



NEARBY RETAILERS



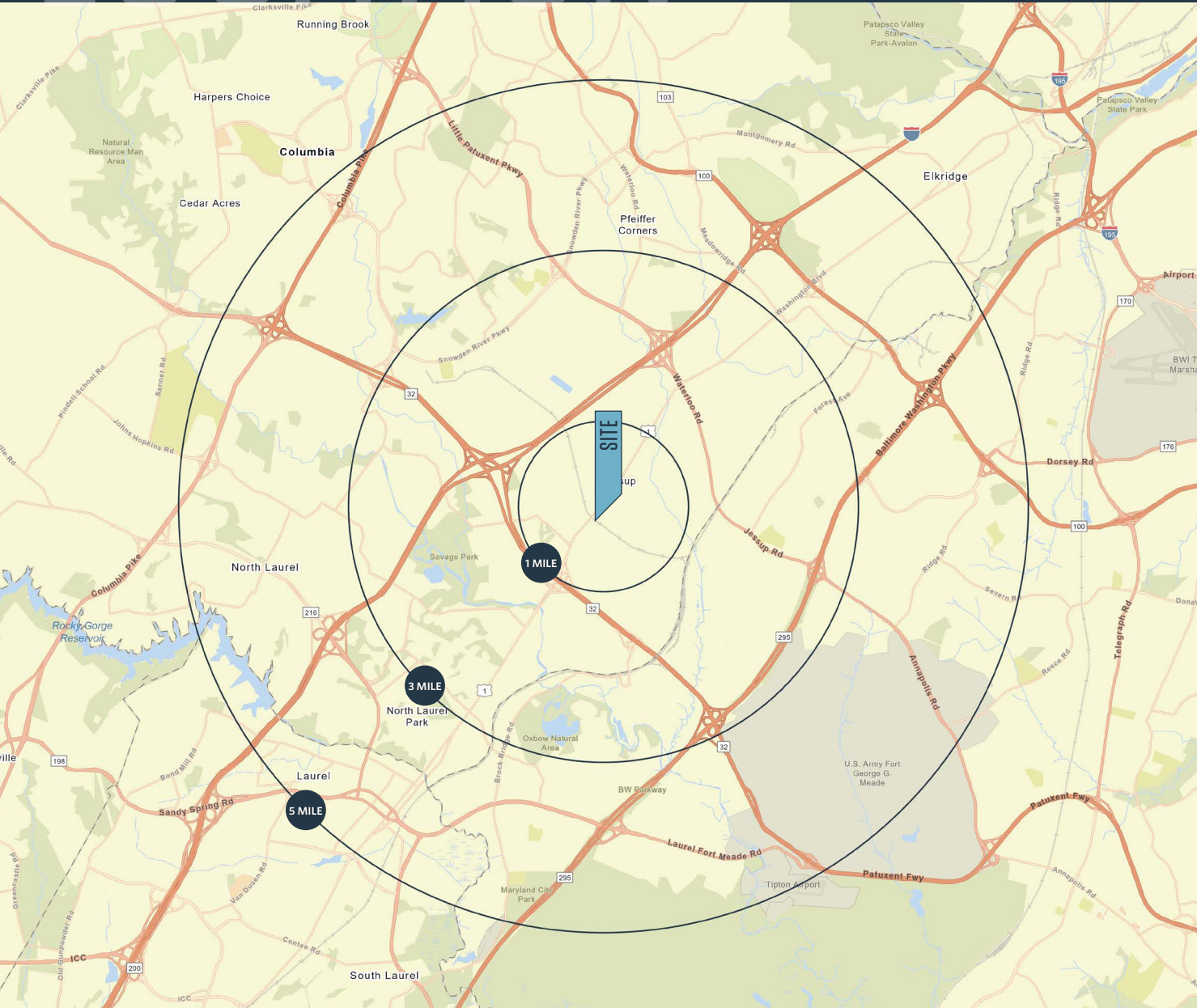
PAD SITE FOR LEASE

- 1.8 Acre pad site adjacent to Royal Farms [future].
- Located at the entrance to the Baltimore Washington Industrial Park
- Site is being rezoned to B-2 which permits restaurants w/ drive-thru, car washes, and banks.

