

GROUND LEASE

Anne Arundel County, MD

FREESTANDING RETAIL BLDG. W/ DRIVE-THRU

102 MOUNTAIN ROAD | GLEN BURNIE, MARYLAND 21060

AVAILABLE

1,707 sf ± fast food building

LOT SIZE

.691 Acres

ZONING

C3 (General Commercial District)

TRAFFIC COUNT

22,205 AADT (Mountain Rd/Rt. 177)

47,691 AADT (Arundel Expy/Rt. 10)

SIGNAGE

Dedicated pylon facing Mountain Rd / Additional monument signage facing Baltimore Annapolis Blvd

HIGHLIGHTS

- ▶ Single lane drive-thru with bypass lane
- ▶ Shares site with Rite Aid, providing many forms of egress
- ▶ Located in the heart of Pasadena's retail corridor
- ▶ Easy access to Arundel Expy (Rt. 10), MD Route 100, Rt. 2 (Ritchie Hwy) and I-97
- ▶ Less than 15 min. from BWI



John Schultz

410.494.4894

jschultz@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC

Henry Deford

410.494.4861

hdeford@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Peter Kissiov

410.494.4896

pkissiov@mackenziecommercial.com

GROUND LEASE

Anne Arundel County, MD

AERIAL/SITE PLAN

102 MOUNTAIN ROAD | GLEN BURNIE, MARYLAND 21060



GROUND LEASE

Anne Arundel County, MD

BIRDSEYE

102 MOUNTAIN ROAD | GLEN BURNIE, MARYLAND 21060

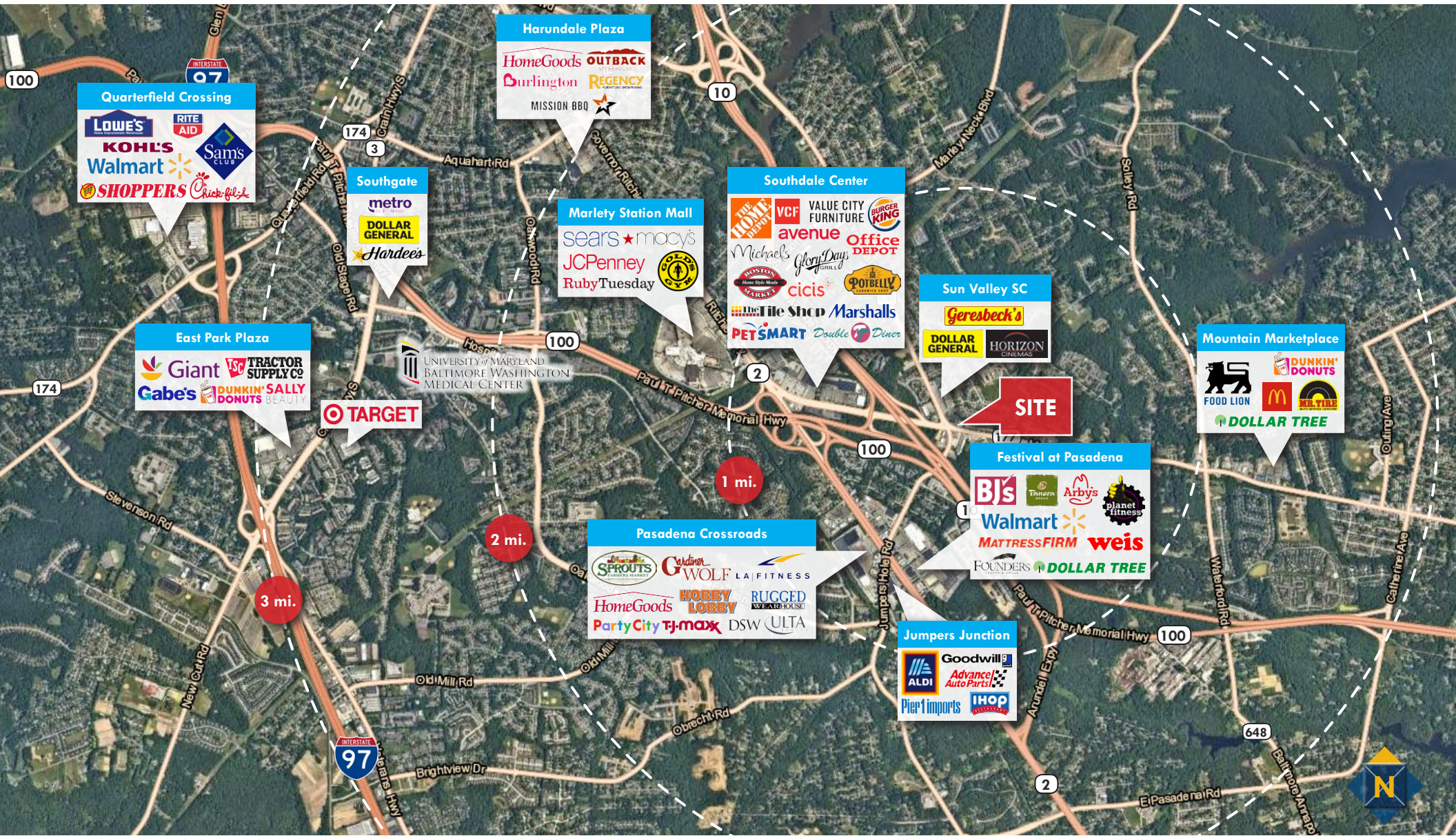


GROUND LEASE

Anne Arundel County, MD

TRADE AREA

