



NEARBY RETAILERS



RETAIL FOR LEASE

- Retail pads available for land-lease or build to suit
- Serving the fast-growing neighborhoods of Linganore-Bartonsville, New London, New Market, and Ijamsville
- Easy access and great visibility to over 80,000 vehicles on I-70
- Western parcel, closest to the I-70 and Old National Pike (US 40) intersection ~2.30 acres useable
- Eastern parcel, is ~4 acres rectangular and divisible up to four (4) pads

BOB BROWNING

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PHIL RUXTON

pruxton@klnb.com | 202-420-7777

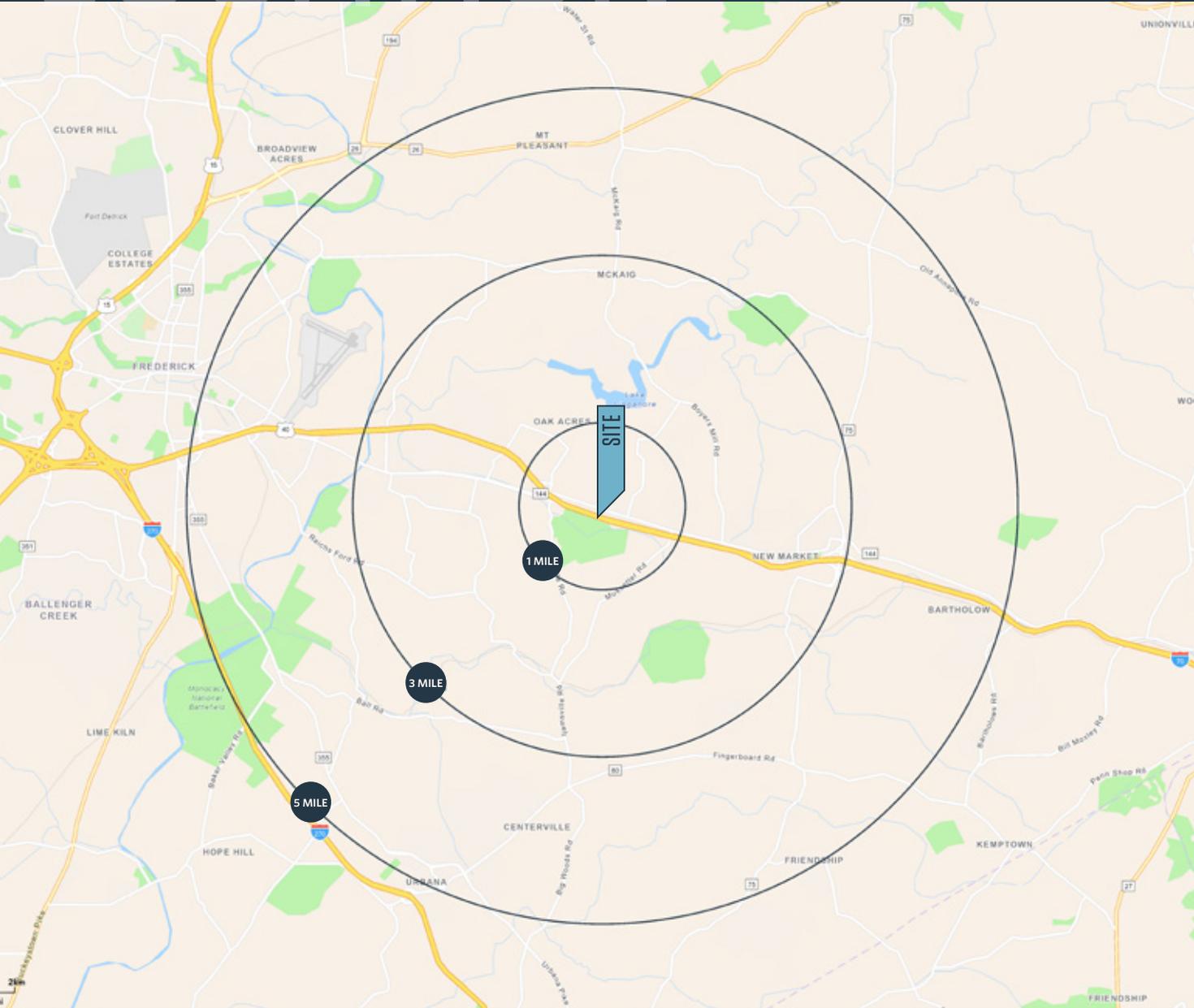
KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764

LOCATION

MONOCACY VALLEY CENTER

9861 OLD NATIONAL PIKE, IJAMSVILLE, MD 21754



DEMOGRAPHICS | 2025:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 4,696 | 28,080 | 37,143 |
| Daytime Population | 3,262 | 19,544 | 49,757 |
| Households | 1,465 | 9,515 | 12,842 |
| Average HH Income | \$173,142 | \$183,961 | \$178,564 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

| | |
|-------------------|------------|
| I-70 | 80,380 ADT |
| Old National Pike | 9,355 ADT |

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PLANS

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OVERVIEW

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FOR MORE INFORMATION, PLEASE CONTACT:

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