

SALE

\$799,000 | 1.14± acres

HIGH VISIBILITY COMMERCIAL SITE

6221 Sykesville Road | Sykesville, MD 21784



AVAILABILITIES

1,584 sq ft structure on 1.14± acres zoned C-2

PROPERTY HIGHLIGHTS

- Outstanding location and visibility along MD 32 just south of the busy intersection with MD 26
- High density commercial area surrounded by national retailers including Walgreens, Starbucks, Panera, ALDI, Truist, PNC, Wawa, Royal Farms & more
- Highly desirable C-2 Zoning (see page 5)
- Existing structure currently used as a doctors office
- Excellent potential to reuse, readapt or redevelop

TRAFFIC COUNTS

Route 32	21,452 AADT
Route 26	28,431 AADT

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	7,398	31,991	44,501
Households	2,592	11,065	15,211
Average HH Income	\$135,649	\$142,053	\$144,902



Seamus Fitzgerald

Executive Vice President

301-787-4050

seamus@frg.us

www.frg.us

All information contained herein is deemed reliable but not guaranteed

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Photographs



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 **FITZGERALD**
REALTY GROUP, INC.

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ZONING C- 2 PERMITTED USES

Agricultural

Agriculture - P
Feed or grain sales, may include storage - P
Shop for the service, repair, or sale of farm
Equipment - P

Communications

Communications tower - P
Communications tower complex - P

Commercial

Automobile service center - P
Car wash (self or full service) - P
Fuel station - P
Vehicle repair shop - P
Vehicle sales lot (under 10,000 lbs. gross vehicle weight) - P
Vehicle sales lot (10,000 lbs. or more gross vehicle weight) - C
Catering establishment or banquet facility - P
Restaurant - P
Restaurant, with drive thru - P
Tavern/Bar - P
Cemetery, mausoleum, or memorial garden - C
Crematorium - P
Funeral establishment - P
Hotel or motel - C
Facility for dispensing of medical cannabis - P
Medical or dental center - P
Professional or business office - P
Veterinary facility, without runways - P
Veterinary facility, with runways - C
Conference center - C
Indoor recreational facility - P

Indoor trap, skeet, rifle, or archery ranges, including
gun clubs - P
Outdoor recreational area - P
Butcher shop - P
General retail or general service, less than 10,000
square feet - P
General retail or general service, between 10,000 and
60,000 square feet - P
General retail or general service, more than 60,000
square feet - C
Rental of vehicles and goods with primarily outdoor
equipment storage - C

Residential

Single-family or two-family dwelling in a Rural Village - P
Retirement home/age-restricted adult Housing - P
Single-family dwelling constructed prior to December
31, 2019 - P
Assisted-living facility - P
Continuing care retirement community - P
Nursing home - P

Institutional/Community Service

Art, business, dance, music or similar School - P
Community meeting hall, social club, fraternal
organization - P
Community recreational facility - P
Day care center - P
Nursery school - P
Museum - P
Private school - P
Religious establishment - P
Trade school or professional training center - P

INDUSTRIAL

Manufacturing/ Production

Artisan manufacturing - P
Light manufacturing - C
Limited distillery - P
Micro-brewery - P
Winery - P

Trades

Printing shop - P
Welding, sheet metal, machine, carpentry, or similar
shop - P

Transportation / Utilities

Commercial parking lot or garage - P
Solar energy conversion facility, ground Mounted - C
Utility equipment building, yard, aboveground station or
substation, or telephone exchange - C
Utility equipment, all others - P

Warehouse/Storage/Distribution

Above ground petroleum products storage (2,000
gallons or greater) - C
Contractor's equipment storage yard - P
Self-service storage facility - P
Warehouse or distribution facility - C

Miscellaneous

Commercial kennel - C
Conveyor system - C
Laboratory (chemical, physical, or biological), not
including agricultural - P
Planned Commercial Center - P
Use-off-the premises signs - P

Public

Public facility - P

P - Indicates that a use is permitted as of right in the district.

C - Indicates that a use is permitted only as a conditional use. Board of Zoning Appeals approval is required. Specific requirements for conditional uses are set forth in §308 (conditional uses) of this Code.

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