

FOR SALE

 Baltimore County, MD

Residential Lots

8214 Philadelphia Road | Rosedale, Maryland 21237

Available:

3 Lots on 2.70 Acres

Map:

Map 0089 Grid 0017 Parcel 1211
(Lots 2, 3, & 4)

Zoning:

DR 5.5 (Density Residential)

Utilities:

Public sewer; Water is available

Real Estate Taxes:

\$2,693.48 (2015-2016)

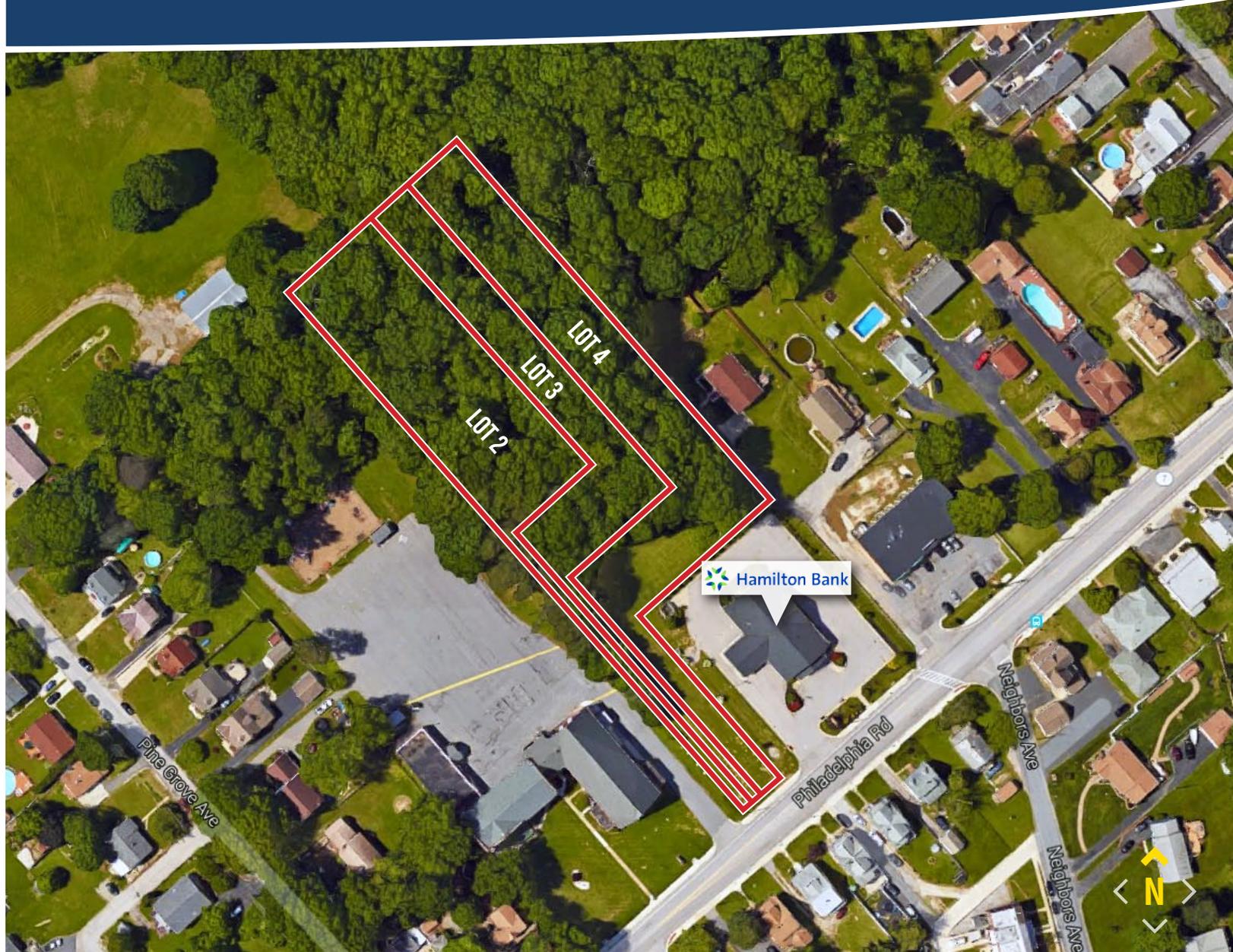
Sale Price:

\$195,000

Highlights:

3 one-acre ± wooded building lots
in the Rosedale section of Baltimore
County

Easy access to I-95, I-695 and
Pulaski Highway (Route 40)



John Harrington | Senior Vice President & Principal

 410.494.4863

 jharrington@mackenziecommercial.com

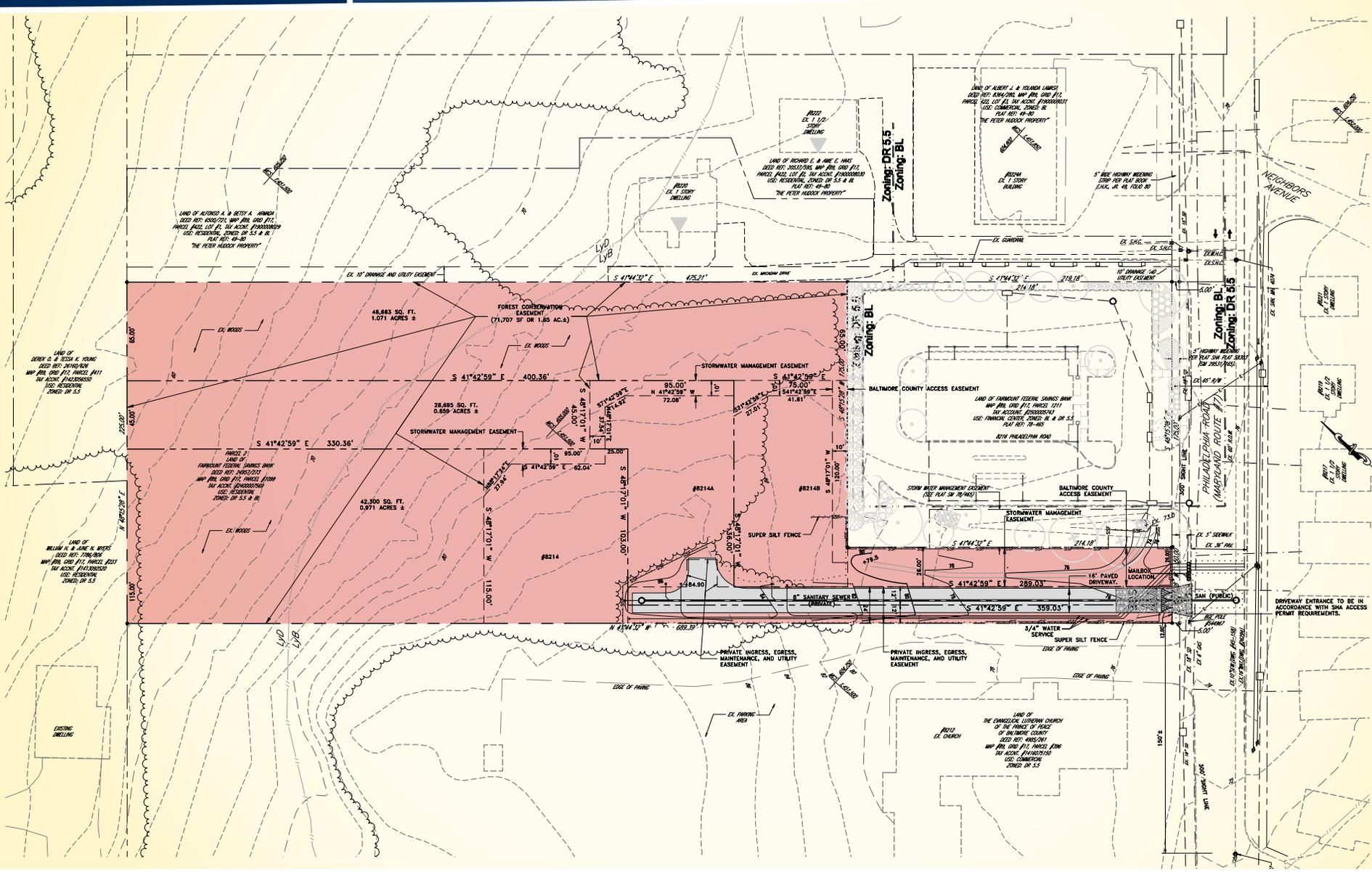
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W Joppa Road, Suite 200 | Lutherville-Timonium, MD 21093 • www.MACKENZIECOMMERCIAL.com

