

FOR SALE

Charles County, Maryland

COMMERCIAL LAND @ DEMARR ROAD

DEMARR ROAD & PRINTERS COURT | WHITE PLAINS, MARYLAND 20695

LOT SIZE

10 Acres ±

ZONING

BP (Business Park Zone)

TRAFFIC COUNT

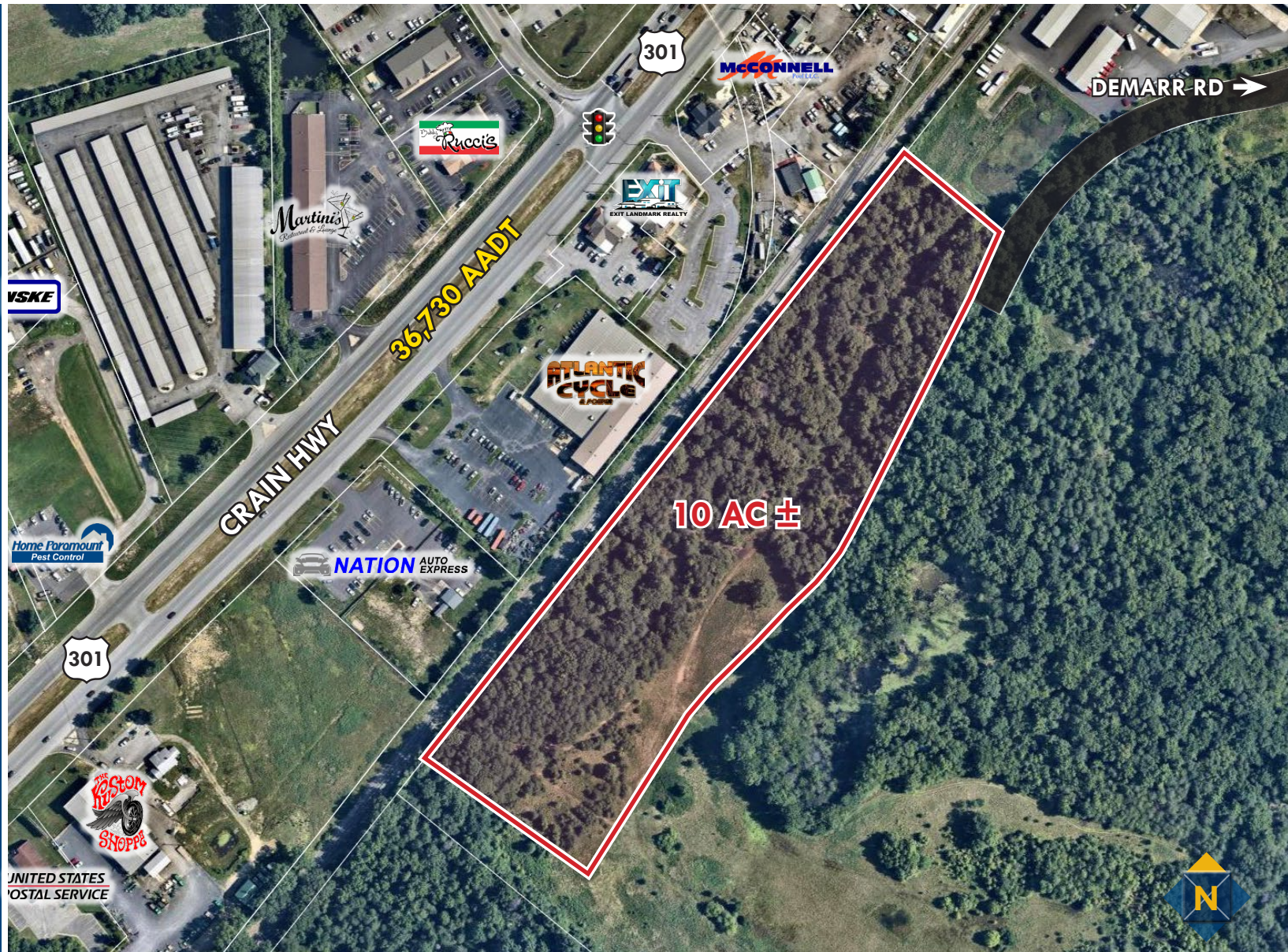
36,730 AADT (Crain Hwy/Rt. 301)

