



THE
VILLAGE
AT LITTLE PATUXENT

klnb

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MID-VIEW AERIAL

1072 CRAIN HWY, CAMBRILLS, MD



THE RESIDENCES
AT MONARCH

ENCLAVE
AT WAUGH CHAPEL

LENNAR AT THE TOWNES,
MONARCH AT WAUGH CHAPEL

Wegmans

WAUGH CHAPEL TOWNE CENTRE
REGAL PETCO
OLD NAVY TARGET
Panera
BED BATH & BEYOND
DSW
DICK'S

THE VILLAGE AT LITTLE PATUXENT

GO-KART
RACEWAY

MICROTEL
BY WINDSTAR

WALGREENS

OUTBACK

MISSION BBQ

PNC

DICK'S

83,701
[2019 ADT]

PROPOSED

Jiffy Lube

POPEYES

TACO BELL

AutoZone

Wendy's

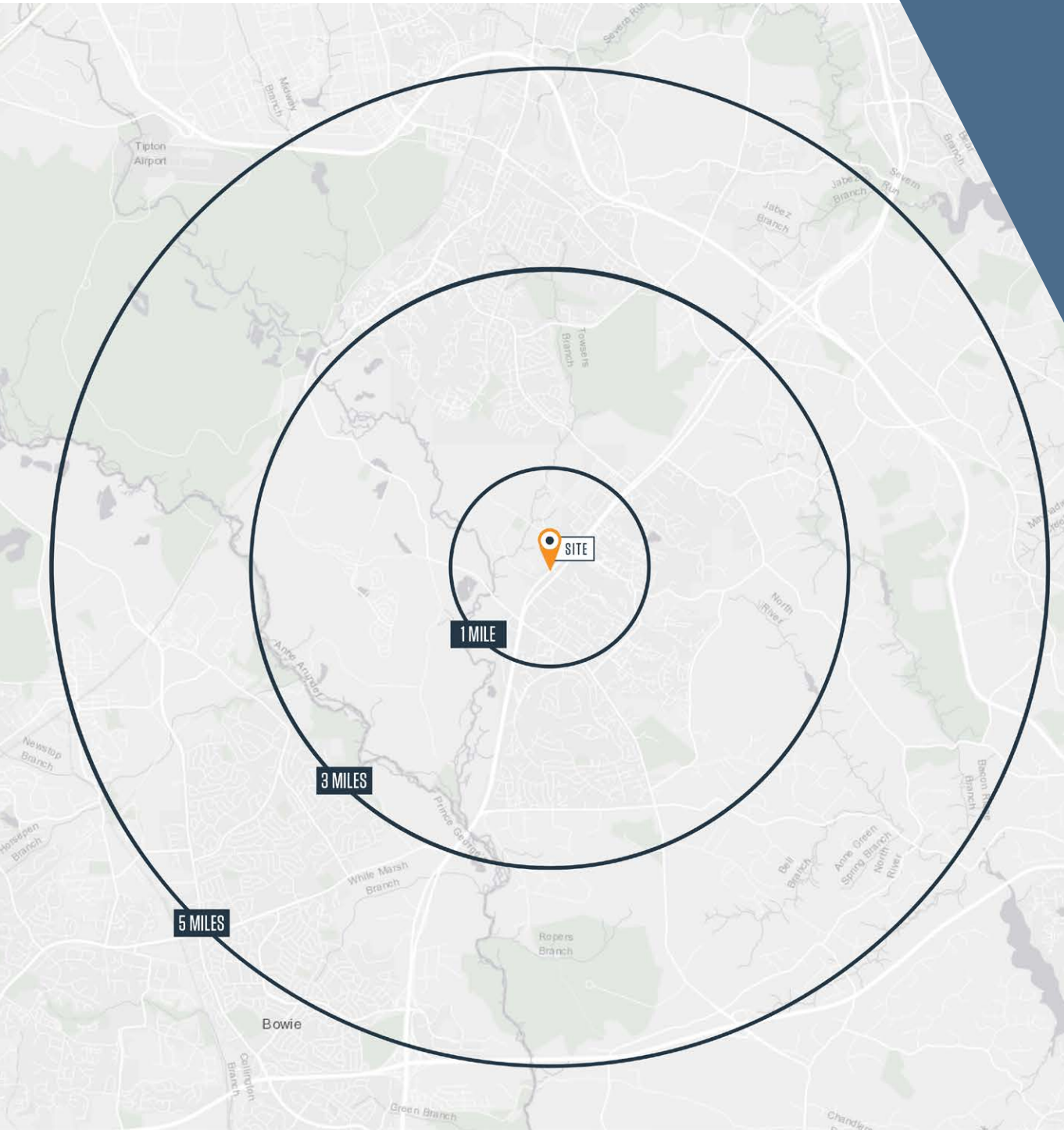
Wendy's

7-Eleven

SHORELINE SEAFOOD

PROPERTY SNAPSHOT

GAMBRILLS, MD



THE VILLAGE AT LITTLE PATUXENT

- Join 78 multi-family units.
- Zoning- C-3
- Available for Ground Lease or Build to Suit
- Flexible size/layout for Tenant's needs

