

# FOR SALE

Baltimore County, MD

# MAIN STREET OFFICE COMPLEX

143 MAIN STREET | REISTERSTOWN, MARYLAND 21136

## AVAILABLE

- ▶ Bldg. 1: 2,483 sf
- ▶ Bldg. 2: 3,000 sf

## LOT SIZE

.681 Acres

## ZONING

BL (Business Local)  
RO (Residential Office)

## PARKING

40 spaces ± serve the property

## TRAFFIC COUNT

17,331 AADT (Main St. / Rt. 140)

## SALE PRICE

\$599,000

## HIGHLIGHTS

- ▶ Close proximity to Reisterstown Business Center (St. John Prop.)
- ▶ Great main street location with high visibility and traffic
- ▶ Easy access to I-795
- ▶ Ample parking (40 spaces ±)
- ▶ Across from Franklin Middle



**Mike Ruocco** | Vice President

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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 211093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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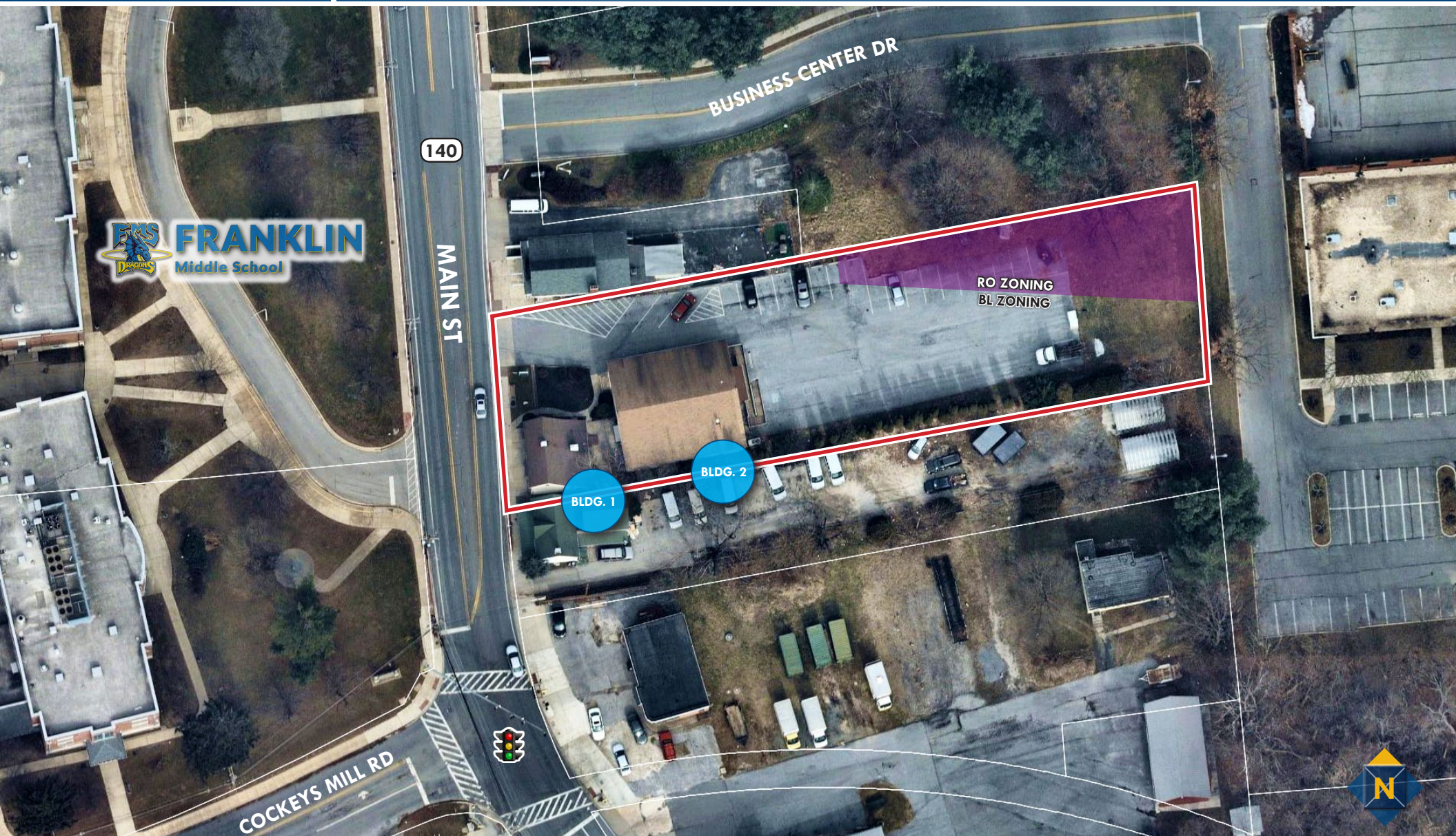


