

## NEARBY RETAILERS



## PROPERTY HIGHLIGHTS

- 20 Acres - Approx. Zoned CC, Charles County, MD
- 1 to 5 Acre Retail Pad-Sites Available for Long Term Lease
- 5 Acres Site Plan Approved for Automobile Dealership
- Strategically Located Fronting both Crain Highway, Route 301 & Western Parkway
- Additional Acreage Available Fronting Western Parkway

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# ZOOM IN

# 2183 CRAIN HWY



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# CLOSE-UP

# 2183 CRAIN HWY



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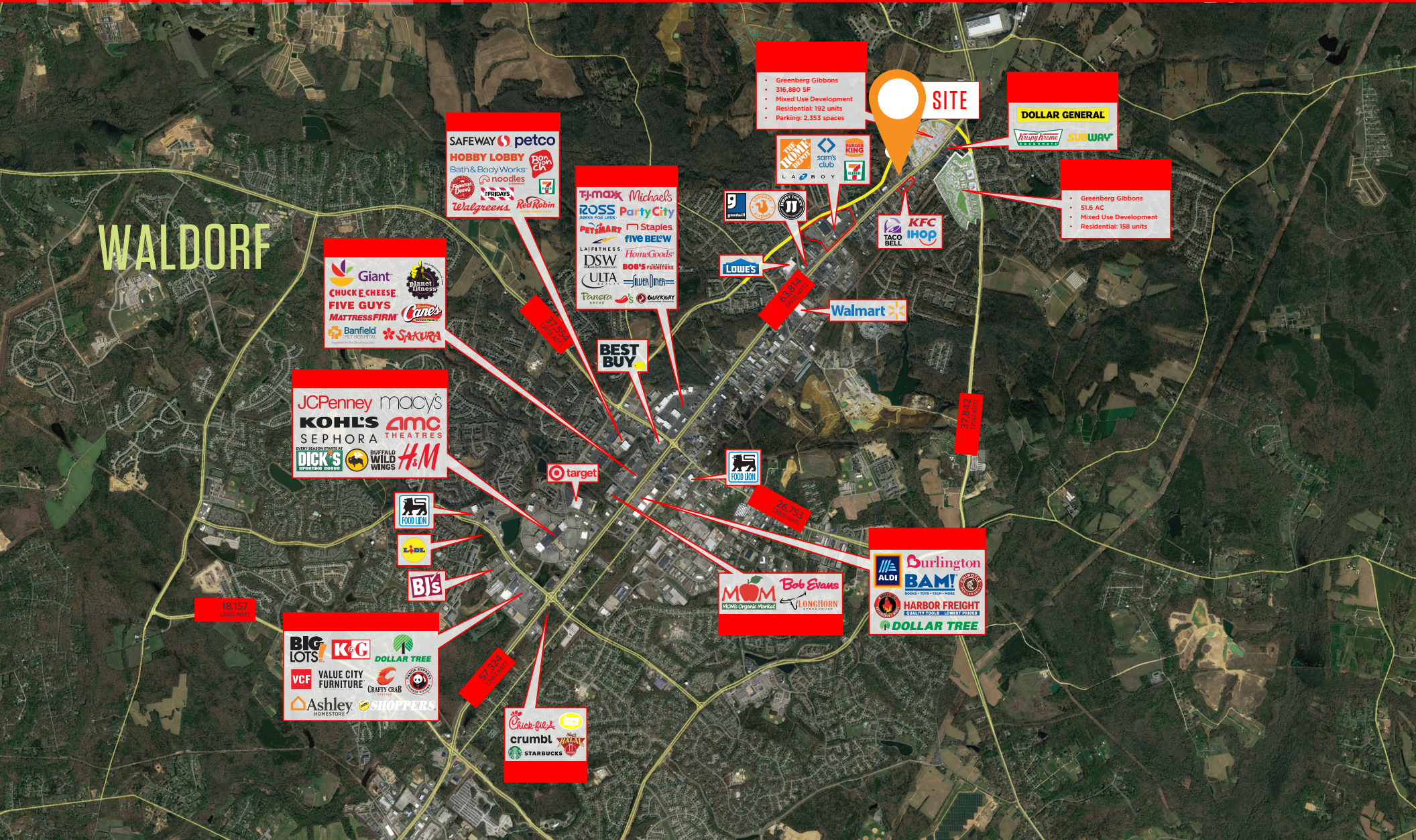
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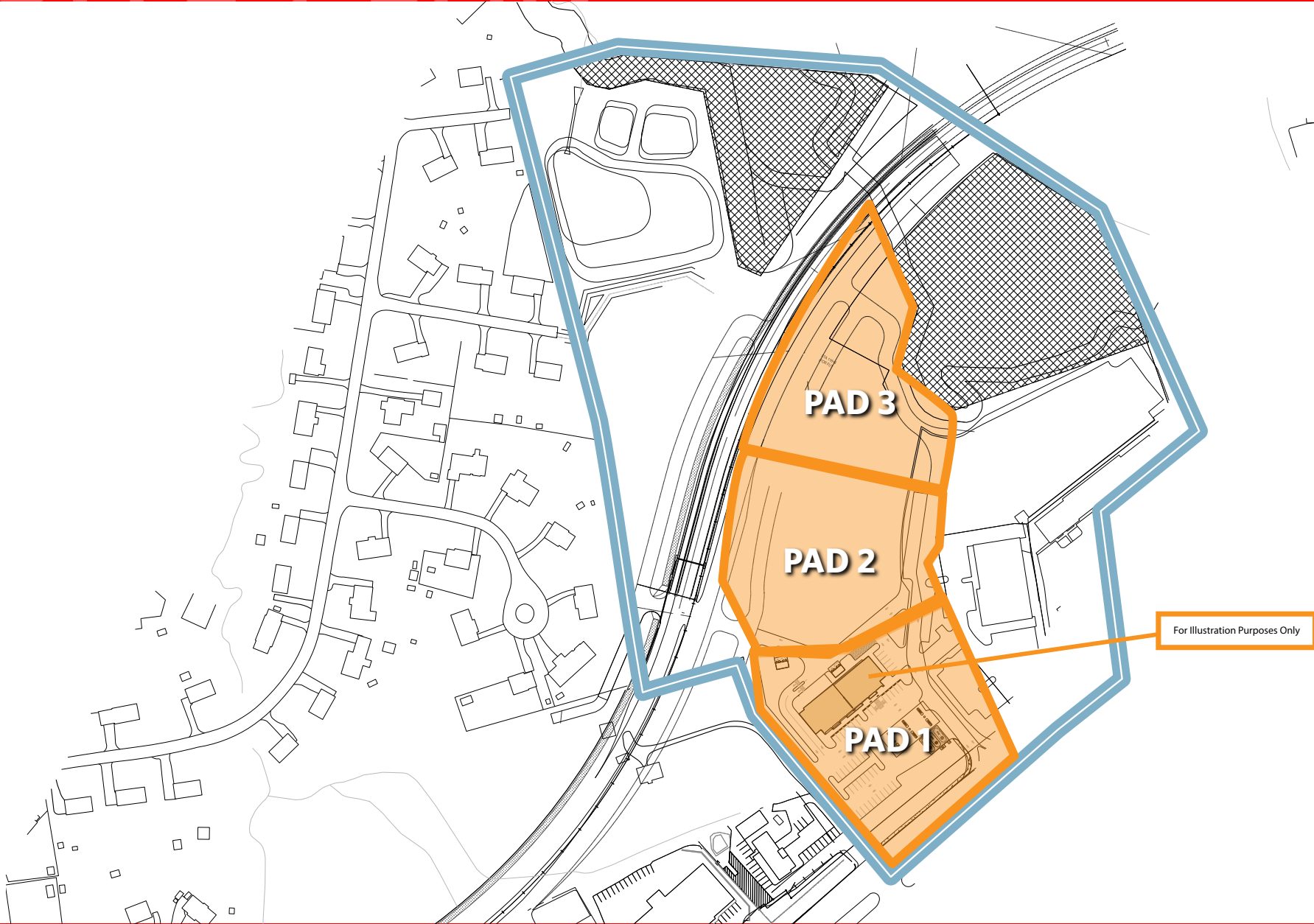
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# SITE PLAN