LOCATION

8391 WASHINGTON BLVD

JESSUP, MD 20794, HOWARD COUNTY



PROPERTY HIGHLIGHTS:

1.8 Acre pad site

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
4,714	65,731	213,508
Daytime Population		
7,273	90,431	237,615
Households		
1,666	22,477	77,548
Average HH Income		
\$122,709	\$151,074	\$148,213

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Washington Blvd 27,763 ADT

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

PATRICK MILLER

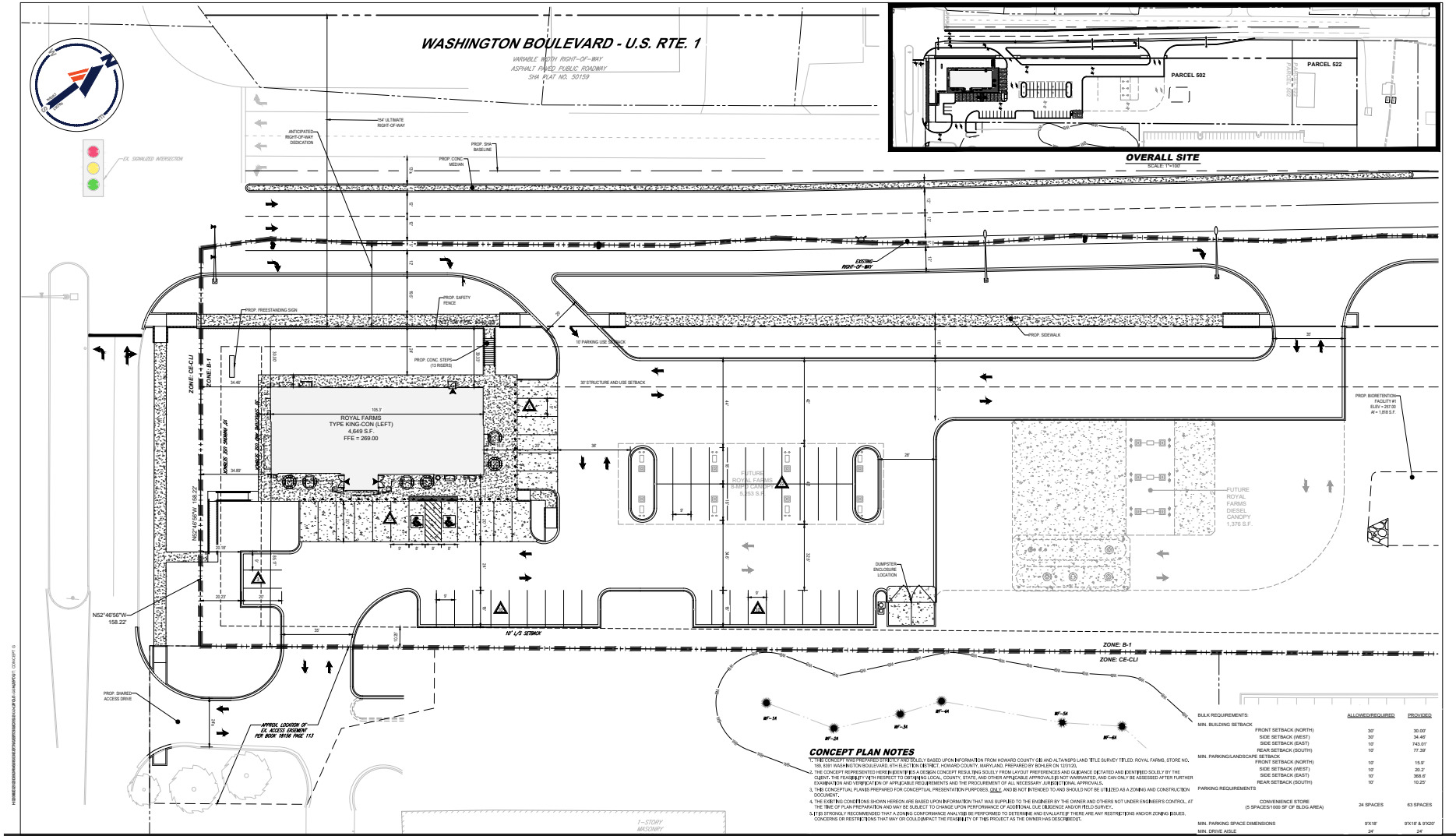
pmiller@klnb.com | 443-632-2042



SITE PLAN

8391 WASHINGTON BLVD

JESSUP, MD 20794, HOWARD COUNTY



BOHLER //

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

CONCEPT PLAN ROYAL FARMS

WASHINGTON BLVD. (US ROUTE 1) & PATUXENT RANGE RD.
 JESSUP, MARYLAND

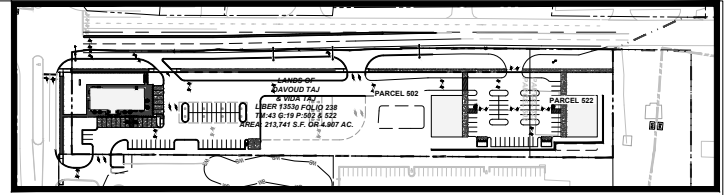
RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