102 MOUNTAIN ROAD | GLEN BURNIE, MARYLAND 21060

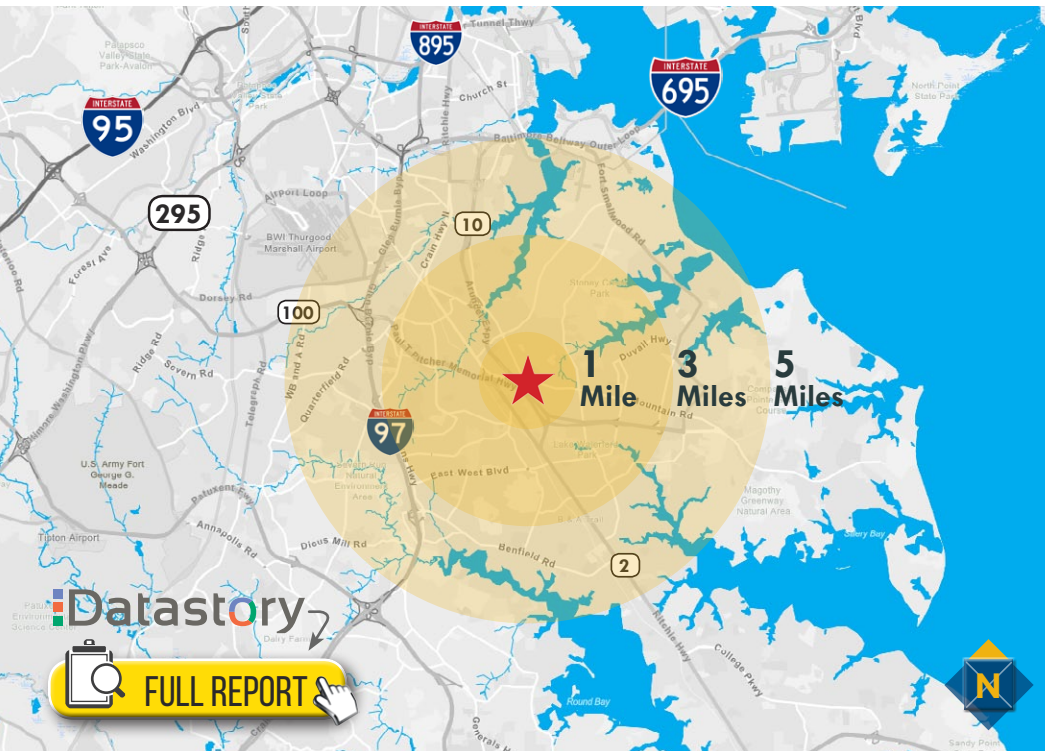


GROUND LEASE

Anne Arundel County, MD

LOCATION / DEMOGRAPHICS

102 MOUNTAIN ROAD | GLEN BURNIE, MARYLAND 21060



RESIDENTIAL POPULATION 10,062 1 MILE 98,874 3 MILES 190,593 5 MILES	NUMBER OF HOUSEHOLDS 4,127 1 MILE 36,526 3 MILES 70,036 5 MILES	AVERAGE HH SIZE 2.42 1 MILE 2.69 3 MILES 2.70 5 MILES	MEDIAN AGE 36.2 1 MILE 37.7 3 MILES 39.1 5 MILES
AVERAGE HH INCOME \$70,919 1 MILE \$96,455 3 MILES \$104,864 5 MILES	EDUCATION (COLLEGE+) 46.5% 1 MILE 59.2% 3 MILES 61.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 91.5% 1 MILE 95.0% 3 MILES 95.1% 5 MILES	DAYTIME POPULATION 11,548 1 MILE 73,339 3 MILES 162,866 5 MILES

18%
PARKS AND REC
2 MILES

[LEARN MORE](#)

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

17%
SOCCER MOMS
2 MILES

[LEARN MORE](#)

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.96
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$84,000
MEDIAN HH INCOME

15%
PLEASANTVILLE
2 MILES

[LEARN MORE](#)

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

11%
HOME IMPROVEMENT
2 MILES

[LEARN MORE](#)

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.86
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$67,000
MEDIAN HH INCOME