JOIN NEARBY



ROBERT CRAIN HWY [MD-3]
83,701ADT

DEMOGRAPHICS | 2020

	1-MILE	3-MILES	5-MILES
POPULATION	12,454	51,156	97,607
DAYTIME POPULATION	6,763	16,072	30,398
HOUSEHOLDS	5,070	19,165	36,191
AVERAGE HH INCOME	\$147,987	\$148,515	\$145,026

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

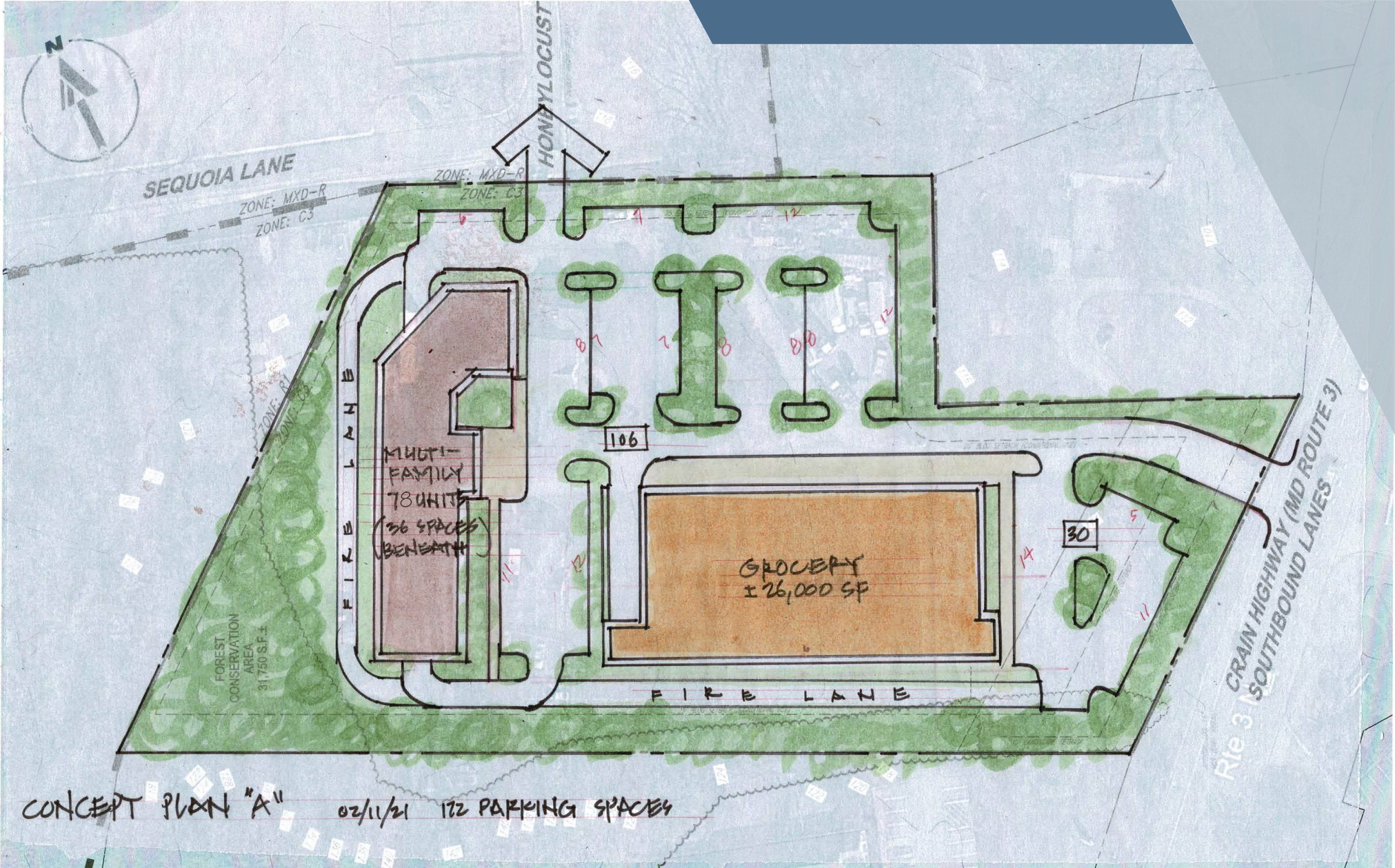
MARKET AERIAL

1072 CRAIN HWY, GAMBRILLS, MD



CONCEPT PLAN 'A'

