

# SPIELMAN ROAD

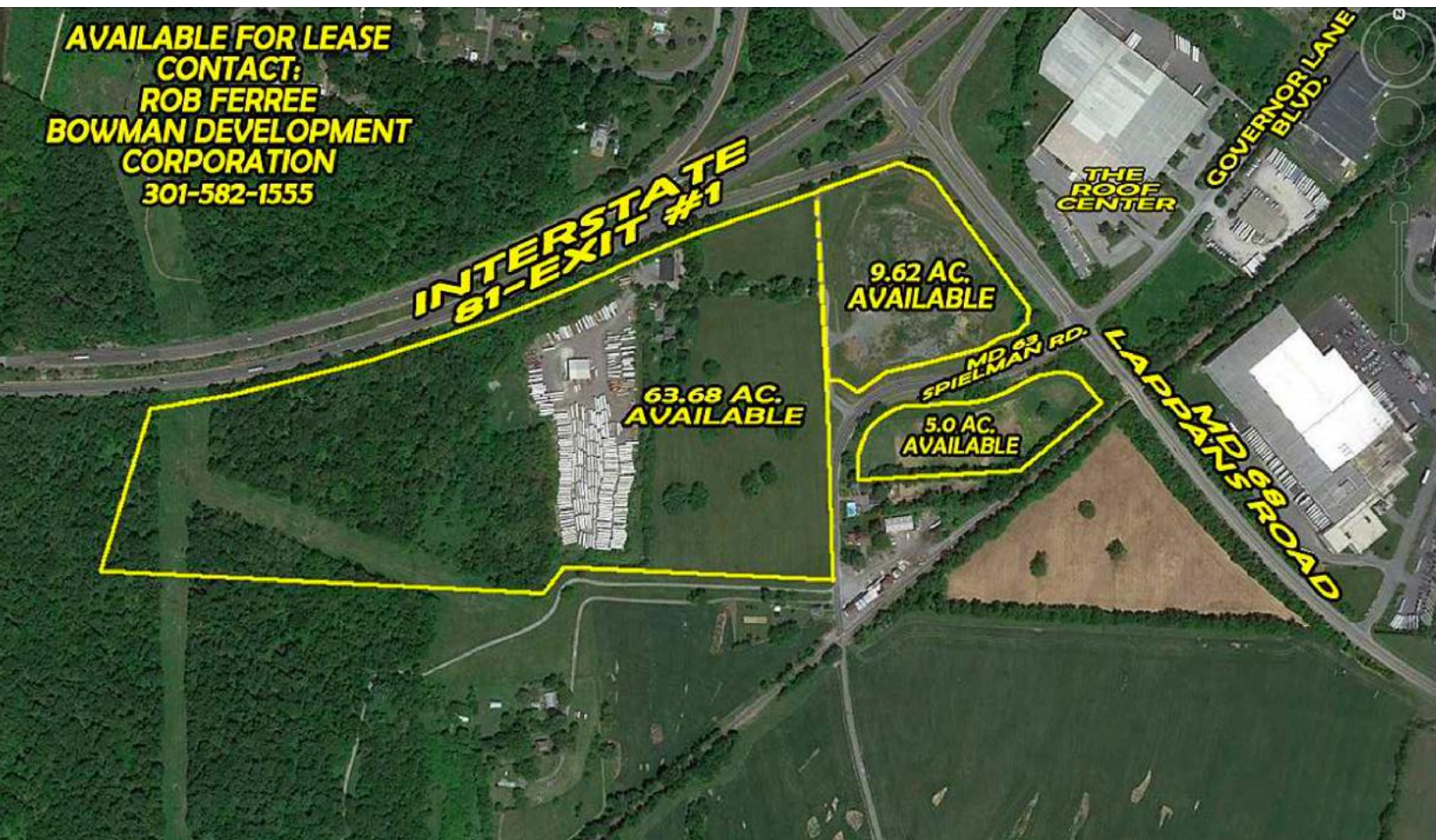
# COMMERCIAL PARCEL

15935 SPIELMAN RD. WILLIAMSPORT, MD 21795

- Traffic Counts- 11,649 VPD (MD-68), 3,917 VPD (MD-63) and 63,712 VPD (I-81)
- 0.75AC up to 78.3AC parcel available
- Proposed busy commercial corner adjacent to Interstate 81 ramp
- Zoned Highway Interchange
- Existing commercial entrance off of MD63 exits

## 2018 Q4 Update

- **Site Plan for C-Store Approved**
- Interstate 81 expansion from 4 lane interstate to 6 lane Interstate approved and construction is underway
- C-Store Concept Attached



