



Cloverly

Urgent Care and/or Pharmacy Site

Ground lease or BTS for a pad site at the new mixed use intergenerational community with a senior living campus coming to Smithsburg, MD.

Lot #2: 1.48 Acres

Lot #3: 1.30 Acres

Combined: 2.78 Acres

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301-682-9015

- Highly visible general commercial zoned site
- High daily traffic counts right near the corner of 64 and 77 (12,616 AADT)
- Major C-Store operator is moving onto adjacent pad site
- High growth opportunities next to 374 unit community

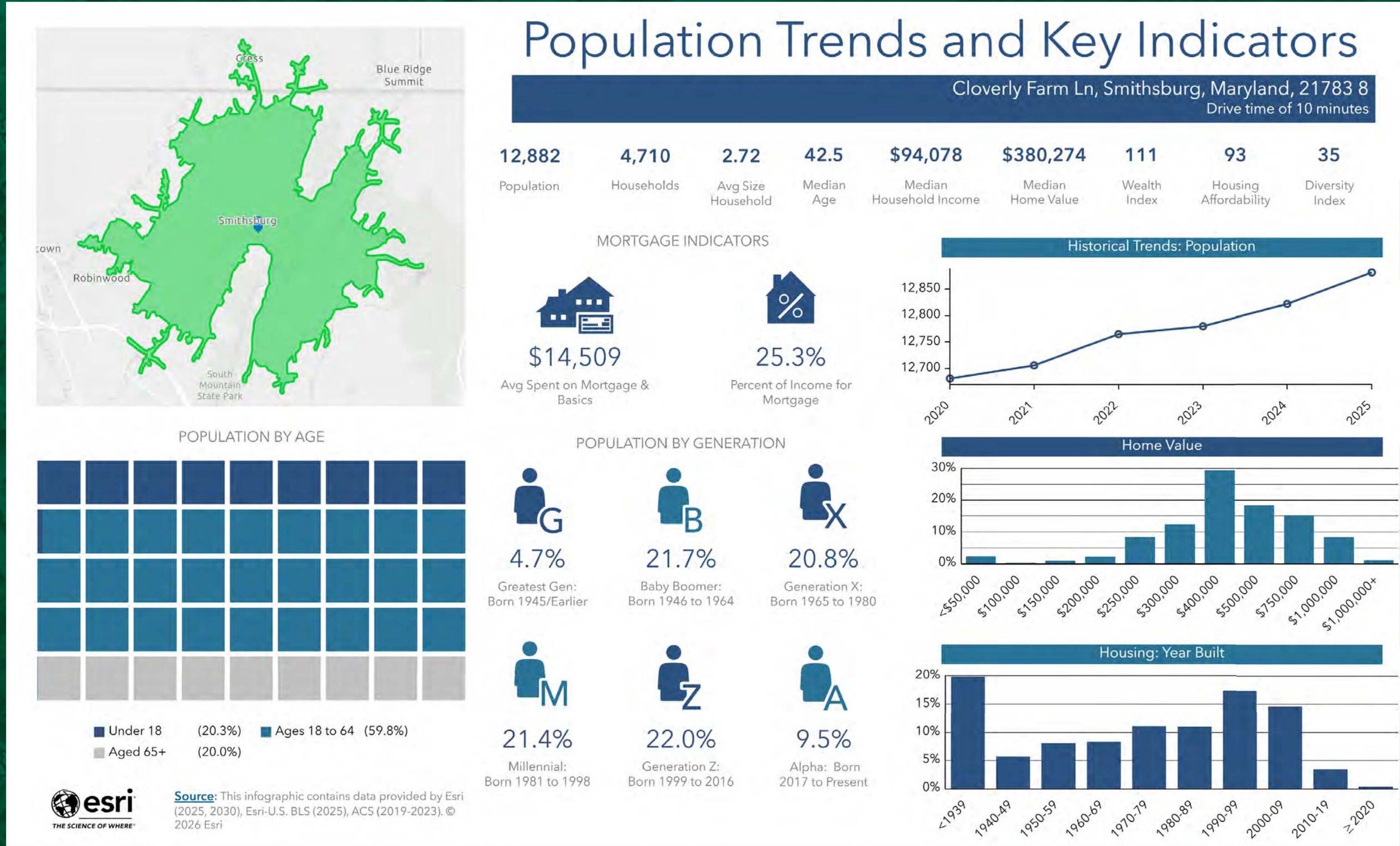
Cloverly Cloverly Community

Coming to Cloverly

- 154 new single family and townhome residences
- 54 unit new construction apartment building
- New senior living campus comprised of
 - 100 independent living apartments
 - 32 assisted living units
 - 16 memory care units
 - 11 ranch homes
- 5 commercial pad sites (Intended Use)
 - Commercial Lot #1 – Gas Station + C/Store 1.8 AC
 - Commercial Lot #2 – Pharmacy/Urgent Care 1.48 AC
 - Commercial Lot #3 – Pharmacy/Urgent Care 1.28 AC
 - Commercial Lot #4 – Daycare 1.6 AC
 - Commercial Lot #5 – Restaurant 1.16 AC



Smithsburg Population Trends – 10 Min Drive Time



Cloverly Commercial Lot #2

Commercial Lot #2 is well located for a new potential pharmacy/urgent care provider.

