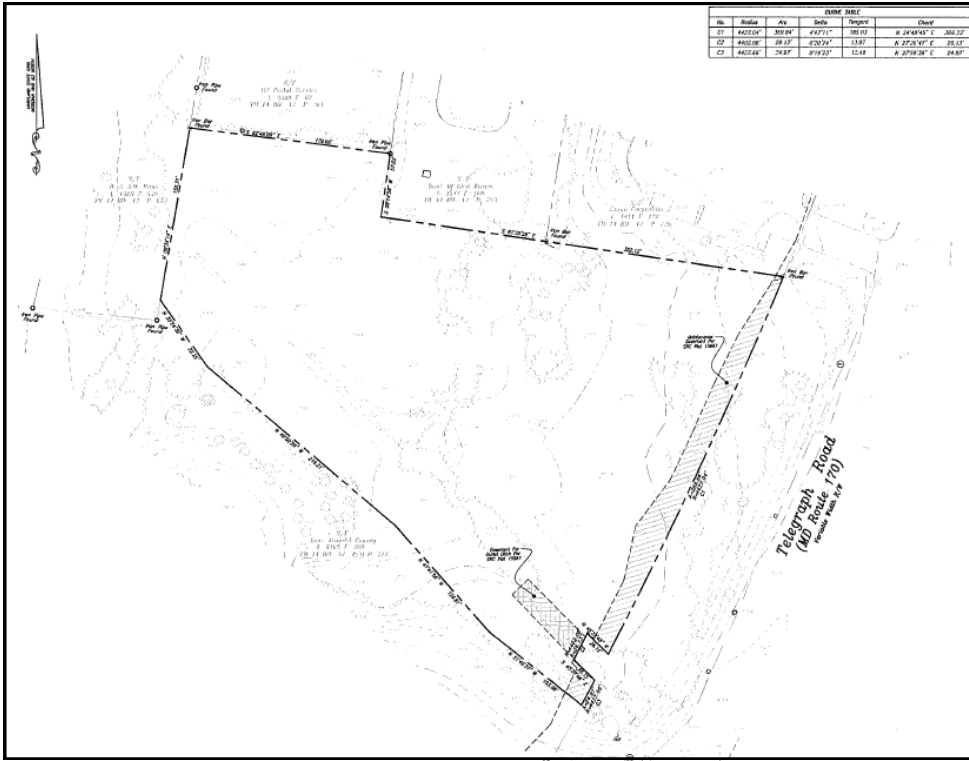


# SALE, GROUND LEASE OR JOINT VENTURE

## 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.

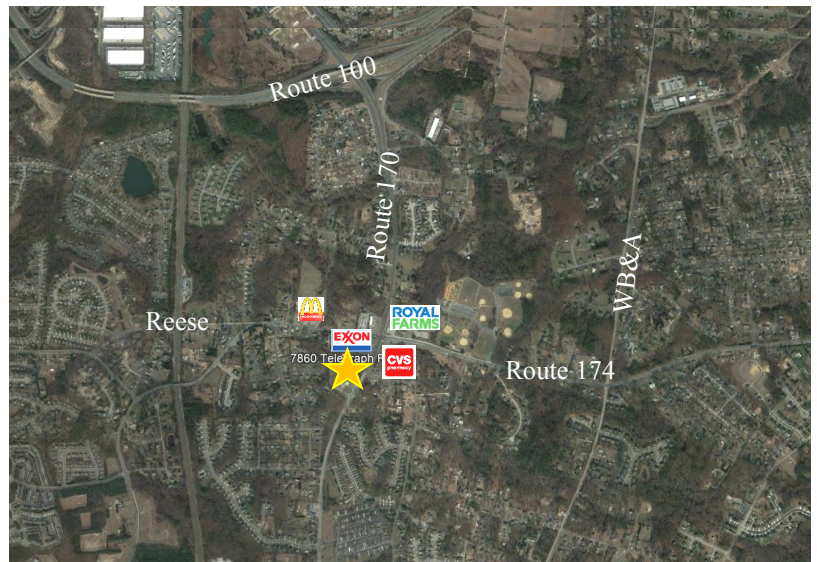
### Severn Maryland Demographics 3 mi radius

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:**  
 Stuart Title  
 stuart@ajprop.net  
 410-551-9116

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

Central Maryland Chamber  
 The Center of Intelligent Business

FORT MEADE  
 ALLIANCE

ICSC

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.