



## NEARBY RETAILERS



**TOYOTA**

## LAND AVAILABLE

- Approximately 2 Acres of Useable Land Area Available!
- Located just off of Solomons Island Rd. at the entrance to the Prince Frederick Market
- Zoned TC-Entry (Zoning Ordinance Permitted Uses)
- Located In Close Proximity To CalvertHealth Medical Center (Approximately 1,200 employees)

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**JOSH WEINER**

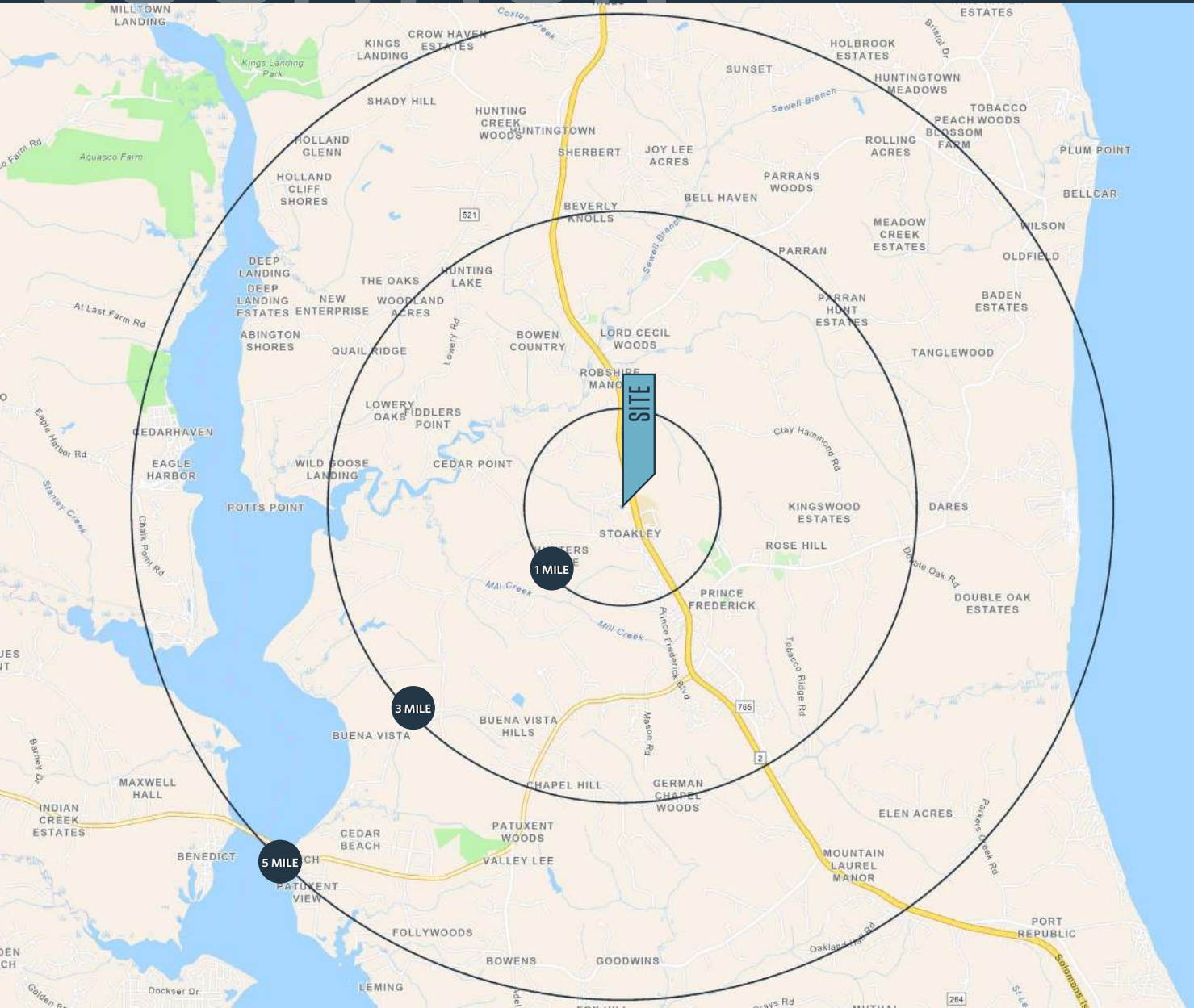
jweiner@klnb.com | 703-268-2715



