



## JOIN THESE RETAILERS



## PAD SITES AVAILABLE

- 8 Acres, 1.25 Acres, 0.65 Acres and 0.64 Acres available, adjacent to strong grocery anchor.
- Located directly off of Rt. 340 [23,140 ADT].
- Serving the newly developed Brunswick Crossing Residential Community with over 1,500 units.
- In close proximity to a 93 Room, nationally branded hotel.

**MASON BERNSTEIN**

mbernstein@klnb.com | 443-632-2089

**RYAN MINNEHAN**

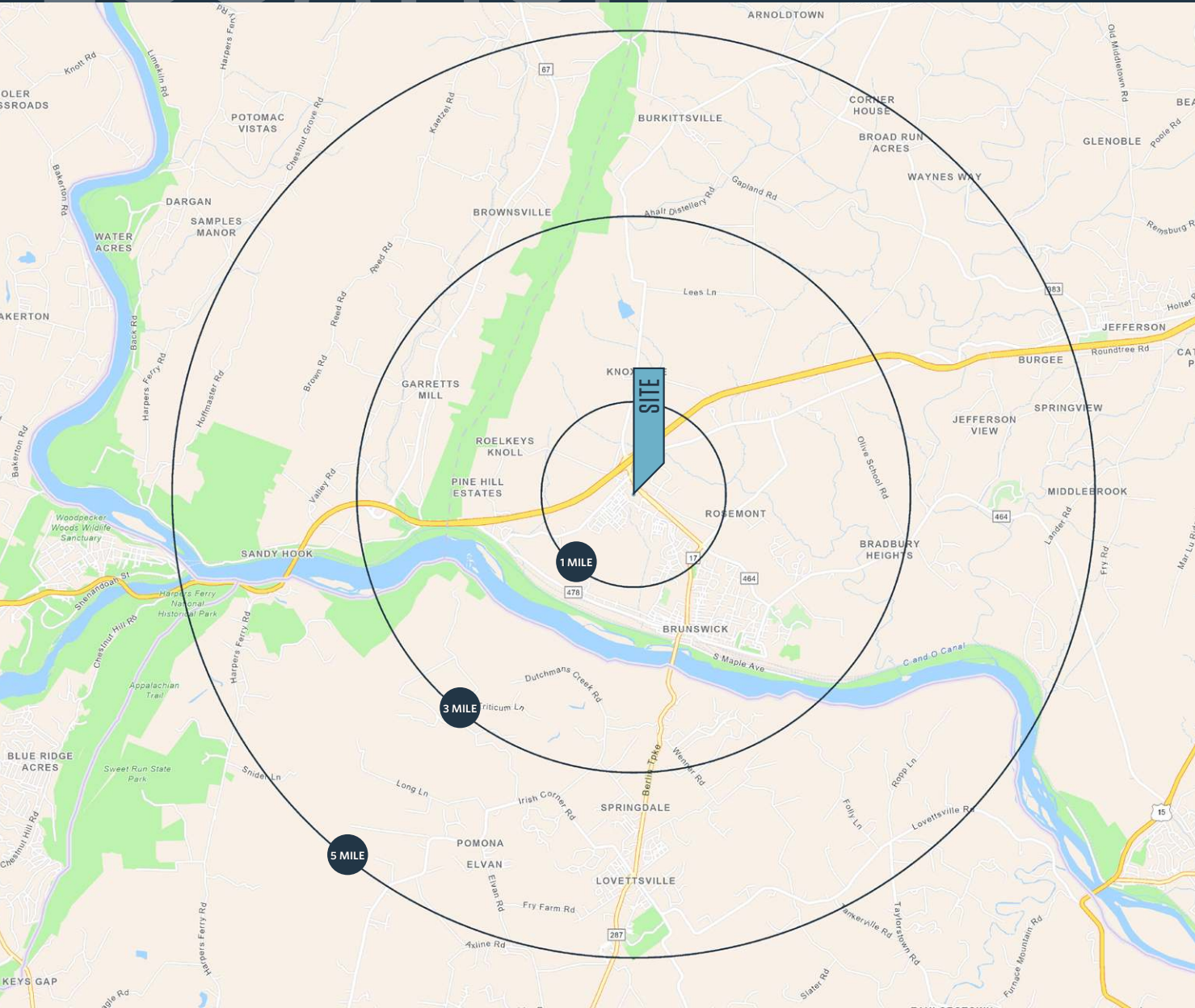
rminnehan@klnb.com | 443-632-2088



# LOCATION

# BRUNSWICK CROSSING

DUTCHMANS CREEK DR, BRUNSWICK, MD 21716, FREDERICK COUNTY



## AVAILABLE SPACES:

- 8 Acres
- 1.25 Acres
- 0.65 Acres
- 0.64 Acres

## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	2,943	11,641	20,334
Daytime Population	1,908	7,762	13,751
Households	986	4,189	7,318
Average HH Income	\$158,673	\$131,879	\$143,684