SALE PRICE

\$650,000

HIGHLIGHTS

- ▶ 10 acres ± of commercial land
- ▶ Ideal location just off of busy Crain Highway (36,730 vehicles per day) in White Plains, MD
- ▶ Situated just south of Waldorf's busy retail/commercial corridor
- ▶ Nearby retailers include CVS, Tractor Supply Co, BB&T, Reico Kitchen & Bath, 84 Lumber, The Prime Street Grille, Rucci's Deli, Martini's Restaurant & Lounge and Mexico Restaurant



Mike Ruocco | Vice President

443.798.9338

mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR SALE



Charles County, Maryland

LOCAL AERIAL

DEMARR ROAD & PRINTERS COURT | WHITE PLAINS, MARYLAND 20695



Mike Ruocco | Vice President

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

☎ 443.798.9338

✉ mruocco@mackenziecommercial.com

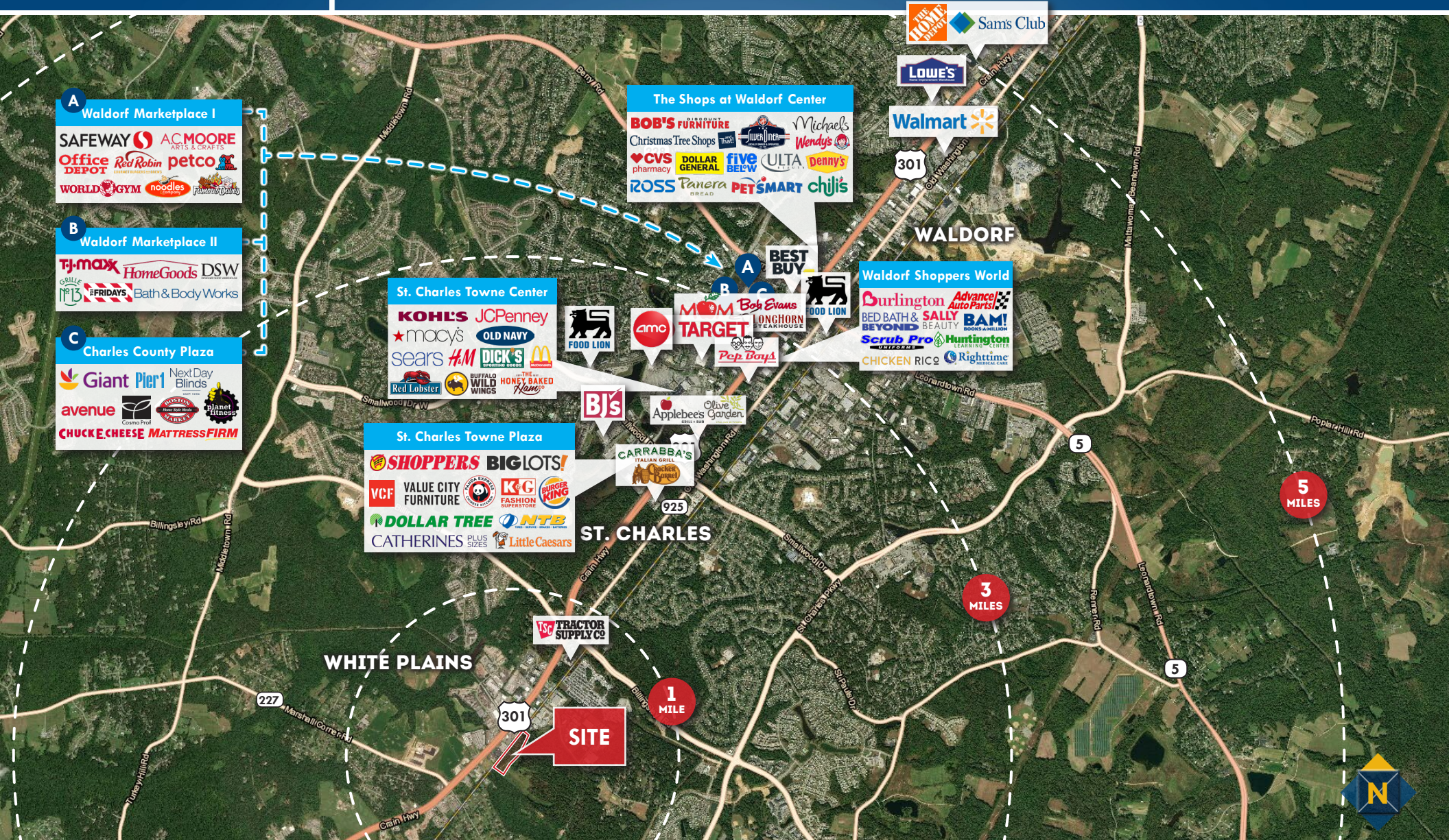
FOR SALE



Charles County, Maryland

TRADE AREA

DEMARR ROAD & PRINTERS COURT | WHITE PLAINS, MARYLAND 20695

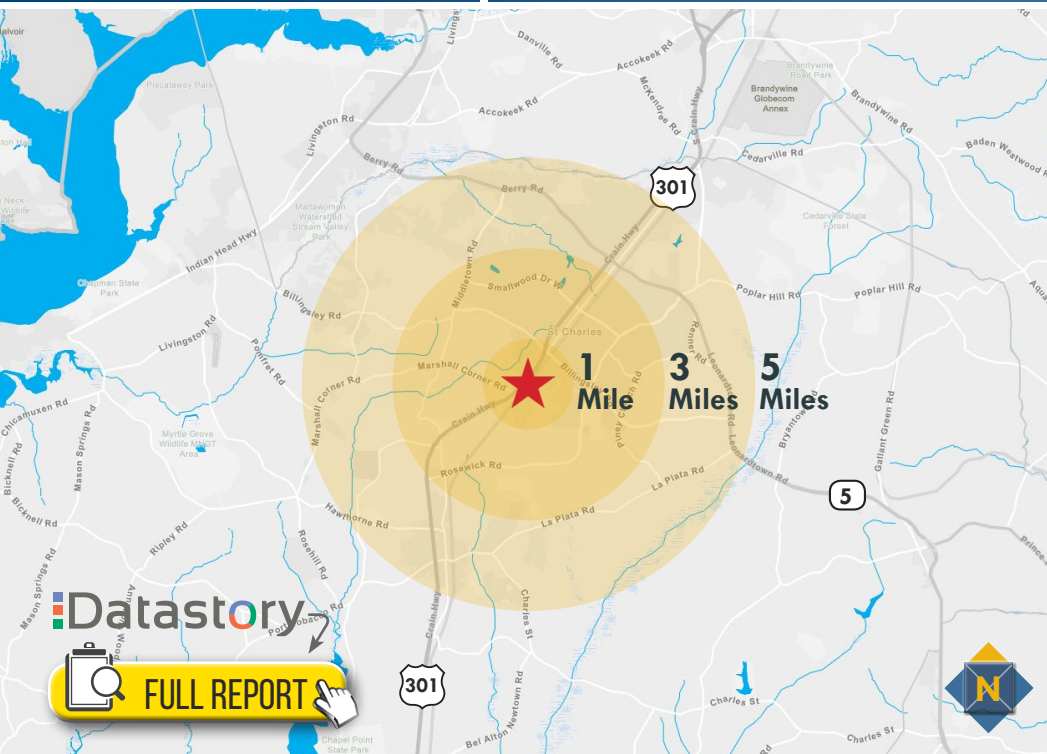


FOR SALE

Charles County, Maryland

LOCATION / DEMOGRAPHICS

DEMARR ROAD & PRINTERS COURT | WHITE PLAINS, MARYLAND 20695



Datastory

[FULL REPORT](#)

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
2,451 1 MILE	939 1 MILE	2.59 1 MILE	40.0 1 MILE
43,603 3 MILES	15,893 3 MILES	2.73 3 MILES	34.6 3 MILES
96,541 5 MILES	34,005 5 MILES	2.82 5 MILES	36.2 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$100,707 1 MILE	53.4% 1 MILE	91.6% 1 MILE	4,573 1 MILE
\$101,988 3 MILES	64.0% 3 MILES	95.9% 3 MILES	35,828 3 MILES
\$112,439 5 MILES	65.1% 5 MILES	95.8% 5 MILES	82,679 5 MILES

29%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

[LEARN MORE](#)

27%
BOOMBURBS
2 MILES

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

3.25
AVERAGE HH SIZE

34.0
MEDIAN AGE

\$113,400
MEDIAN HH INCOME

[LEARN MORE](#)

26%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)

12%
MIDDLEBURG
2 MILES

These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

2.75
AVERAGE HH SIZE

36.1
MEDIAN AGE

\$59,800
MEDIAN HH INCOME

[LEARN MORE](#)