# LOCATION

# AUTO DRIVE PAD SITE

AUTO DRIVE, PRINCE FREDERICK, MD 20678, CALVERT COUNTY



## PROPERTY HIGHLIGHTS:

Approximatley 2 Acres of Useable Land Area

## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	1,567	11,969	23,724
Daytime Population	4,691	14,757	23,193
Households	671	4,072	8,074
Average HH Income	\$130,236	\$157,624	\$171,632

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Solomans Island Road 43,971 ADT

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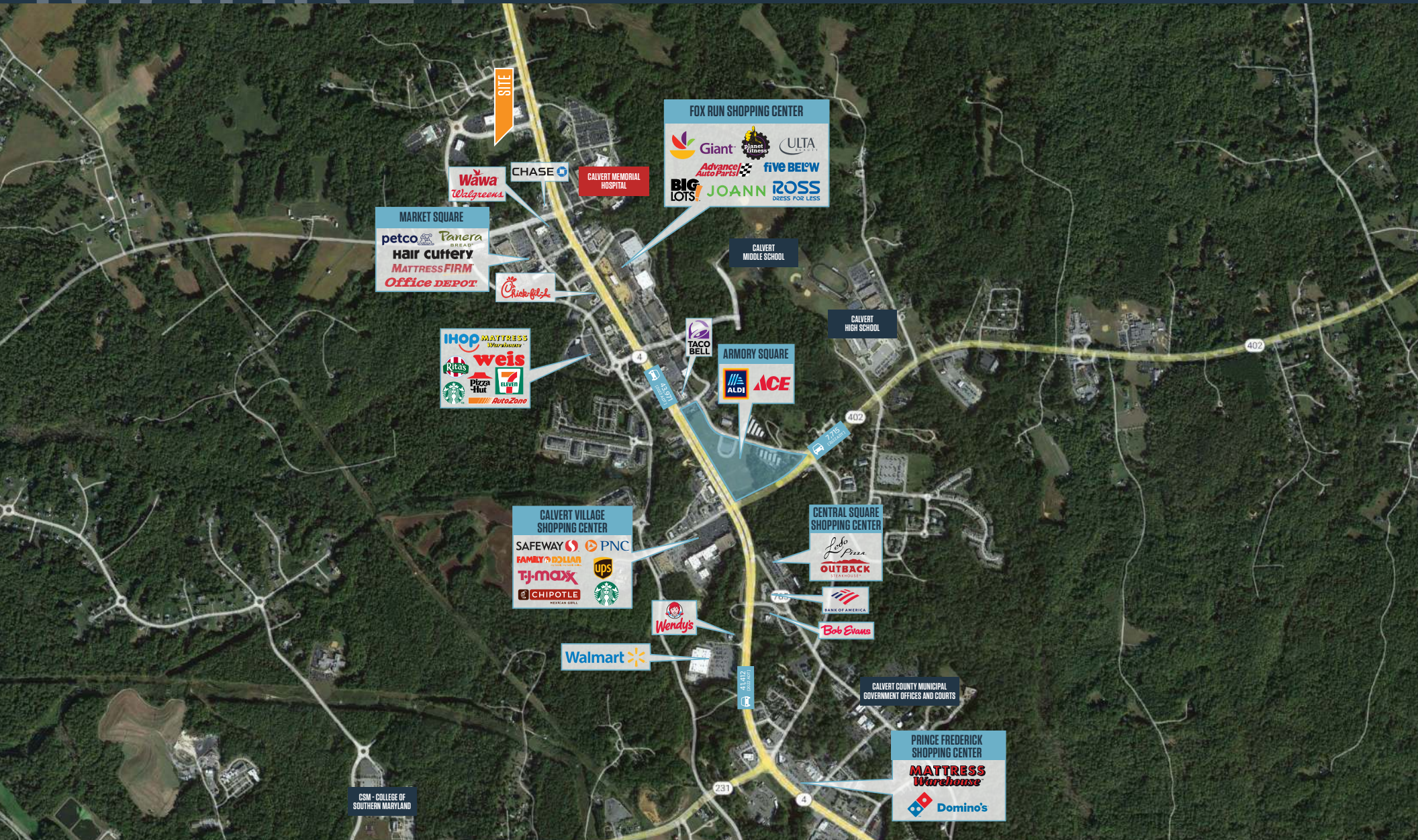




