

# MARKET ANALYSIS | PROVIDE YOUR FEEDBACK

## IF YOU COULD REMOVE/ADD ONE TYPE OF BUSINESS ON U.S. RT. 1, WHAT WOULD IT BE?

### What type of business on US Route 1 you want to remove?

- Old motels and rent by the hour motels
- Old bars
- Move contractor yards back from Route 1
- Car dealers
- Old empty buildings
- Strip malls
- Junk yard
- Fast food joints including McDonald's
- Prisons
- The flea market
- Old business buildings that are too close to roads/curbs
- Truck stops
- Strip center used to justify Texas Doughnut Development
- Abandoned buildings/businesses
- The pet cemetery
- Storage facilities including Self Storage
- Nail salons
- Pawn shops
- Tattoo parlors
- "Vape" shops
- Liquor stores (except Cindy's)
- Auto mechanics
- Junky used car lots
- Roll Rite Tires
- Hotels
- Industrial and warehouses
- Car repair facilities in the area, trucks/trailers clog the highway
- California Inn
- Trailer parking; excessive truck parking on nights/weekends (along Dorsey Run/Route 1/Kit Kat Road)
- Tire stores on the curb
- (Car) auction spots
- Pot dispensary
- Garages
- Trucking businesses
- Cash money stores
- Five story frame apartments
- Auto-related businesses
- Get rid of the truck traffic in route 1 and move it to a more suitable area like Patuxent Range in Jessup or Dorsey Run Road or Troy Hill Road.
- Prostitutes
- Massive "thrift" warehouse sales area
- Apartment/condo buildings
- Trucking depot
- Gas station
- Huge car lots of different kinds
- Public storage
- Multi-family housing
- Tobacco shops
- Mobile home park
- Bail Bonds
- Trailer/metal waste storage/dumps that can be seen from the road - like across from Troy Hill on Route 1 North
- Crazy Rays Auto Parts Elkridge
- Storage Trailers
- Tax exempts

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## IF YOU COULD REMOVE/ADD ONE TYPE OF BUSINESS ON U.S. RT. 1, WHAT WOULD IT BE?

### What new business you want to add on Route 1?

- Affordable grocery stores, including one near Bluestream & Route 1 intersection)
- Good Restaurants
- Pet care
- Book store
- Beauty salons
- Barber shops
- Spa/nails/pedicure
- Medical building, Doctor offices, more providers
- Coffee shops
- Breakfast café
- Pharmacy
- House of worship
- Day care
- Job training center
- HCC extension
- Social services
- Retail businesses; need better parking off side streets
- Affordable entertainment/sports facilities/movie theaters
- Walmart/Target
- Restaurant/banquet
- Splashpad for kids
- Family activities (roller skating, rock climbing)
- Nursery schools vs. day care
- Outdoor meeting/hangout places
- Antique stores
- Boutiques
- Bakeries
- Non-corporate/non-chain businesses
- Mexican restaurant
- Professional offices—medium rise 3-4 story
- Family-friendly restaurants
- Popular chain restaurants (Dunkin Donuts, Chick Fila, Panera, Starbucks, Bojangles)
- Community center
- Courthouse
- Safe and beautiful bus stops
- Art center
- Public art along the corridor
- Form based planning
- Better aesthetics
- Unique small businesses
- Small /community friendly businesses
- Third place—destination of food hall, botanical garden, accessible playground, fountain area with space for community to gather for outside performances
- Add community-oriented shopping plazas
- Greenway all the way through (walking/biking green path)
- Higher end retail/fast-casual restaurants
- Public gathering place for outdoor concerts, Farmers markets, and pedestrian
- Large Asian style grocery store like Lotte, H-Mart, or GrandMart
- Wedding Venue
- technology or federal government type business
- Coffee and breakfast place that is NOT Starbucks
- Elkridge needs a high school. Put a high school where UPS is today
- Fine artisans' studios (ie: Torpedo Factory in Alexandria)
- Beer garden
- Entertainment district
- Foodie destination (e.g. Lotte Plaza, Eden Center, Adams Morgan, etc.)
- High-tech office space
- Shady Asian massage parlor
- Used Books / Coffee-Tea House
- Large outdoor plaza for small business restaurants with green space and outdoor seating
- Clothing boutiques
- Activities for kids to enjoy

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- Health and wellness (including gyms)
- Local small business
- Cybersecurity
- Nature based attraction
- Cafe or restaurant in Elkridge that can attract families AND be open at night for a "local feel" bar. Somewhere with outdoor seating for nice weather. The opening of Guinness has shown how much people enjoy a large outdoor area. A smaller version, with a family-oriented menu and full bar, would be great.
- More service oriented- Multi use. NOT residential
- Professional buildings
- Office buildings
- Higher end grocery
- Bowling Alley
- Ducati Dealership
- Ethnic restaurants
- A winery
- Manufacturing
- Indoor industrial hydroponic gardening
- Hardware Store (like Ace, not Lowes)
- Table cloth restaurant
- Yoga/wellness studios
- Professional office it related
- Christmas Tree Shoppe
- Destination attraction
- Bicycle shop
- Outdoor mall
- Bakery
- Health food store
- Healthy fast food
- Educational centers