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# AERIAL

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# LOCAL AERIAL

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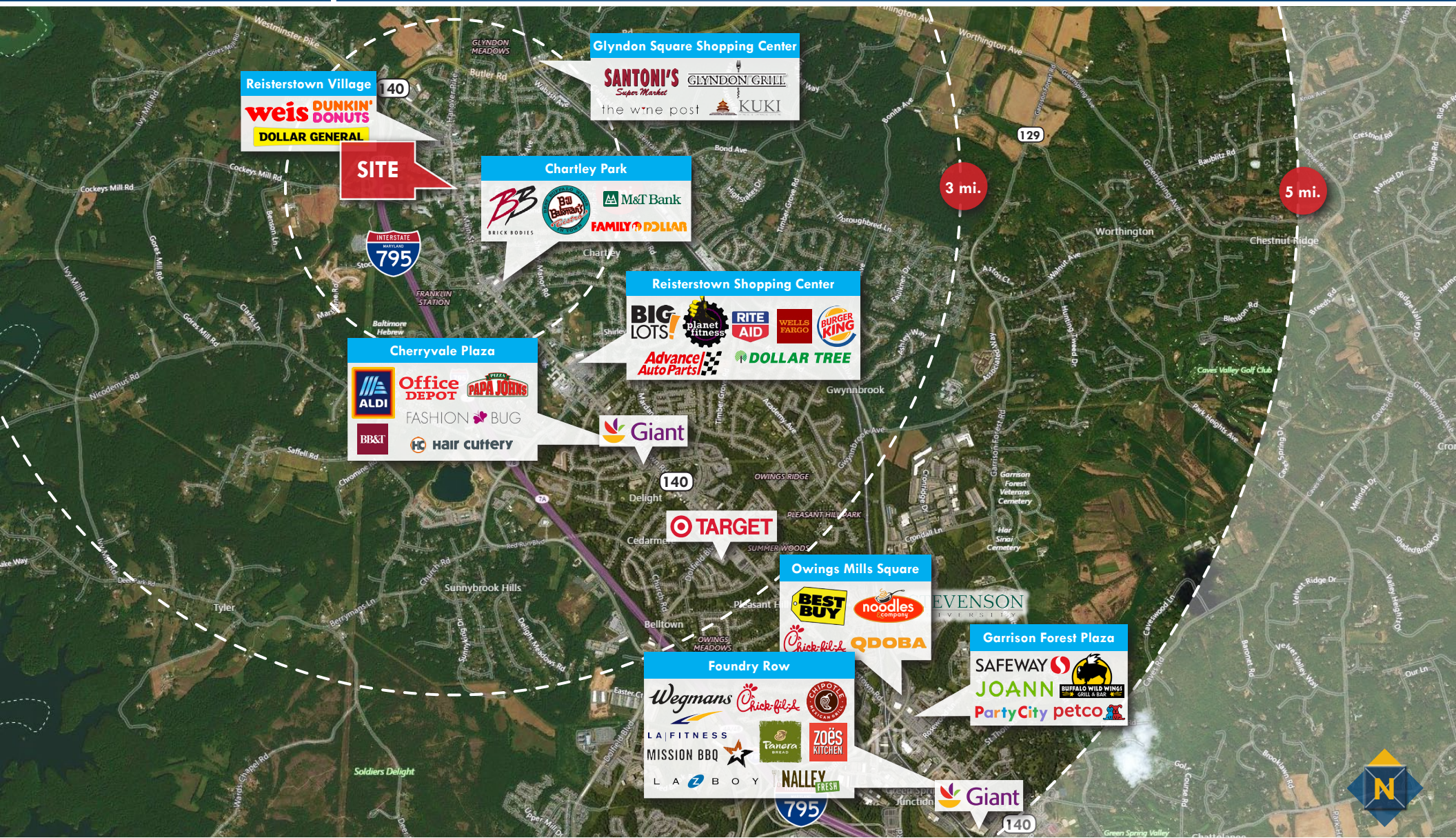


