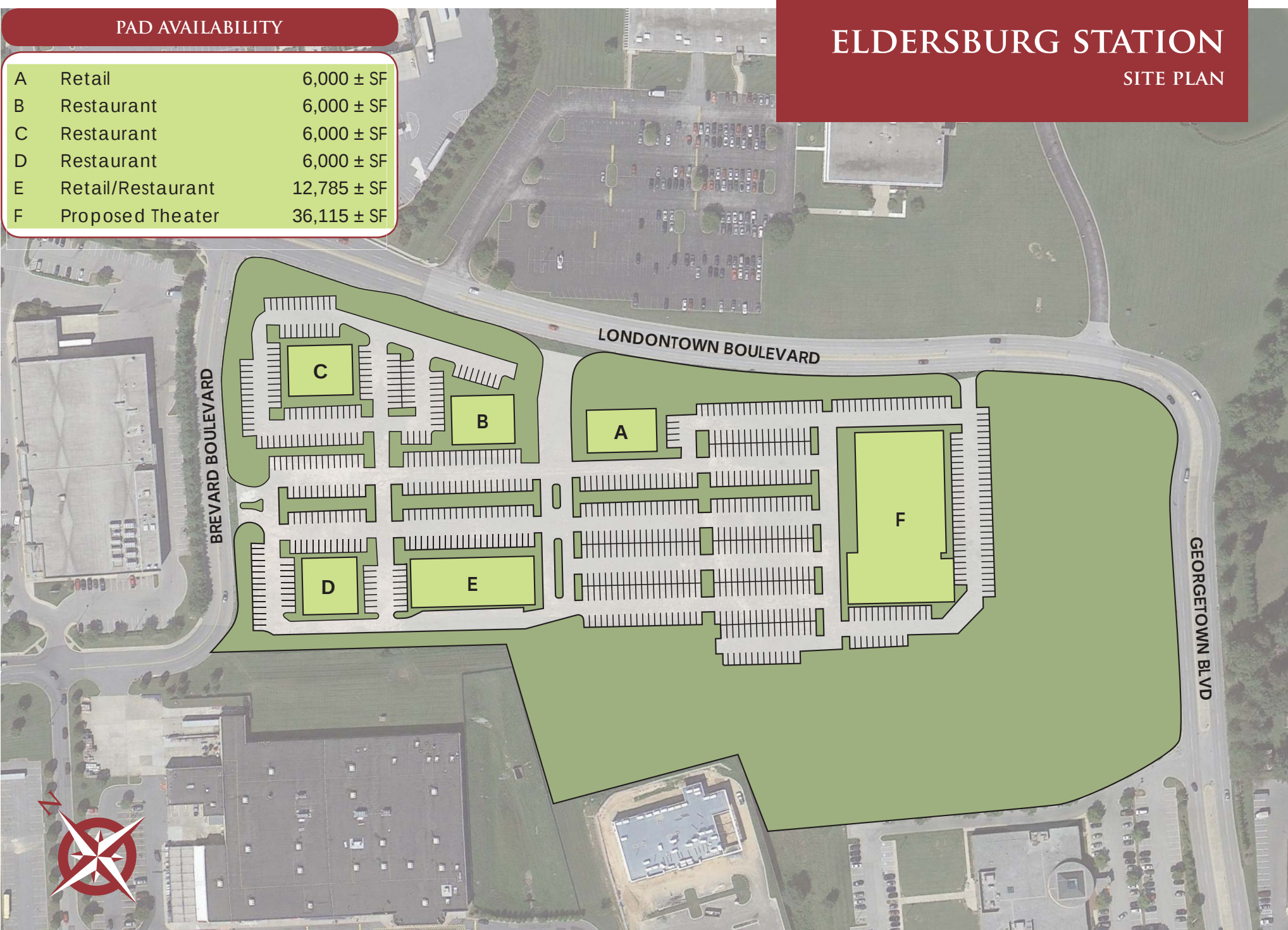


PAD AVAILABILITY

A	Retail	6,000 ± SF
B	Restaurant	6,000 ± SF
C	Restaurant	6,000 ± SF
D	Restaurant	6,000 ± SF
E	Retail/Restaurant	12,785 ± SF
F	Proposed Theater	36,115 ± SF

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SITE PLAN





BLACK
OAK
ASSOCIATES

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ELDERSBURG STATION

AERIAL STUDY