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Jefferson National Pike [US-340]	23,140 ADT
Petersville Road [MD-17]	7,710 ADT

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# MARKET

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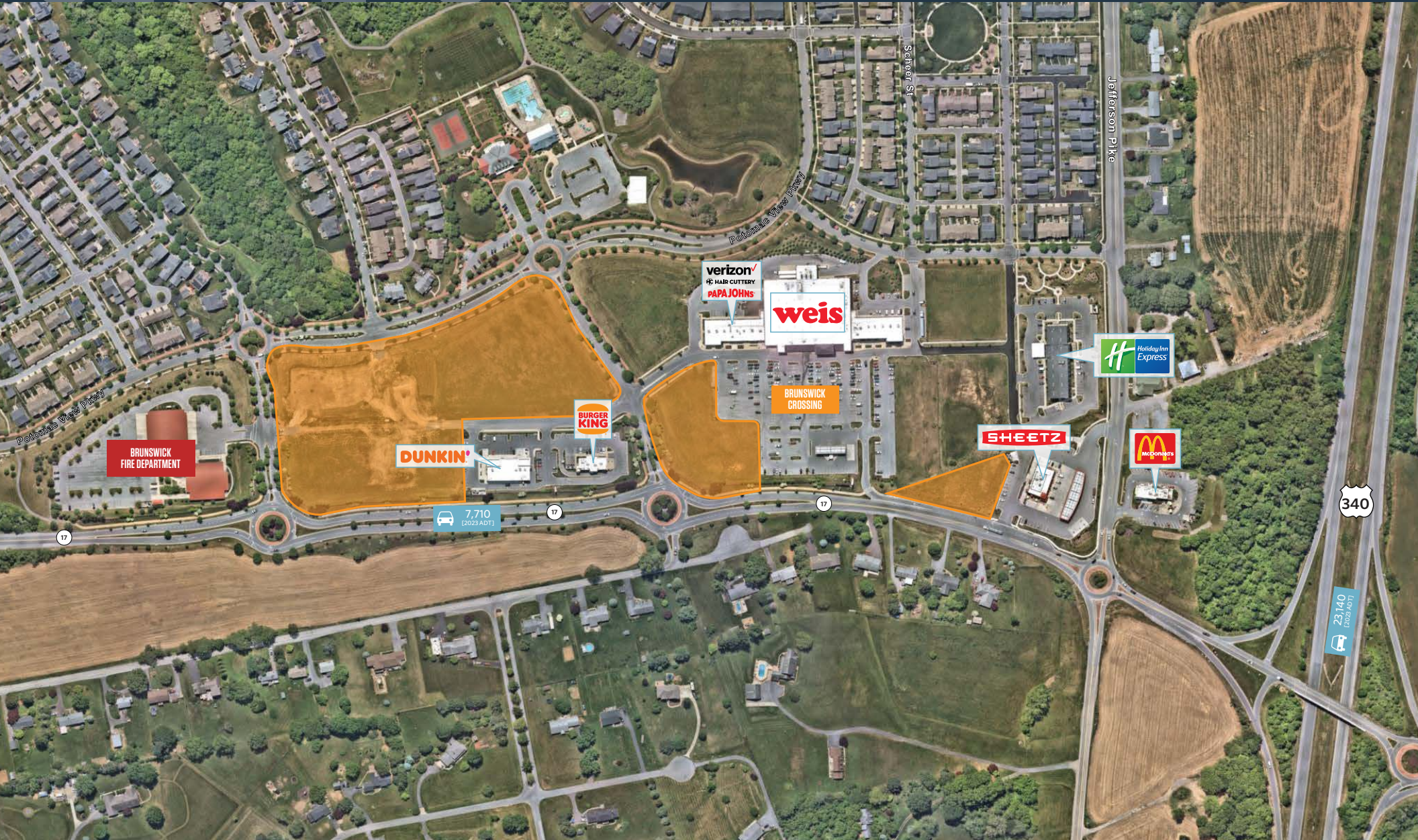