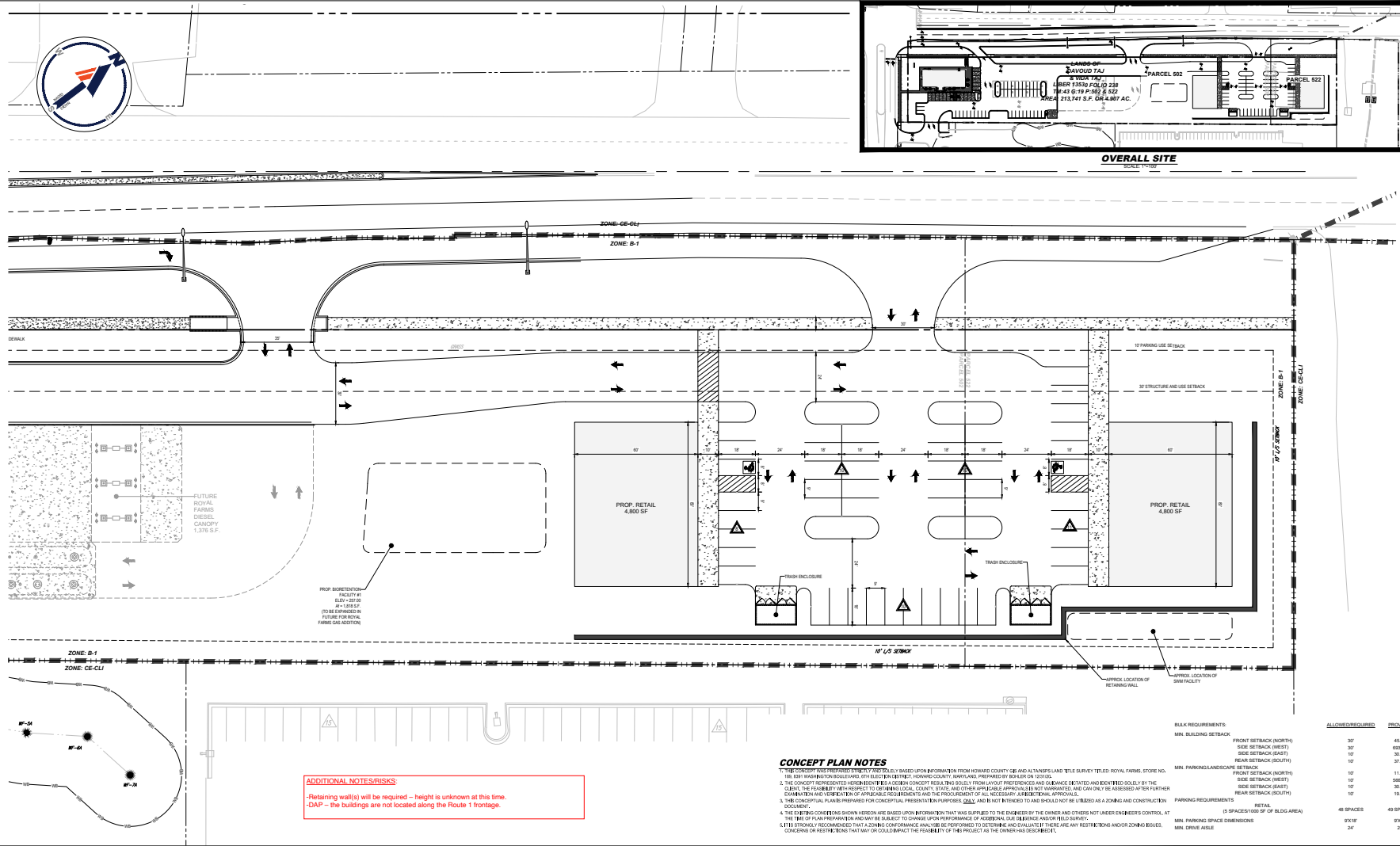
PATRICK MILLER

pmiller@klnb.com | 443-632-2042





OVERALL SITE
SCALE: 1"=100'



ADDITIONAL NOTES/RISKS:
Retaining walls will be required - height is unknown at this time.
-DAP - the buildings are not located along the Route 1 frontage.

