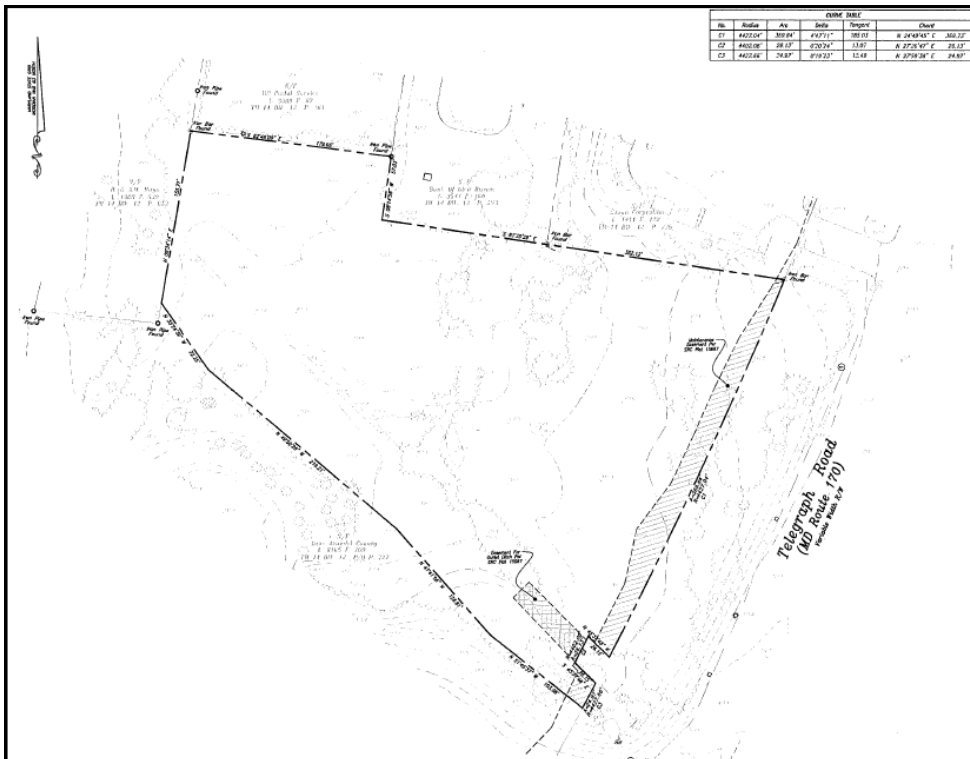


SALE OR GROUND LEASE

7860 Telegraph Road, Severn, MD

LAND



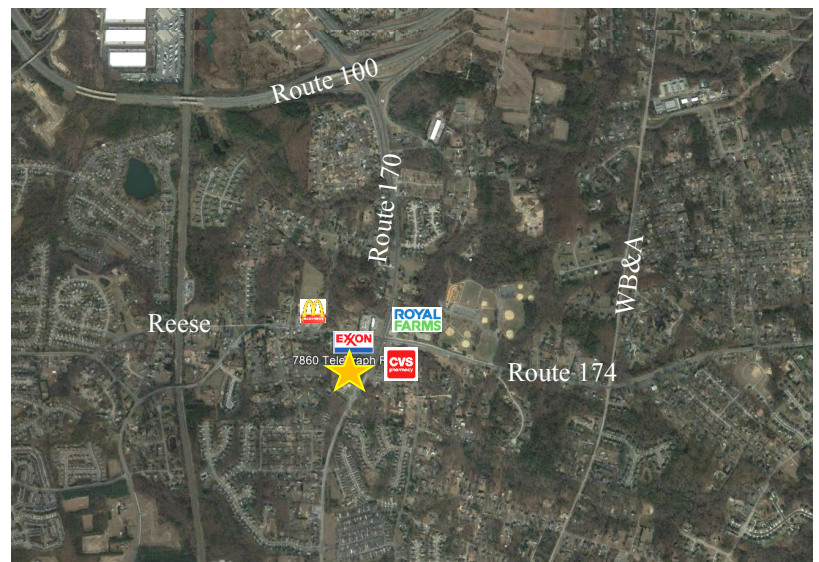
- 3.3 acres
- Sale Price: \$995,000; Inquire for Ground Lease or Joint Venture
- Zoned: C-3
- Great for fast food, assisted living, automotive (no gas), hotel, daycare; Approved for mini storage.
- Great Location! Equidistant between Baltimore & Washington D.C., Columbia & Annapolis.
- **Just 10 minutes from Fort Meade with daytime population of 138,000!**
- Parking ratio
- Located near major intersection— 23,000 trips per day.
- Easy access to Fort Meade, Arundel Mills and BWI Airport.

Severn Maryland Demographics 3 mi radius

Population— 63,461
 Daytime Employment—29,290
 Average HH Income—\$ 113,498
 West Anne Arundel County

2020 Forecast*
 Population—163,247
 Average HH Income—\$ 114,617
 Average HH Size—2.87

*AAEDC.org



Contact:
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 410-551-9116

AJP PROPERTIES
 www.ajprop.net
 8373 Piney Orchard Pky., Odenton, Md.

Central Maryland Chamber
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FORT MEADE
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Disclaimer: All information regarding property(ies) offered is from sources deemed reliable; but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price or conditions, prior sale, rental or withdrawal without notice.