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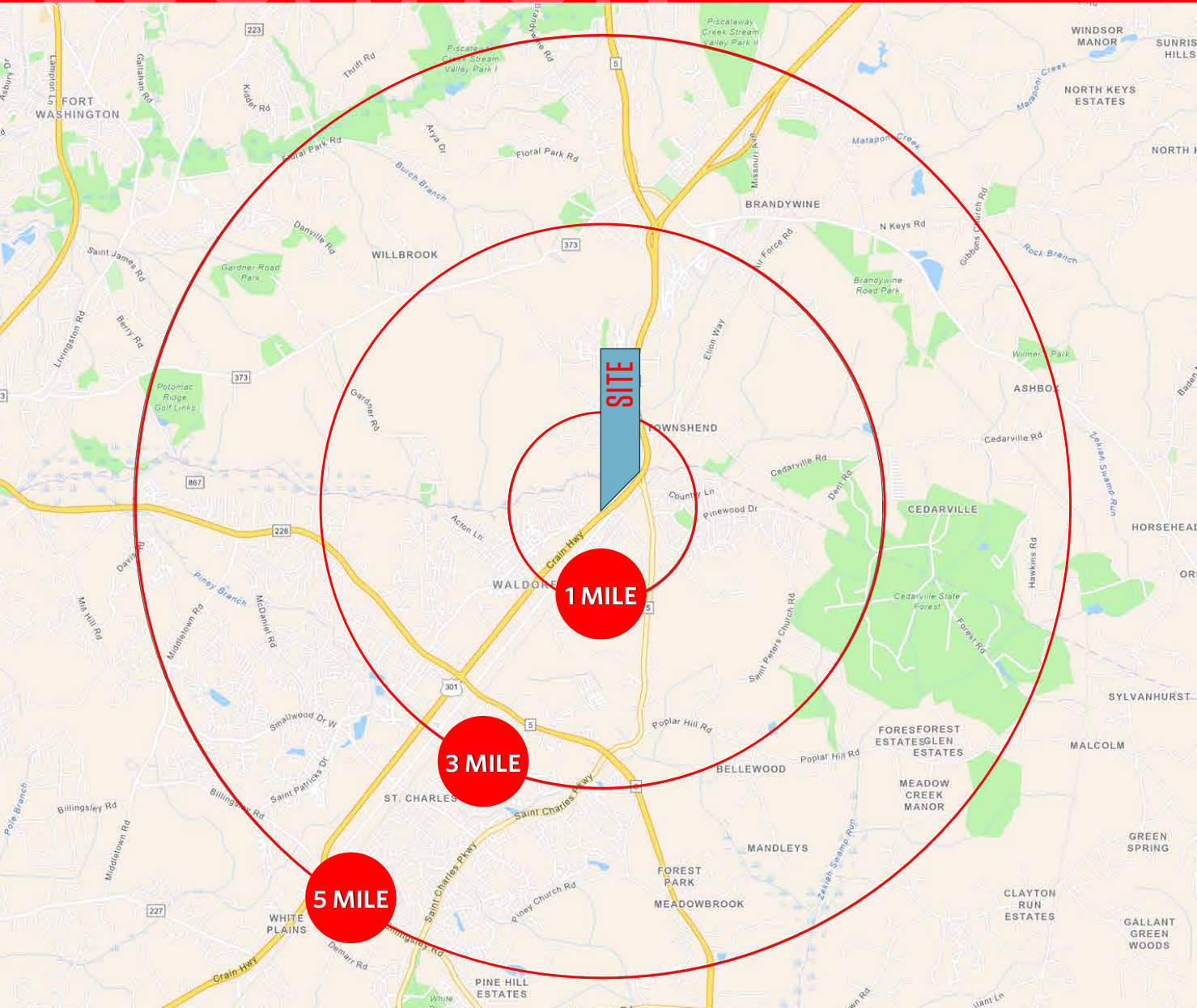
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# LOCATION

# 2183 CRAIN HWY



## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population 6,063	29,446	85,629
Daytime Population 3,164	18,247	29,457
Households 2,307	10,692	30,776
Median HH Income \$95,399	\$106,111	\$105,543

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Crain Hwy 64,269ADT

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# 2183 CRAIN HWY

**FOR MORE INFORMATION, PLEASE CONTACT:**

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