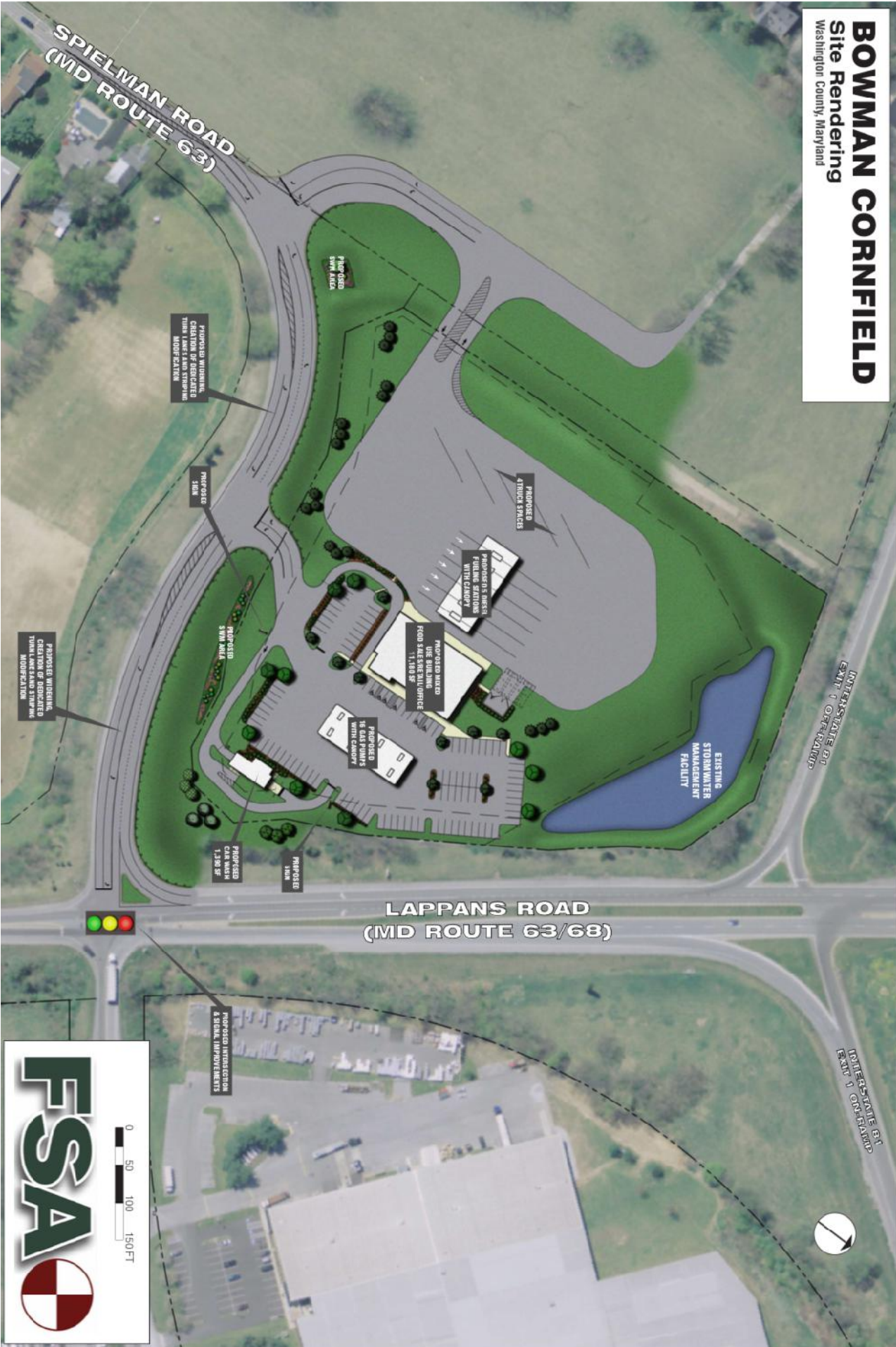
For leasing information:  
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# C-Store Concept Plan

## **BOWMAN CORNFIELD** Site Rendering Washington County, Maryland



**FSA**

0 50 100 150 FT



### C-Store Concept Plan



WELMAN ROAD  
(MD ROUTE 63)

+/- 2.62 AC. GRAVEL  
PAD READY  
SITE

C-STORE  
+/- 3,000 S.F.

FUEL PUMP ISLANDS

+/- 4.92 AC.  
C-STORE  
PARCEL

DIESEL  
FUEL  
PUMPS

EXISTING  
STORMWATER  
MANAGEMENT  
FACILITY  
POND  
AREA  
+/- 1.56 AC.

PROPOSED WIDENING,  
CREATION OF DEDICATED  
TURN LINES AND STRIPING  
MODIFICATION

PROPOSED  
SIGN

PROPOSED WIDENING,  
CREATION OF DEDICATED  
TURN LINES AND STRIPING  
MODIFICATION

PROPOSED  
SIGN AREA

PROPOSED  
CAR WASH  
1,380 SF

PROPOSED  
SIGN

ADT: 3,917

ADT: 7,915

ADT: 4,042

ADT 11,640

LAPPANS ROAD  
(MD ROUTE 63/68)

PROPOSED INTERSECTION  
& SIGNAL IMPROVEMENTS