FOR SALE

Baltimore County, MD

Site Plan

8214 Philadelphia Road | Rosedale, Maryland 21237



LEGEND

- EX. METEALS
- EX. SOILS
- EX. EDGE OF PAVING
- EX. PROPERTY LINE
- EX. CURB
- EX. PROPERTY LINE
- EX. 1/2" CONTOUR
- EX. 10' CONTOUR
- EX. 5' CONTOUR
- EX. 1" CONTOUR
- EX. 1/2" CONTOUR
- EX. 1/4" CONTOUR
- EX. 1/8" CONTOUR
- EX. 1/16" CONTOUR
- EX. 1/32" CONTOUR
- EX. 1/64" CONTOUR
- EX. 1/128" CONTOUR
- EX. 1/256" CONTOUR
- EX. 1/512" CONTOUR
- EX. 1/1024" CONTOUR
- EX. 1/2048" CONTOUR
- EX. 1/4096" CONTOUR
- EX. 1/8192" CONTOUR
- EX. 1/16384" CONTOUR
- EX. 1/32768" CONTOUR
- EX. 1/65536" CONTOUR
- EX. 1/131072" CONTOUR
- EX. 1/262144" CONTOUR
- EX. 1/524288" CONTOUR
- EX. 1/1048576" CONTOUR
- EX. 1/2097152" CONTOUR
- EX. 1/4194304" CONTOUR
- EX. 1/8388608" CONTOUR
- EX. 1/16777216" CONTOUR
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FOR SALE

Baltimore County, MD

Trade Area

8214 Philadelphia Road | Rosedale, Maryland 21237

Dominant Lifestyles

3 mile radius



28% Parks and Rec



Average HH Size: 2.49
Median Age: 40.3
Median HH Income: \$55,000

These practical suburbanites have achieved the dream of home ownership. Two-income married couples approaching retirement age are common, but these neighborhoods now attract a new generation of young couples.

LEARN MORE

15% Front Porches



Average HH Size: 2.55
Median Age: 34.2
Median HH Income: \$39,000

Friends and family are central to these blue-collar residents, for whom price is more important than brand names or style. They would rather cook a meal at home than dine out, but they seek adventure and strive to have fun.

LEARN MORE

12% Bright Young Professionals



Average HH Size: 2.40
Median Age: 32.2
Median HH Income: \$50,000

These young, educated, working professionals are physically active and up on the latest technology. They get most of their information from the Internet, and concern about the environment impacts their purchasing decisions.

LEARN MORE



FOR SALE

Baltimore County, MD

Location / Demographics

8214 Philadelphia Road | Rosedale, Maryland 21237

Demographics

1 mile	3 miles	5 miles
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Population

9,839	114,458	402,126
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No. Households

3,706	44,434	157,304
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Avg. HH Income

\$77,101	\$60,741	\$61,218
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Daytime Employees

4,185	44,084	153,809
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Retail Expenditures

1 mile	3 miles	5 miles
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Furniture + Home

\$4.1M	\$20.3M	\$138.4M
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Entertainment + Recreation

\$12.6M	\$117.8M	\$417.8M
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Fashion + Clothing

\$8.5M	\$83.9M	\$303.6M
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Food + Drink

\$12.2M	\$118.6M	\$427.1M
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