1072 CRAIN HWY, GAMBRILLS, MD



ILLUSTRATIVE SITE CONCEPT PLAN

MD202107

02-10-2021

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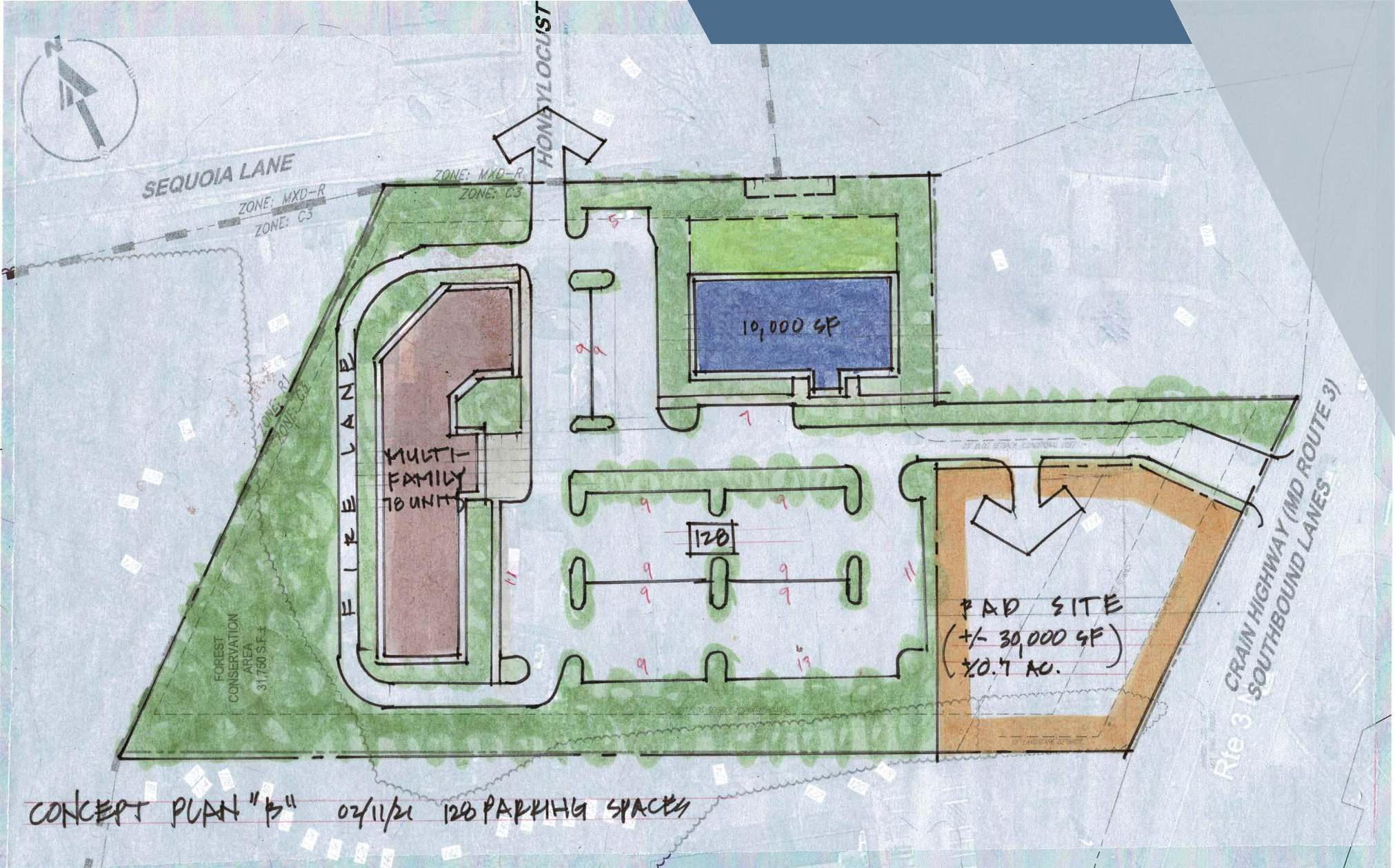
1072 & 1074 CRAIN HIGHWAY, GAMBRILLS, MARYLAND



BOHLER //

CONCEPT PLAN 'B'

1072 CRAIN HWY, GAMBRILLS, MD



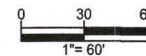
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