NAI klnb

8250 & 8254 WATERFORD ROAD

Pasadena, Maryland
Anne Arundel County



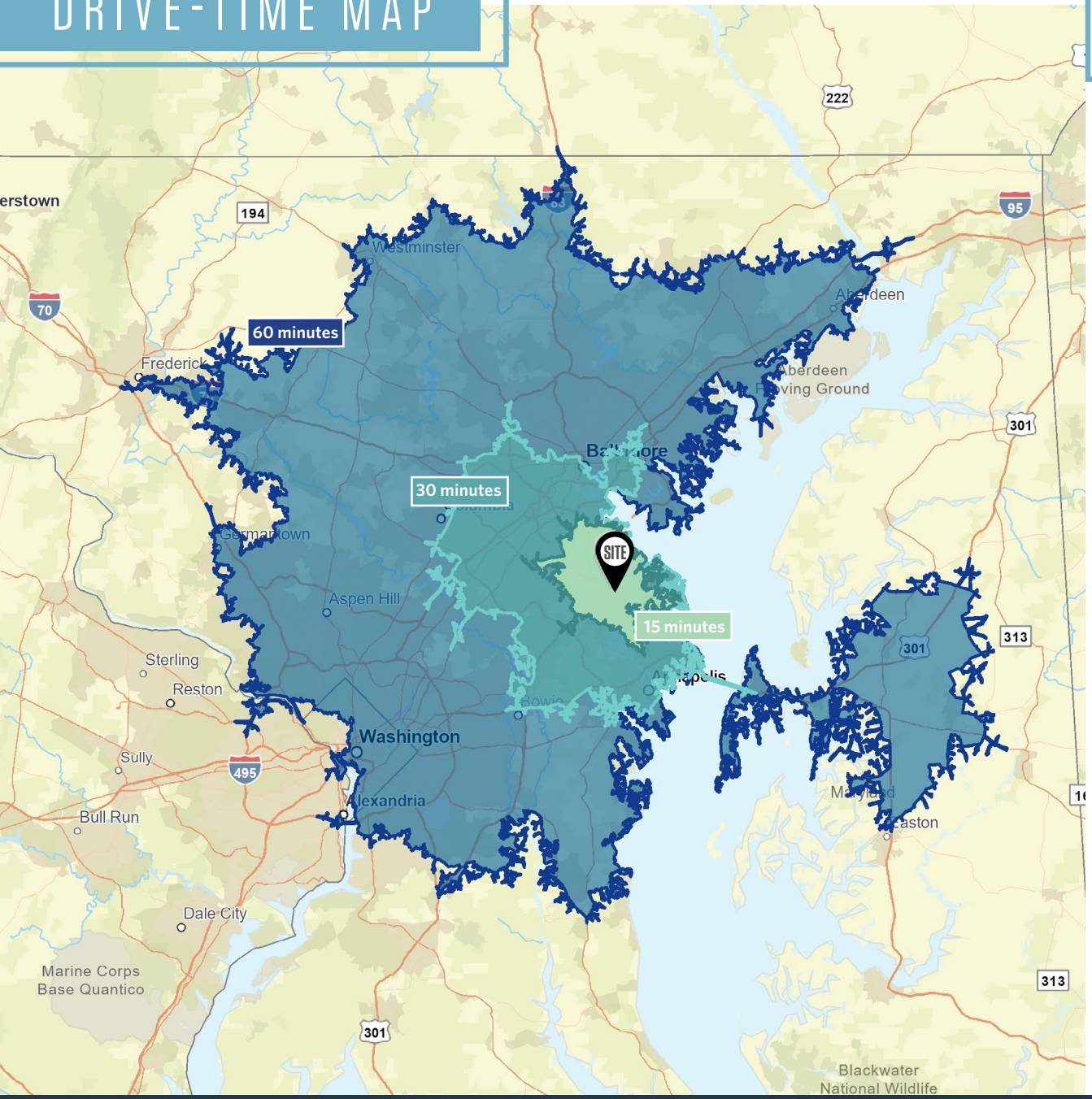
INDUSTRIAL OUTDOOR STORAGE SITE FOR SALE

SPENCE DAW
sdaw@klnb.com
443-574-1429

PROPERTY HIGHLIGHTS

- 3.14 Acres of Contiguous C-4 Zoned Land
  - » 8250 Waterford Road: 1.69 Acres
  - » 8254 Waterford Road: 1.45 Acres
- Ideally located along Route 100 Just east of Ritchie Hwy
- Adjacent lots fenced individually with cut-through; Two (2) secure access points on Waterford Road
- Improvements:
  - » Office trailer (approx. 45' x 10')
  - » Warehouse/Shop (approx. 30' x 19')
  - » Covered Storage Pavilion (approx. 17' x 25')
- Well and Septic (~1,500 Gallons) on 8250
- In-place income stream from tenants leasing ~115 parking spaces
  - » Flexible terms; ability to terminate for single user

DRIVE-TIME MAP



DEMOGRAPHICS | 30 MIN.

