

# GROUND LEASE

# RETAIL PAD SITES UP TO 2.3± ACRES

Thendara Court | Myersville, MD 21773



## AVAILABILITIES

2 Lots for a combined 2.3± Acres

## PROPERTY HIGHLIGHTS

### GROUND LEASE

- Lot 2 - 0.91± Acre Lot
- Lot 3 - 1.41± Acre Lot
- Both Lots Zoned GC (General Commercial)
- High Visibility with Approximately 70,000 VPD
- Access to Public Sewer, Water, and Electric
- Combine Lots for Up To 2.3± Acres

## TRAFFIC COUNTS

Route I-70 70,000 VPD

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	1,403	5,295	17,564
Households	481	1,881	6,461
Median HH Income	\$115,425	\$113,670	\$112,385



All information contained herein is deemed reliable but not guaranteed

**Seamus Fitzgerald**

Executive Vice President

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www.frg.us

# GROUND LEASE

# FINISHED PAD SITES UP TO 2.3± ACRES

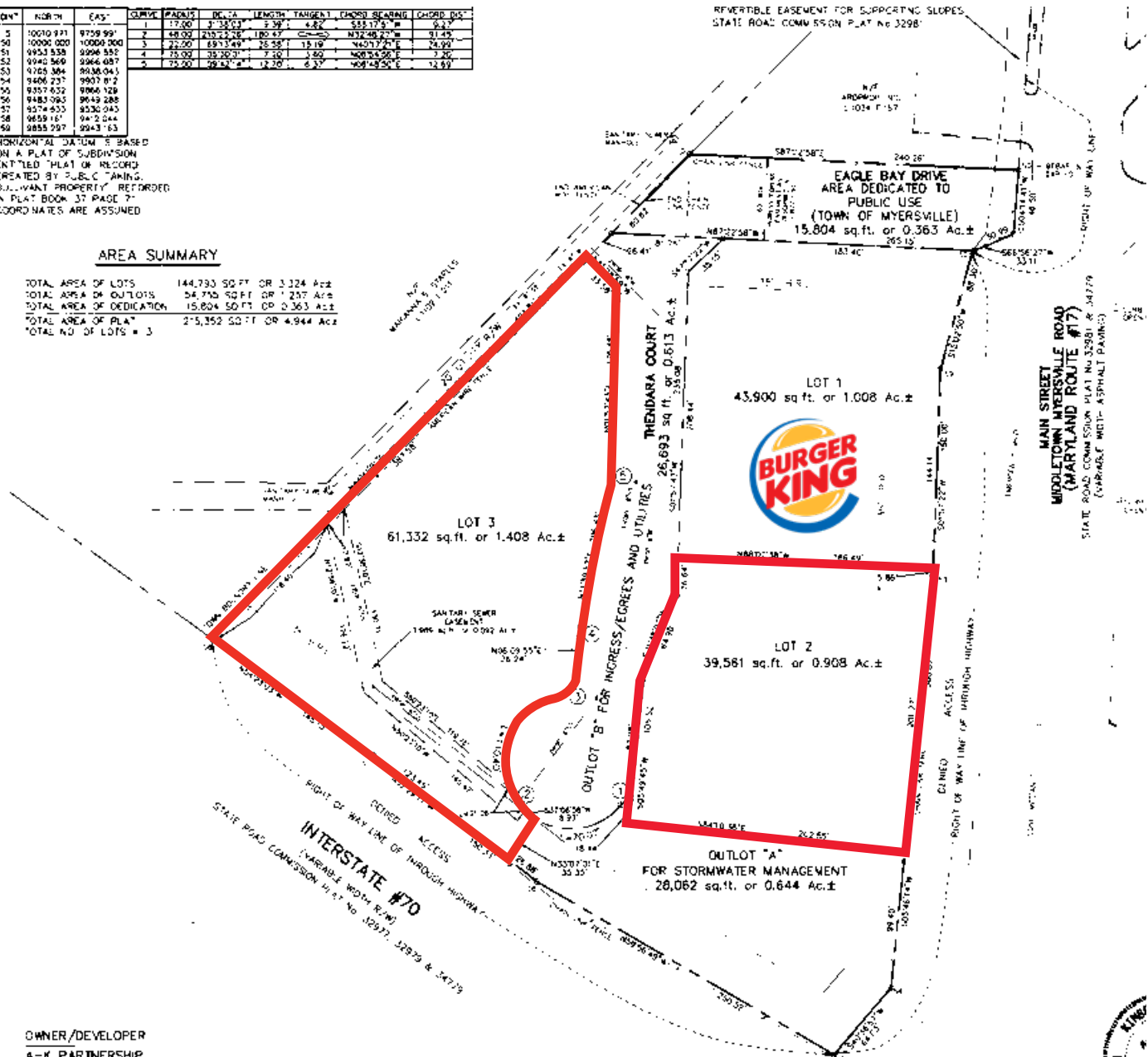
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POINT	NORTH	EAST	COUNT	RADIUS	DE-GA	LENGTH	TANGENT	CURVED BEARING	CURVED DIST.
5	10010.971	9759.991	1	17.00	1733.03	2.39	4.82	S55.1741°W	9.23
50	10000.000	10000.000	2	48.00	2307.529	170.87	0.00	N12.4827°E	11.49
51	9953.538	9996.850	3	22.00	8913.43	25.58	19.19	N40.1721°E	24.92
52	9940.846	9966.057	4	35.00	3520.7	7.10	1.50	N60.3426°E	3.20
53	9765.364	9938.043	5	33.00	3942.2	12.28	6.27	N69.4925°E	12.97
54	9406.237	9907.812							
55	9357.632	9866.128							
56	9483.985	9649.285							
57	9574.632	9530.043							
58	9859.181	9472.044							
59	9855.987	9943.153							

HORIZONTAL DATUM IS BASED ON A PLAT OF SUBDIVISION ENTITLED "PLAT OF RECORD CREATED BY PUBLIC TAKING, S.U. PLANT PROPERTY REFERRED IN PLAT BOOK 37 PAGE 7" COORDINATES ARE ASSUMED

### AREA SUMMARY

TOTAL AREA OF LOTS	144,793 SQ FT	OR 3.324 Ac±
TOTAL AREA OF OUTLOTS	54,750 SQ FT	OR 1.257 Ac±
TOTAL AREA OF DEDICATION	15,804 SQ FT	OR 0.363 Ac±
TOTAL AREA OF PLAT	215,352 SQ FT	OR 4.944 Ac±
TOTAL NO. OF LOTS	= 3	



OWNER/DEVELOPER  
E-K PARTNERSHIP

Seamus Fitzgerald Executive Vice President ☎ 301-787-4050 ✉ seamus@frg.us

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