

LOCATED IN 1 OF THE
TOP 3 WEALTHIEST
ZIP CODES IN THE
BALTIMORE METRO
AREA



PAD SITE FOR LEASE

PROPERTY HIGHLIGHTS

- Located at a proposed new traffic light
- Only 4,500 SF freestanding building available in Clarksville
- Drive-thru capabilities
- Conveniently located in River Hill/Clarksville at Route 108 and Linden Lithicum Lane
- Located in 1 of the Top 10 Wealthiest Zip Codes in the Baltimore Metro Area - 8 Out of 10 of these Wealthiest Zip Codes are in the Trade Area
- Located adjacent to the newly approved Erickson Senior Living at Limestone Valley (1,440 ± units)
- Zoned B-2, CEF-M; Available Spring 2026

DEMOGRAPHICS | 3 MILE



POPULATION
35,088



HOUSEHOLDS
12,152



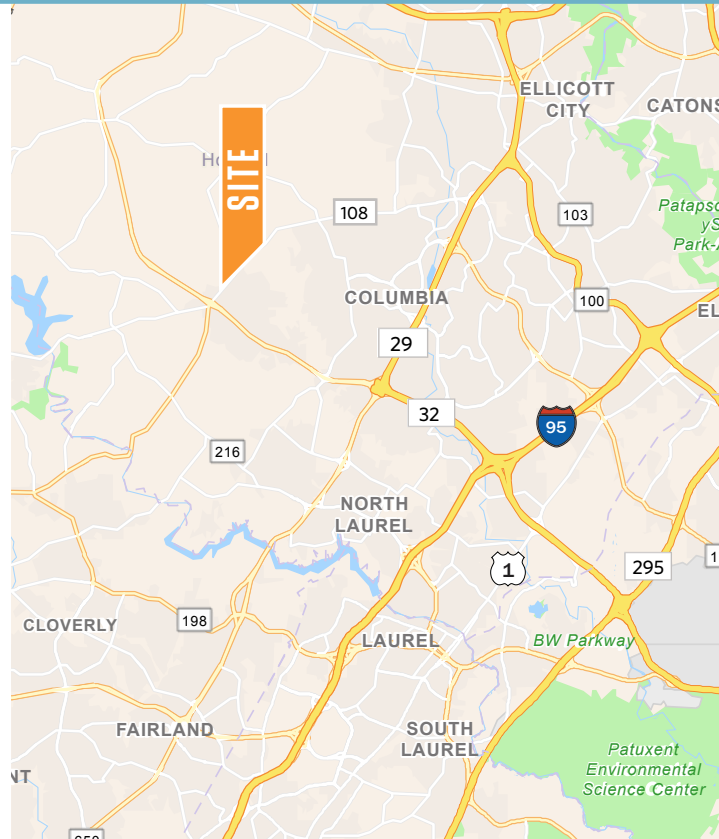
MEDIAN HH INCOME
\$158,454



MEDIAN AGE
42.8



DISPOSABLE INCOME
\$113,828



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CLARKSVILLE GATEWAY

Clarksville, MD 21029 | Howard County



MARKET AERIAL



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