CONCEPT PLAN NOTES

1. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED TO BE USED AS A ZONING AND CONSTRUCTION DOCUMENT.
2. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF FIELDWORK, SURVEYING, AND/OR BIDDING.
3. UTILITIES STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING RULES, CONCERNING OR RESTRICTIONS THAT MAY OCCUR WHICH COULD IMPACT THE FEASIBILITY OF THE PROJECT AS THE OWNER HAS DESCRIBED IT.

BLANK REQUIREMENTS		ALLOWED/REQUIRED		PROVIDED	
MIN. BUILDING SETBACK	FRONT SETBACK (NORTH)	30'	45.00'		
	SIDE SETBACK (WEST)	10'	68.00'		
	SIDE SETBACK (EAST)	10'	30.00'		
	REAR SETBACK (SOUTH)	10'	37.72'		
MIN. PARKING/LANDSCAPE	FRONT SETBACK (NORTH)	10'	11.00'		
	SIDE SETBACK (WEST)	10'	58.81'		
	SIDE SETBACK (EAST)	10'	30.00'		
	REAR SETBACK (SOUTH)	10'	19.52'		
PARKING REQUIREMENTS	RETAIL	45 SPACES	40 SPACES		
	(5 SPACES/100 SF OF BLDG AREA)				
MIN. PARKING SPACE DIMENSIONS		9'X18'	9'X18'		
MIN. DRIVE AISLE		24'	24'		

BOHLER //

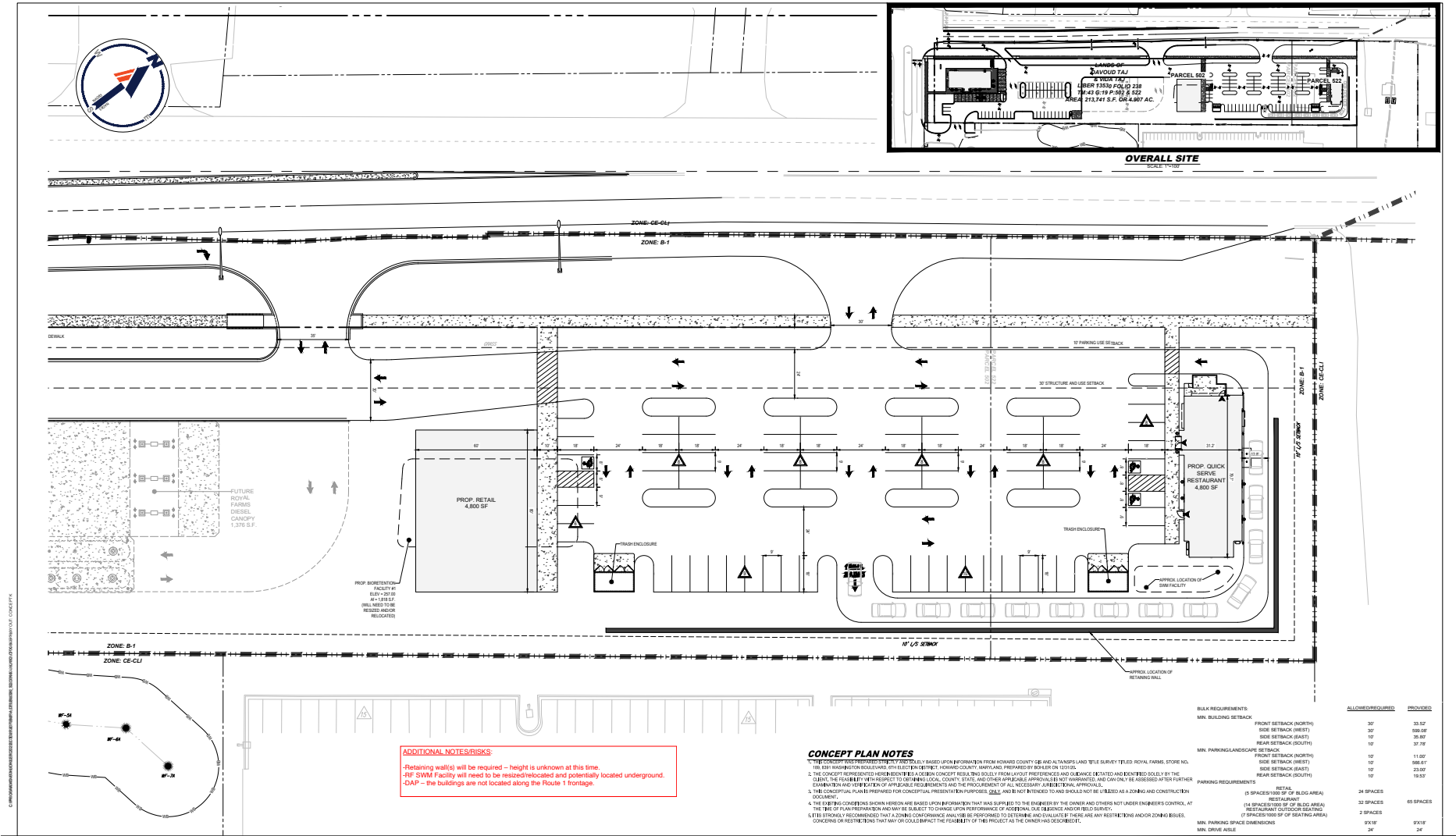
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