# MARKET

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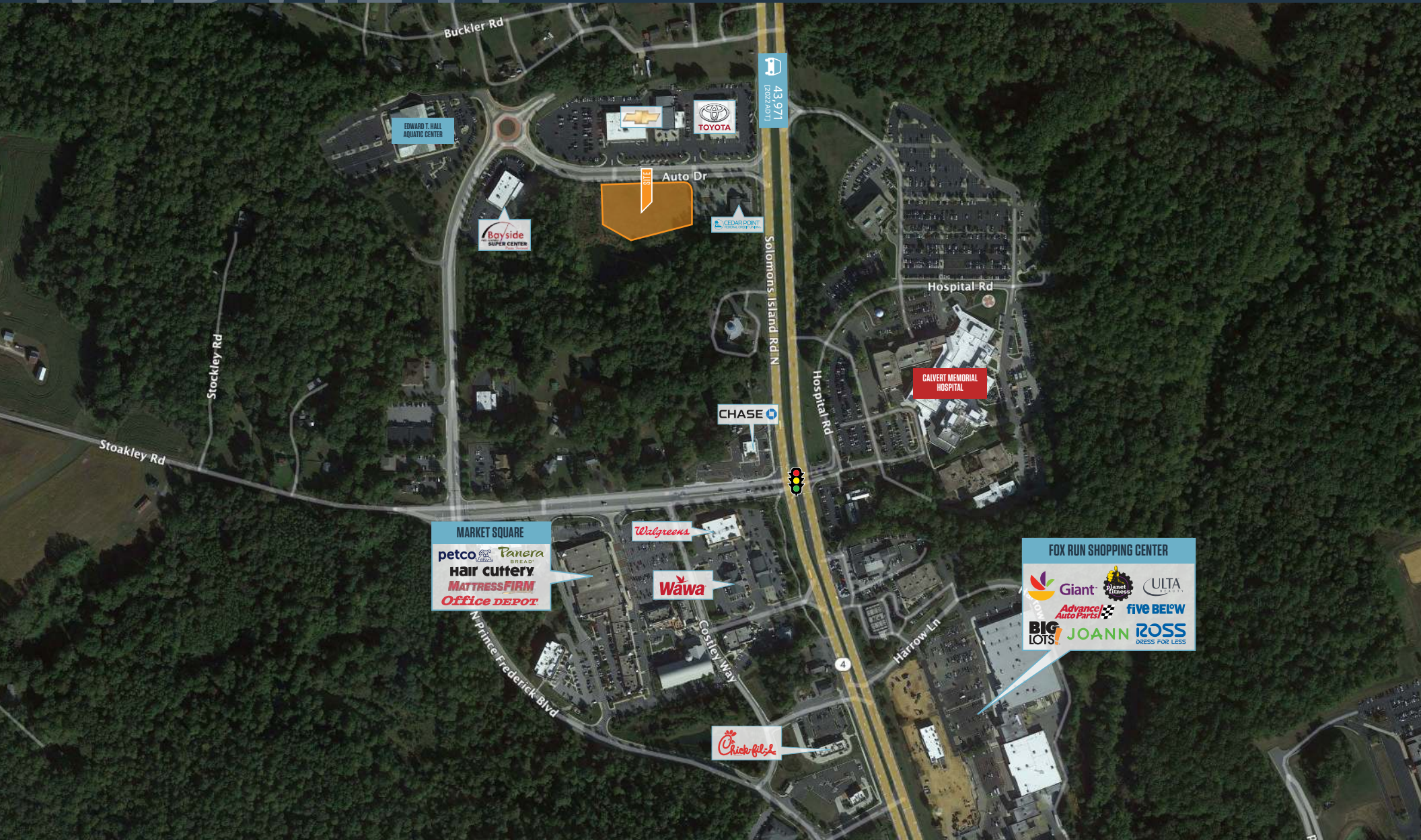
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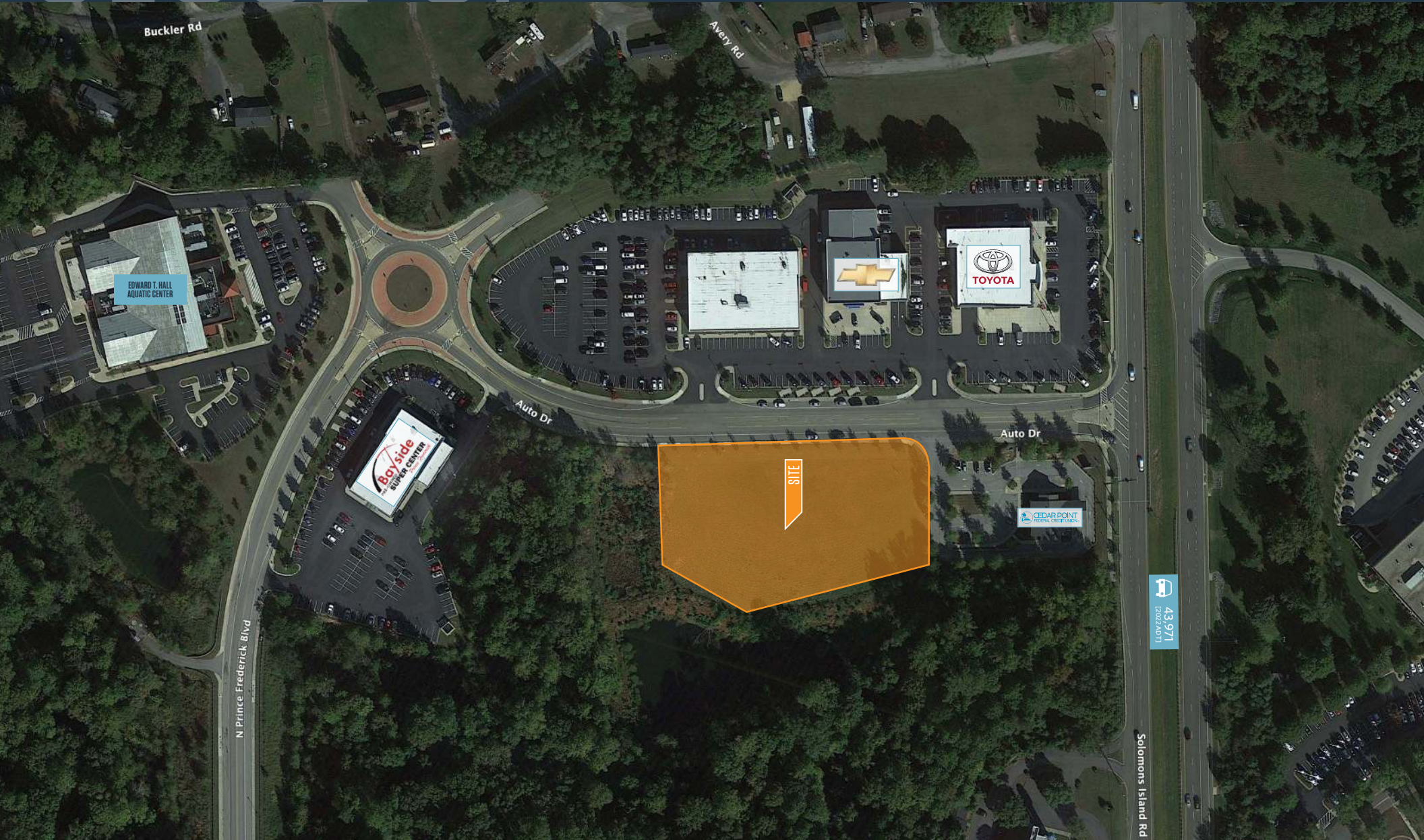
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# CLOSE UP

## AUTO DRIVE PAD SITE

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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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