

# FOR SALE

Baltimore County, MD

3,608 SF  
ON  
.389 AC

## FREESTANDING RETAIL/ AUTOMOTIVE PROPERTY

108 WISE AVENUE | DUNDALK, MD 21222



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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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# FREESTANDING RETAIL ON .389 AC

108 WISE AVENUE | DUNDALK, MARYLAND 21222

## BUILDING SIZE

3,608 sf ±

## LOT SIZE

.389 Acres ±

## ZONING

BL (Business Local)

## TRAFFIC COUNT

26,271 AADT (Wise Ave)

## SALE PRICE

\$599,000

## HIGHLIGHTS

- ▶ Ideal for automotive service/repair shop *OR* retail redevelopment pad site - *Some automotive uses may require a variance or special exception.*
- ▶ 4 drive-in bays
- ▶ Close proximity to Merritt Boulevard, Dundalk's primary retail/commercial corridor
- ▶ Easy access to I-695, I-95
- ▶ Nearby traffic generators include Weis Markets, CVS, McDonald's, Save A Lot, Texas Roadhouse, Chili's and more!



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# LOCAL BIRDSEYE

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# TRADE AREA

108 WISE AVENUE | DUNDALK, MD 21222

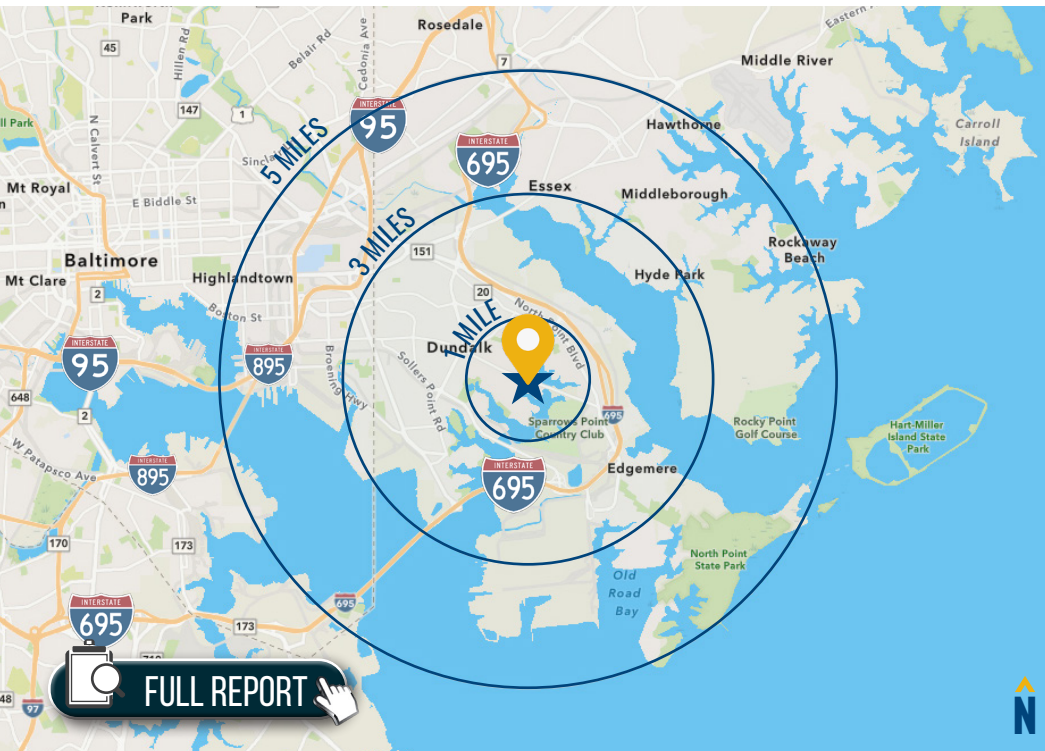


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# LOCATION / DEMOGRAPHICS (2022)

108 WISE AVENUE | DUNDALK, MARYLAND 21222



<b>RESIDENTIAL POPULATION</b> 20,621 1 MILE 80,968 3 MILES 167,042 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 7,311 1 MILE 29,694 3 MILES 64,340 5 MILES	<b>AVERAGE HH SIZE</b> 2.82 1 MILE 2.71 3 MILES 2.59 5 MILES	<b>MEDIAN AGE</b> 36.9 1 MILE 39.7 3 MILES 39.1 5 MILES
<b>AVERAGE HH INCOME</b> \$80,427 1 MILE \$79,280 3 MILES \$86,692 5 MILES	<b>EDUCATION (COLLEGE+)</b> 41.9% 1 MILE 41.0% 3 MILES 45.6% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 93.5% 1 MILE 93.5% 3 MILES 94.4% 5 MILES	<b>DAYTIME POPULATION</b> 14,599 1 MILE 71,113 3 MILES 155,793 5 MILES

**39%**  
**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.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

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

**37%**  
**FRONT PORCHES**  
2 MILES

**LEARN MORE**

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

**5%**  
**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.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

**5%**  
**METRO FUSION**  
2 MILES

**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.

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME



**JOHN SCHULTZ**

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