**CONCEPT PLAN A
FOR RESIDUAL LAND**

WASHINGTON BLVD. (US ROUTE 1) & PATUXENT RANGE RD.
JESSUP, MARYLAND



7/6/22 | MJR | MD202102 | Rev 0



ADDITIONAL NOTES/RISKS:
 -Plating wall(s) will be required - height is unknown at this time.
 -SIP SWM Facility will need to be re-allocated and potentially located underground.
 -DAF - the buildings are not located along the Route 1 frontage.

CONCEPT PLAN NOTES
 1. THE DESIGN HAS BEEN PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO BE USED FOR PERMITTING OR CONSTRUCTION DOCUMENTS.
 2. THE EXISTING CONDITIONS SHOWN HEREON HAVE BEEN BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION AND HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION.
 3. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED, AND CAN ONLY BE ASSESSED AFTER FURTHER CONSULTATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE PROCUREMENT OF ALL NECESSARY AGENCIAL APPROVALS.
 4. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO BE USED FOR PERMITTING OR CONSTRUCTION DOCUMENTS.
 5. THE EXISTING CONDITIONS SHOWN HEREON HAVE BEEN BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION AND HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION.
 6. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION AND HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION.
 7. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION AND HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION.
 8. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION AND HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION.
 9. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION AND HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION.
 10. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION AND HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION.

BLANK REQUIREMENTS		ALLOWED/REQUIRED	
MIN. BUILDING SETBACK	FRONT SETBACK (NORTH)	30'	33.52'
	SIDE SETBACK (WEST)	10'	599.08'
	SIDE SETBACK (EAST)	10'	26.00'
	REAR SETBACK (SOUTH)	10'	37.78'
MIN. PARKING/LANDSCAPE SETBACK	FRONT SETBACK (NORTH)	10'	11.00'
	SIDE SETBACK (WEST)	10'	588.61'
	SIDE SETBACK (EAST)	10'	23.00'
	REAR SETBACK (SOUTH)	10'	19.53'
PARKING REQUIREMENTS	MIN. TOTAL	24 SPACES	
	(5 SPACES/1000 SF OF BLDG AREA)		
	RESTAURANT	32 SPACES	65 SPACES
	(14 SPACES/1000 SF OF BLDG AREA)		
	RESTAURANT OUTDOOR SEATING	2 SPACES	
	(17 SPACES/1000 SF OF SEATING AREA)		
MIN. PARKING SPACE DIMENSIONS	MIN. DRIVEWAY	9'X18'	9'X18'
	MIN. DRIVEWAY	24'	24'

