

# SILO HILL ROAD

Emmitsburg, MD | 21727

± 1.88 & 4.13 ACRES AVAILABLE | FOR SALE



## PROJECT

1.88 & 4.13 Acre Lots located along Silo Hill Road that presents an opportunity for a purchaser to develop in a growing Emmitsburg, MD market. The properties are located along Silo Hill Road which is a feeder road to East Main Street which provides access to Route 15 North/South (17,000 CPD). These lot are zoned General Business (GB), which is ideal for any fast food, retail, pharmacy, medical, and/or hardware type of Tenants. The property also includes an existing car wash which generates \$31,000 in annual income. 1.8 acres - \$500,000/4.13 acres - \$699,000

## LOCATION

These lots are ideally positioned with frontage along Silo Hill Road. The site benefits from the traffic flow of East Main Street, and Route 15 which are two of the main roadways in the local Emmitsburg market. These roadways act as focal points for retail, medical and office users, with a trade area that extends more than 10-miles, which attracts a vast customer base.

## TRADE AREA

Adding to the stability of the project, these properties show a 20-minute drive time demographic of over 105,954 people with household incomes of more than \$85,059 and daytime employment demographics equally as strong with 39,703. The demographics within a 10-mile radius include 55,102 people in 20,984 homes, a labor force of 21,776 with an average household income of \$89,858. The area's growth since 2000 has increased over 15.2% with 3,199 new homes.

NEARBY

Exxon Jubilee



POPULATION	1 MILES - 2,780	EMPLOYEES	1 MILES - 2,255
	3 MILES - 6,326		3 MILES - 5,426
	5 MILES - 11,283		5 MILES - 9,588
AVERAGE HH	1 MILES - \$84,531	HOUSEHOLDS	1 MILES - 1,414
	3 MILES - \$89,606		3 MILES - 1,904
	5 MILES - \$93,949		5 MILES - 3,817

**TRAFFIC COUNTS:** ROUTE 15: 17,000 VPD E MAIN ST: 7,000 VPD



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