We are currently under contract with a leading mid Atlantic C-Store/Gas Station operator for Commercial Lot #1 adjacent to Lot #2 and Lot #3.

AADT: 12,616
CY:2024

- 1.48 Acres
- 64,469 SQ FT
- Drive Thru possible
- 18 parking spots
- Average Annual Daily Traffic (AADT) : 12,616

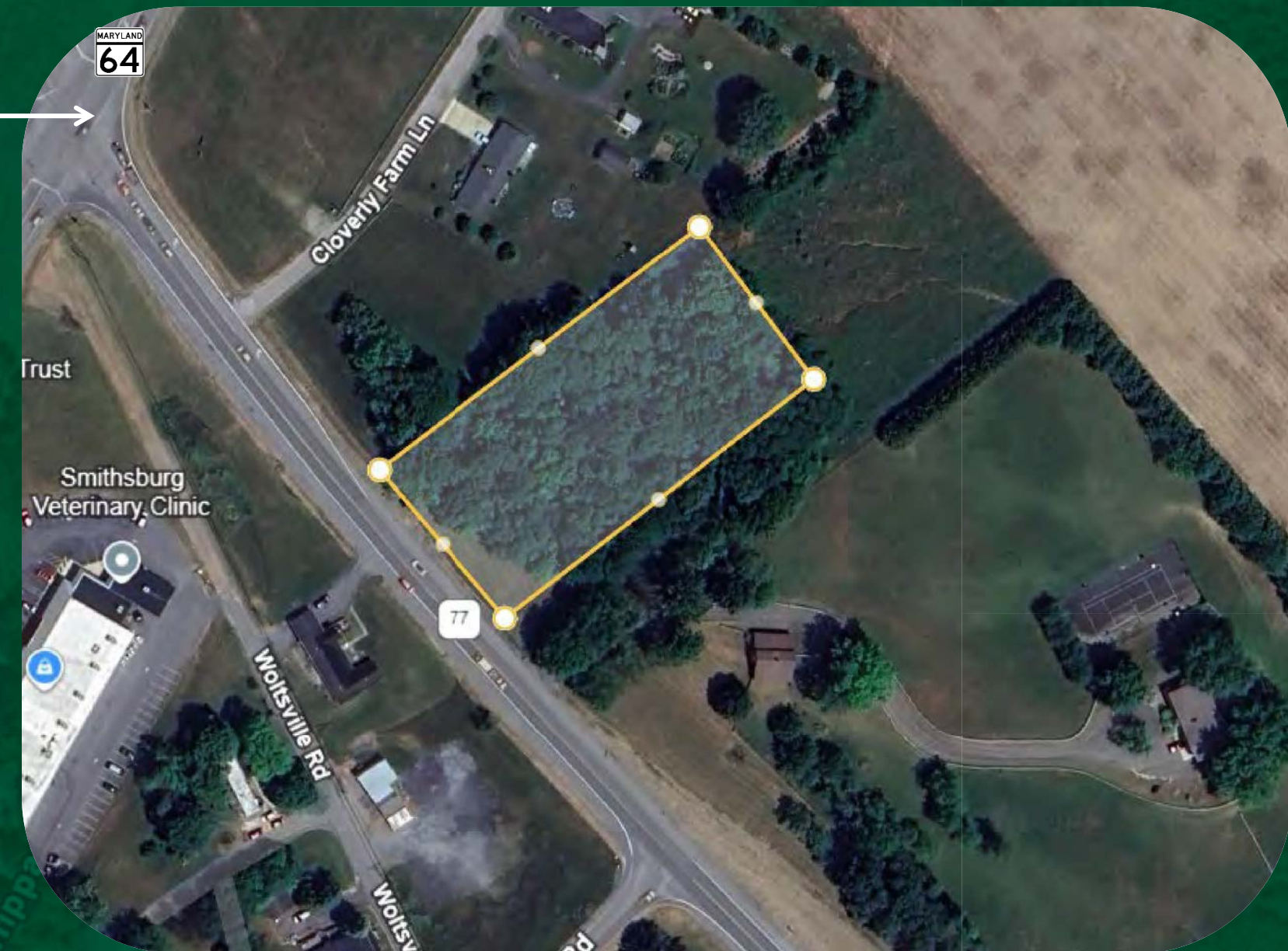


Cloverly Commercial Lot #3

A new pharmacy or urgent care user may choose which lot better suits their businesses needs or has the ability to combine both lots.

