

**SALE PRICE**  
**\$1,495,000**  
**(BUSINESS & REAL ESTATE)**

# LIQUOR STORE/GAS STATION/APARTMENT

3737 Lawson Road, Ijamsville, MD 21754



## QUICK FACTS

<b>AVAILABILITY</b>	Sale/Lease
<b>SPACE TYPE</b>	Mixed Use
<b>SALE PRICE</b>	\$1,495,000 (Business and Real Estate)
<b>LICENSE</b>	Frederick County Class A (Retail BWL)



Beer, Wine, and Liquor Store with a Gas Pump



2nd Story Apartment (White Box Condition)



High Visibility Location on the Main Thoroughfare



Route 75 Between I-70 and I-270

Fitzgerald Realty Group, Inc. ("FRG"), as exclusive representative of the owner, is pleased to offer the opportunity to acquire a rare turnkey retail beer/wine/liquor store & gas station business with associated real estate. The long established business enjoys a large customer base and competitive advantage due to limited liquor license availability and high visibility location along a well travelled thoroughfare between Monrovia and Urbana. Property includes a whiteboxed apartment on the 2nd floor, ready for your custom finishes.

*All information contained herein is deemed reliable, but not guaranteed.*



**Seamus Fitzgerald**

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**Meagan Fitzgerald Romero**

Senior Associate, Sales & Leasing

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# INTERIOR

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# APARTMENT

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# AERIAL VIEW

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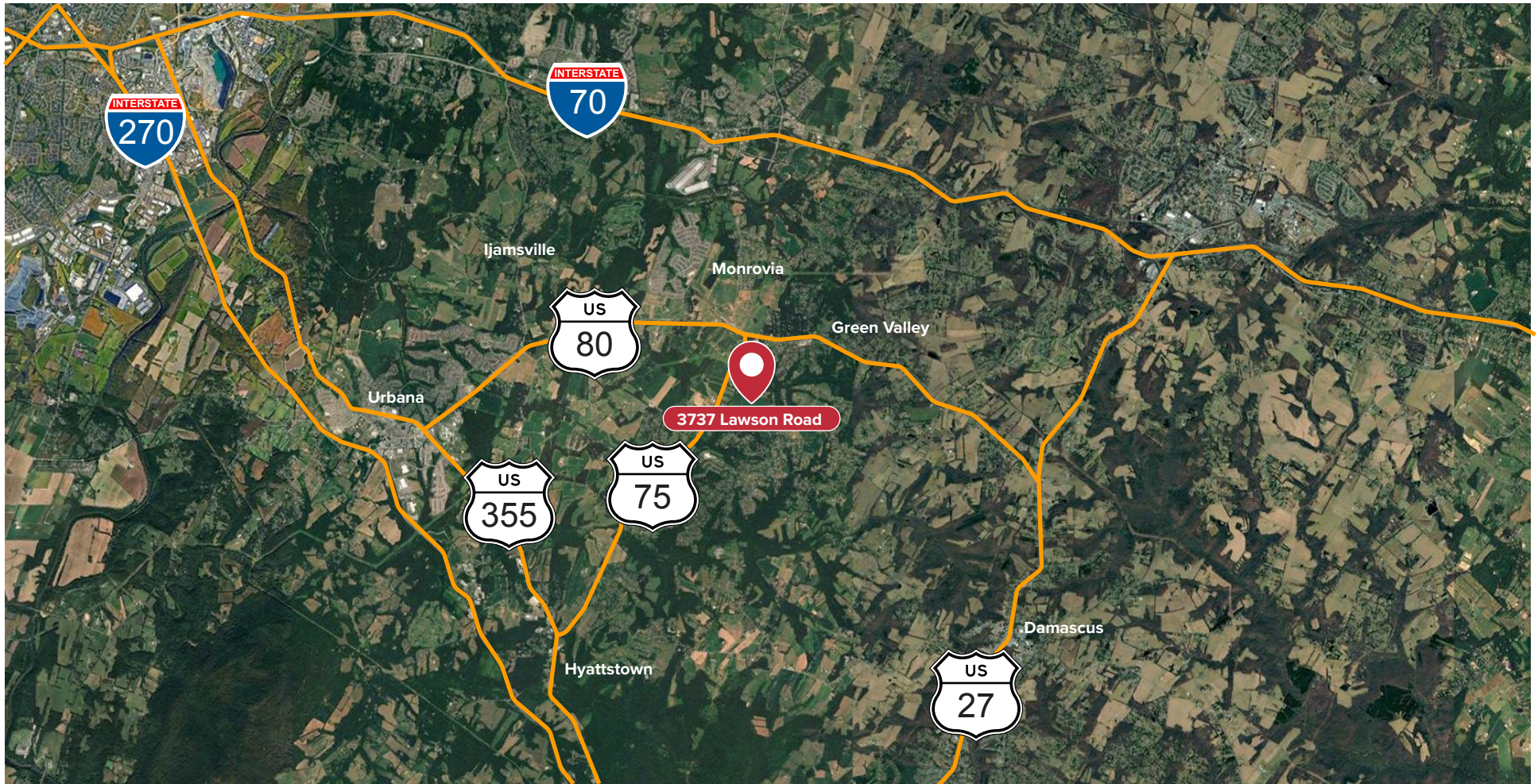
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# MAP

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# DEMOGRAPHICS PROFILE

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## KEY FACTS

POPULATION  
**51,113**

MEDIAN AGE  
**39.3**

HOUSEHOLDS  
**14,413**



## EDUCATION

HIGH SCHOOL  
**18.2%**

BACHELOR'S  
**30.2%**

GRADUATE  
**27.6%**



## INCOME

MEDIAN HHI  
**\$168,046**

PER CAPITA INCOME  
**\$62,697**

AVERAGE HHI (\$)  
**\$192,315**



## BUSINESS

TOTAL  
BUSINESSES  
**1,263**

TOTAL  
EMPLOYEES  
**11,111**

DAYTIME  
POPULATION  
**39,824**

FOOD SERVICE &  
DRINKING PLACES  
**127**

**Ijamsville, MD**  
3737 Lawson Road  
Radius of 5 miles  
2026

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