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# TRADE AREA

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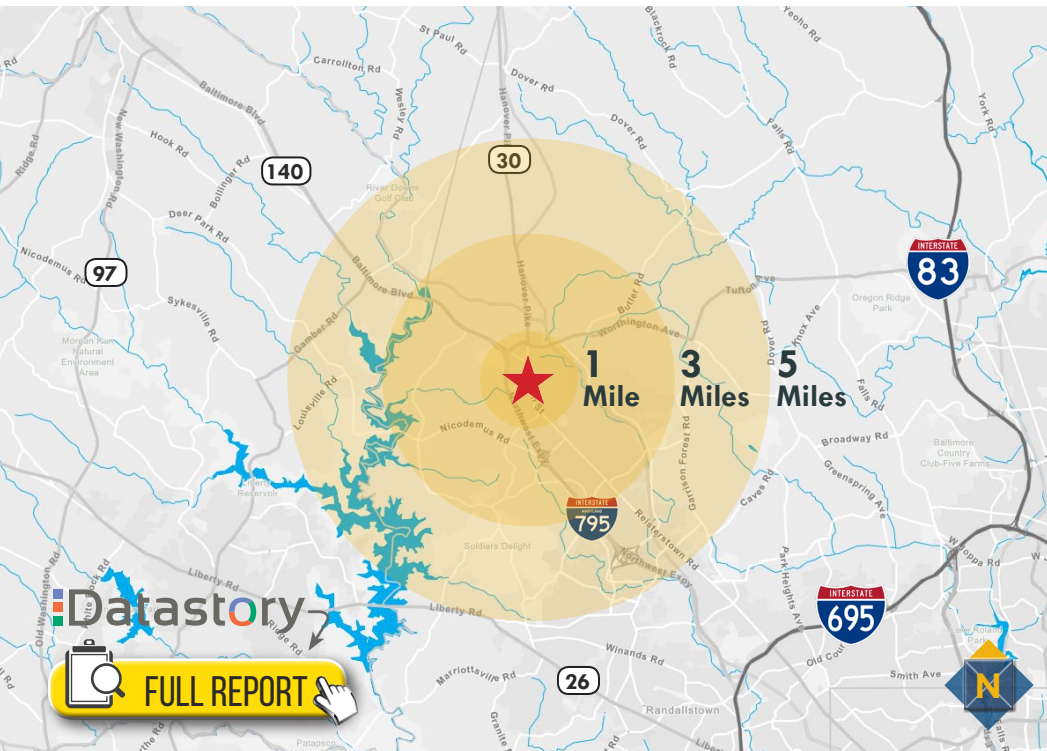


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# LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
8,148 1 MILE	3,113 1 MILE	2.60 1 MILE	40.4 1 MILE
43,344 3 MILES	16,160 3 MILES	2.67 3 MILES	39.3 3 MILES
81,690 5 MILES	31,689 5 MILES	2.52 5 MILES	37.6 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$78,582 1 MILE	69.1% 1 MILE	96.8% 1 MILE	7,361 1 MILE
\$103,859 3 MILES	72.6% 3 MILES	95.8% 3 MILES	30,630 3 MILES
\$102,564 5 MILES	73.3% 5 MILES	96.2% 5 MILES	69,159 5 MILES

**19%**  
PLEASANTVILLE  
2 MILES

**2.86**  
AVERAGE HH SIZE

**41.9**  
MEDIAN AGE

**\$85,000**  
MEDIAN HH INCOME

[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.

**17%**  
CITY LIGHTS  
2 MILES

**2.56**  
AVERAGE HH SIZE

**38.8**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

[LEARN MORE](#)

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

**17%**  
SAVVY SUBURBANITES  
2 MILES

**2.83**  
AVERAGE HH SIZE

**44.1**  
MEDIAN AGE

**\$104,000**  
MEDIAN HH INCOME

[LEARN MORE](#)

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**15%**  
METRO FUSION  
2 MILES

**2.63**  
AVERAGE HH SIZE

**28.8**  
MEDIAN AGE

**\$33,000**  
MEDIAN HH INCOME

[LEARN MORE](#)

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.



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