POPULATION
1,056,660

HOUSEHOLDS
407,483

AVERAGE HH INCOME
$144,293

MEDIAN AGE
38.0

DISPOSABLE INCOME
$98,786

MEDIAN NET WORTH
$361K

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PHOTOS









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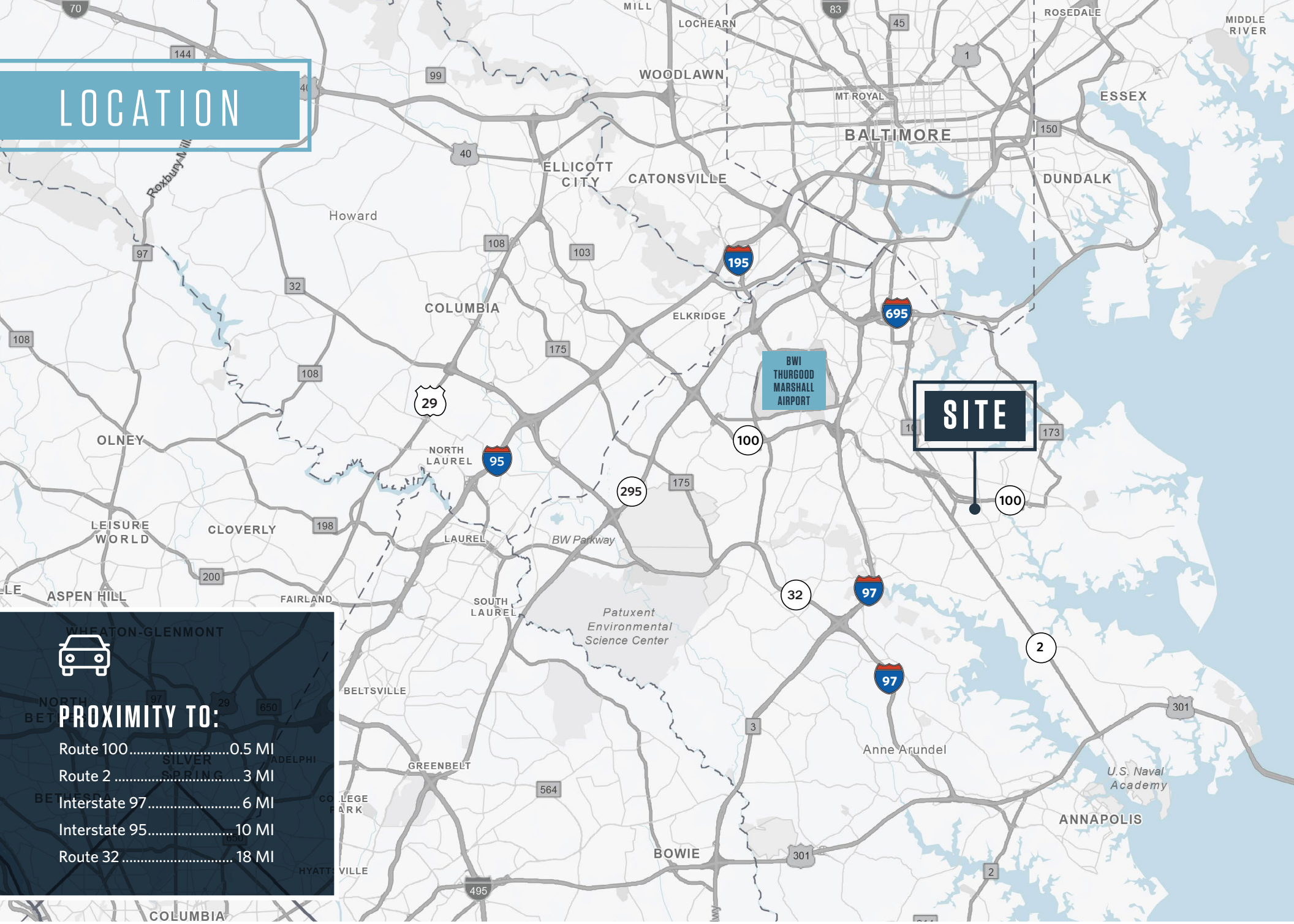




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LOCATION



PROXIMITY TO:

Route 100	0.5 MI
Route 2	3 MI
Interstate 97	6 MI
Interstate 95	10 MI
Route 32	18 MI

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For More Information, Please Contact:

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CLICK TO VIEW PROPERTY WEBSITE

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