BOHLER //

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

CONCEPT PLAN B RESIDUAL LAND

WASHINGTON BLVD. (US ROUTE 1) & PATUXENT RANGE RD.
 JESSUP, MARYLAND



7/6/22 | MJR | MD202102 | Rev 0

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

PATRICK MILLER

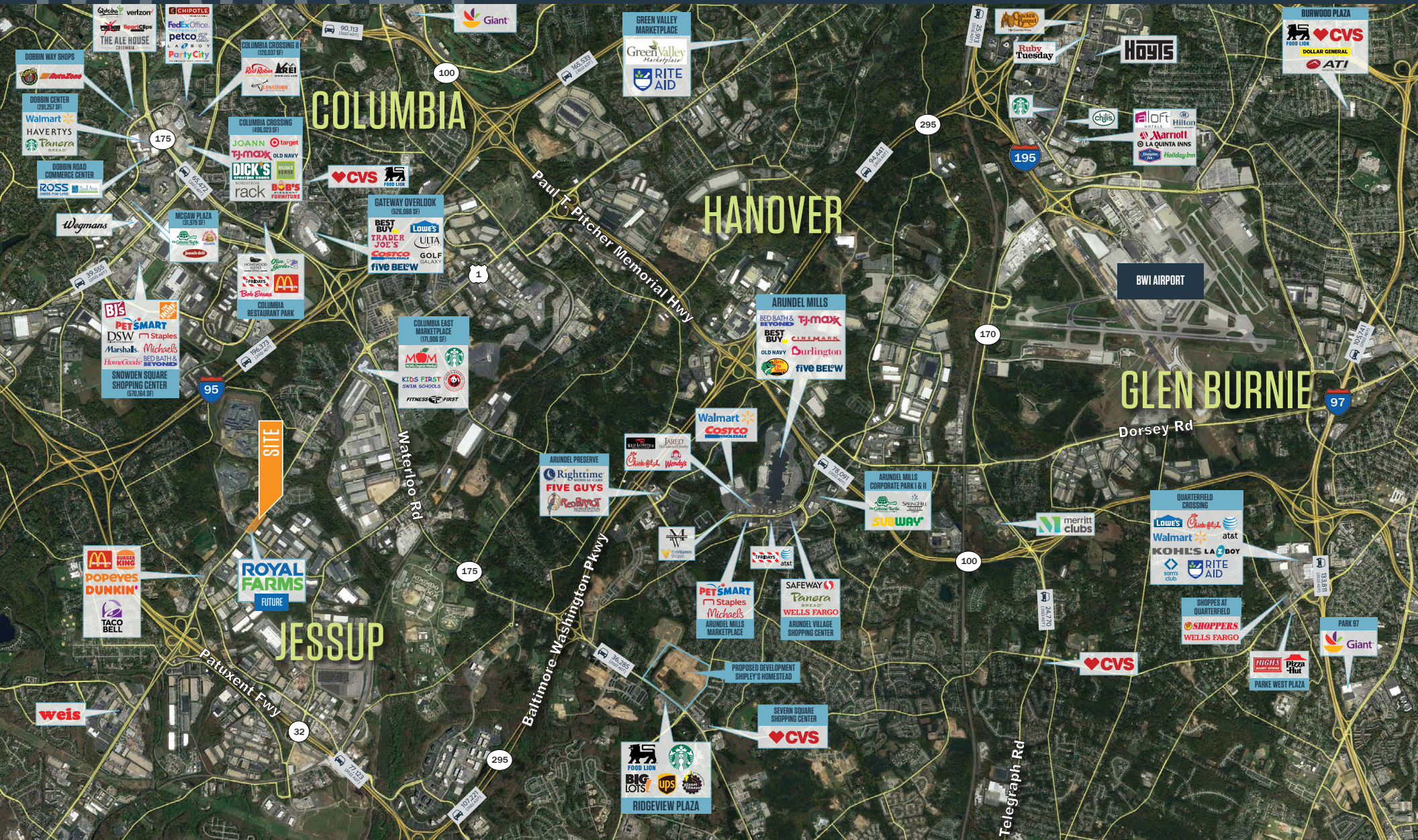
pmiller@klnb.com | 443-632-2042



MARKET

8391 WASHINGTON BLVD

JESSUP, MD 20794, HOWARD COUNTY



RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

PATRICK MILLER

pmiller@klnb.com | 443-632-2042





RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

PATRICK MILLER

pmiller@klnb.com | 443-632-2042

CLOSE-UP

8391 WASHINGTON BLVD

JESSUP, MD 20794, HOWARD COUNTY



RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

PATRICK MILLER

pmiller@klnb.com | 443-632-2042





8391 WASHINGTON BLVD

JESSUP, MD 20794, HOWARD COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

RYAN MINNEHAN

rminnehan@klnb.com
443-632-2088

PATRICK MILLER

pmiller@klnb.com
443-632-2042

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.