AADT: 12,616
CY:2024

- 1.30 Acres
- 56,628 SQ FT
- Drive Thru possible
- 57 parking spaces
- Average Annual Daily Traffic (AADT) 12,616



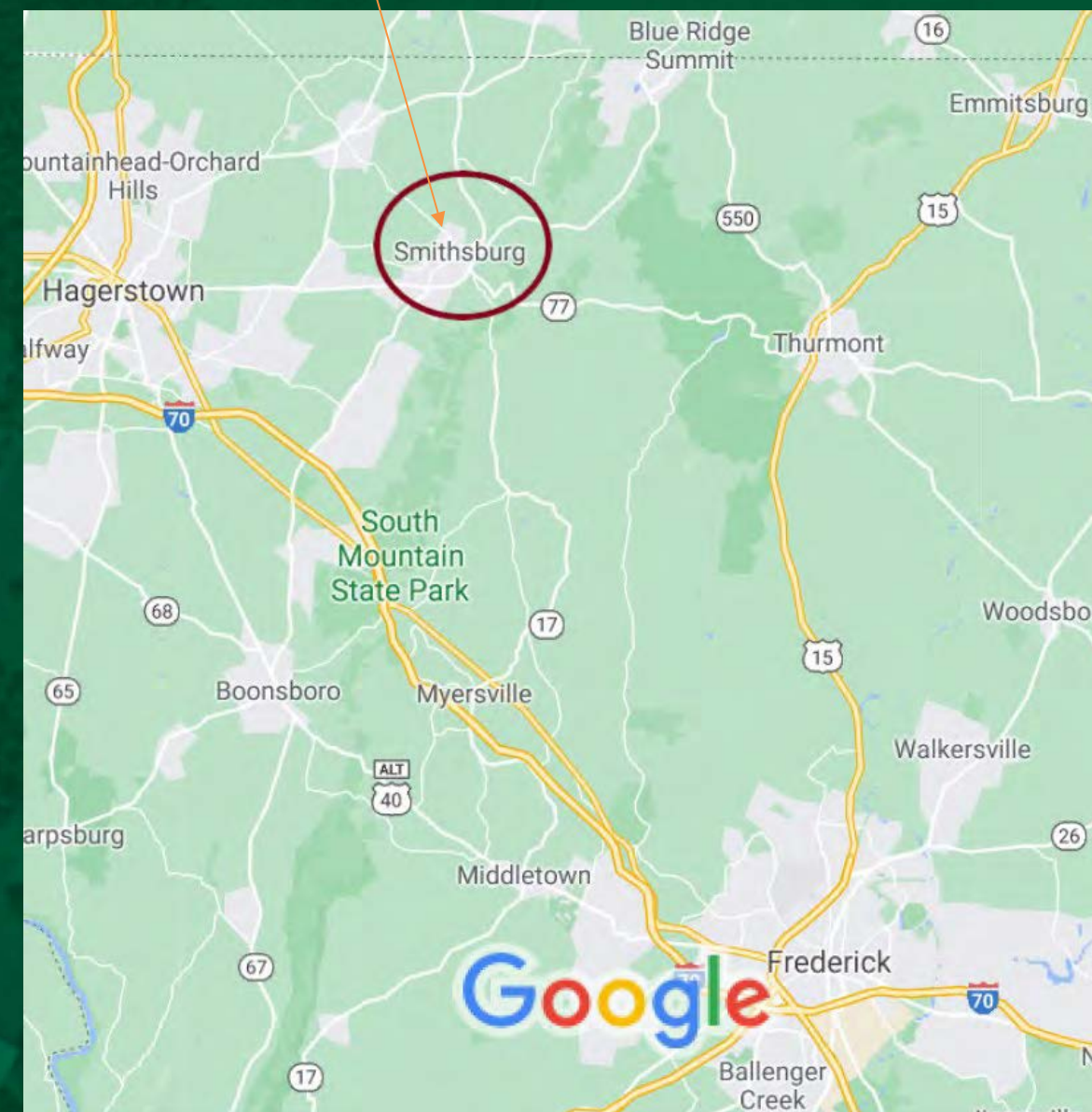
Smithsburg Area



Directions

You will find Cloverly's Commercial Corner at the corner of
MD Route 64 (Jefferson Pike)
MD Route 77 (Foxville Rd)
Use Cloverly Farm Ln, Smithsburg
MD 21783 on Google Maps

Click here for directions:
[Directions to the new site](https://crossandcompany.com/)



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