# CLOSE-UP

# BRUNSWICK CROSSING

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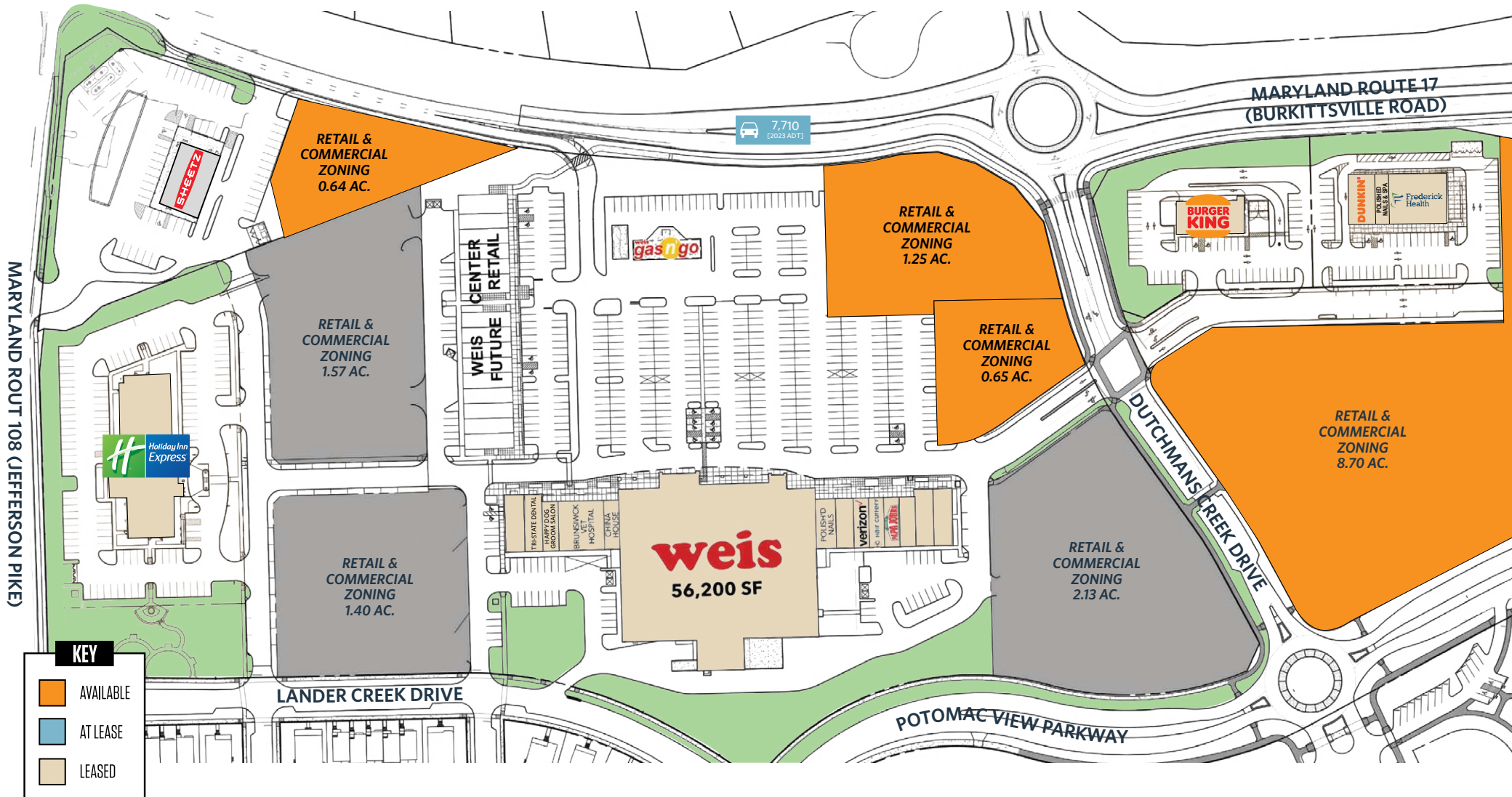




# SITE PLAN

# BRUNSWICK CROSSING

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rminnehan@klnb.com | 443-632-2088





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## FOR MORE INFORMATION, PLEASE CONTACT:

**MASON BERNSTEIN**

mbernstein@klnb.com

443-632-2089

**RYAN MINNEHAN**

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100 West Road, Suite 505, Towson, MD 21204

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**klnb.com**



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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.