

SALE/LEASE

Anne Arundel County, MD

8112 FORT SMALLWOOD ROAD

BALTIMORE, MARYLAND 21226

AVAILABLE

2,000 sf

LOT SIZE

.5 Acres

ZONING

C3 (General Commercial District)

TRAFFIC COUNT

16,879 AADT (Fort Smallwood Rd)

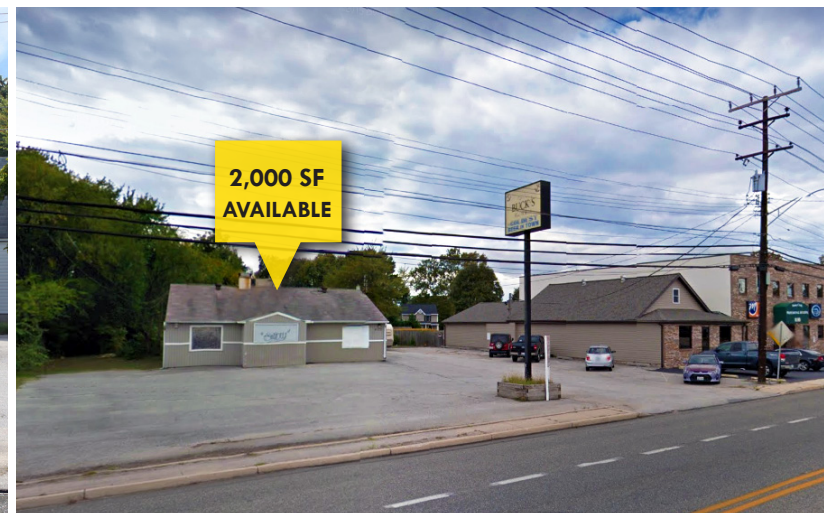
RATE

Lease - \$12 psf, NNN

Sale - \$325,000

HIGHLIGHTS

- ▶ Free standing 2,000 sf building
- ▶ Ideal for martial arts or dance studio
- ▶ Property is improved by one house in rear and one small building at roadside
- ▶ Rear house has monthly income of \$1,350.00 per month
- ▶ Land area equals 21,745 sf



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TRADE AREA

8112 FORT SMALLWOOD ROAD | BALTIMORE, MARYLAND 21226

DOMINANT LIFESTYLES

1 mile radius



34.5% Pleasantville



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esri.com/tapestry

Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000

33.7% Enterprising Professionals



LEARN MORE

esri.com/tapestry

Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000

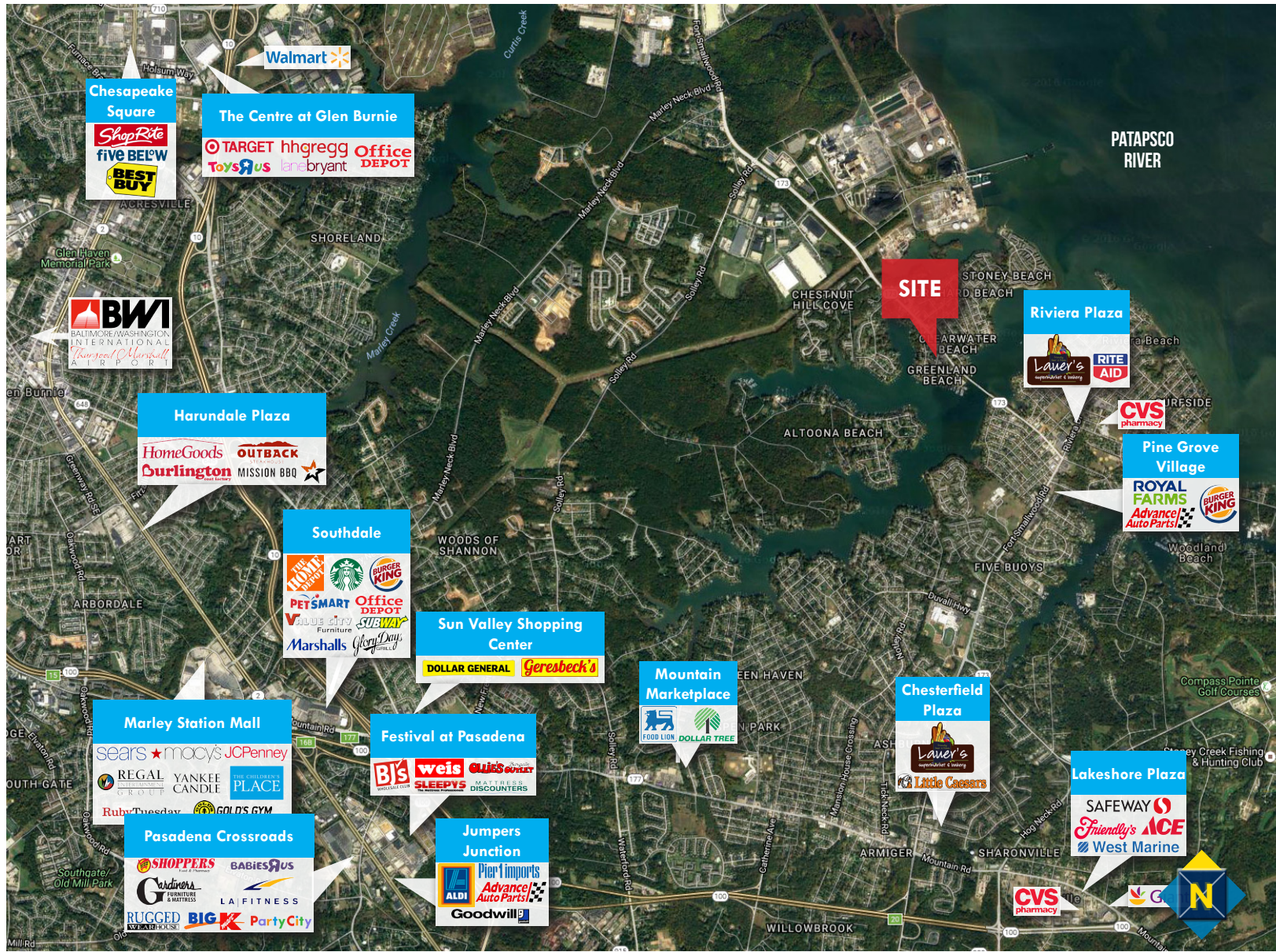
31.8% Soccer Moms



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Average HH Size: 2.96
Median Age: 36.6
Median HH Income: \$84,000



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DEMOGRAPHICS

8112 FORT SMALLWOOD ROAD | BALTIMORE, MARYLAND 21226

DEMOGRAPHICS

1 mile 3 miles 5 miles

Icon	1 mile	3 miles	5 miles
	7,788	44,051	102,139
	3,014	15,730	37,141
	\$94,186	\$98,826	\$92,167
	1,267	8,619	41,463

RETAIL EXPENDITURES

1 mile 3 miles 5 miles

Icon	1 mile	3 miles	5 miles
	\$6.5M	\$35.5M	\$77.7M
	\$10.5M	\$57.8M	\$127.04M
	\$7.3M	\$40.3M	\$88.8M
	\$11.1M	\$61.0M	\$133.7M

