



FOR **SALE**

FREESTANDING FLEX/RETAIL PROPERTY

108 WISE AVENUE | DUNDALK, MARYLAND 21222

**3,608 SF
ON
.389 AC**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Ideal for service/repair shop, automotive or a wide variety of retail uses *(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!



BUILDING SIZE:

3,608 SF ±

LOT SIZE:

.389 ACRES ±

TRAFFIC COUNT:

26,271 AADT (WISE AVE)

ZONING:

BL (BUSINESS LOCAL)

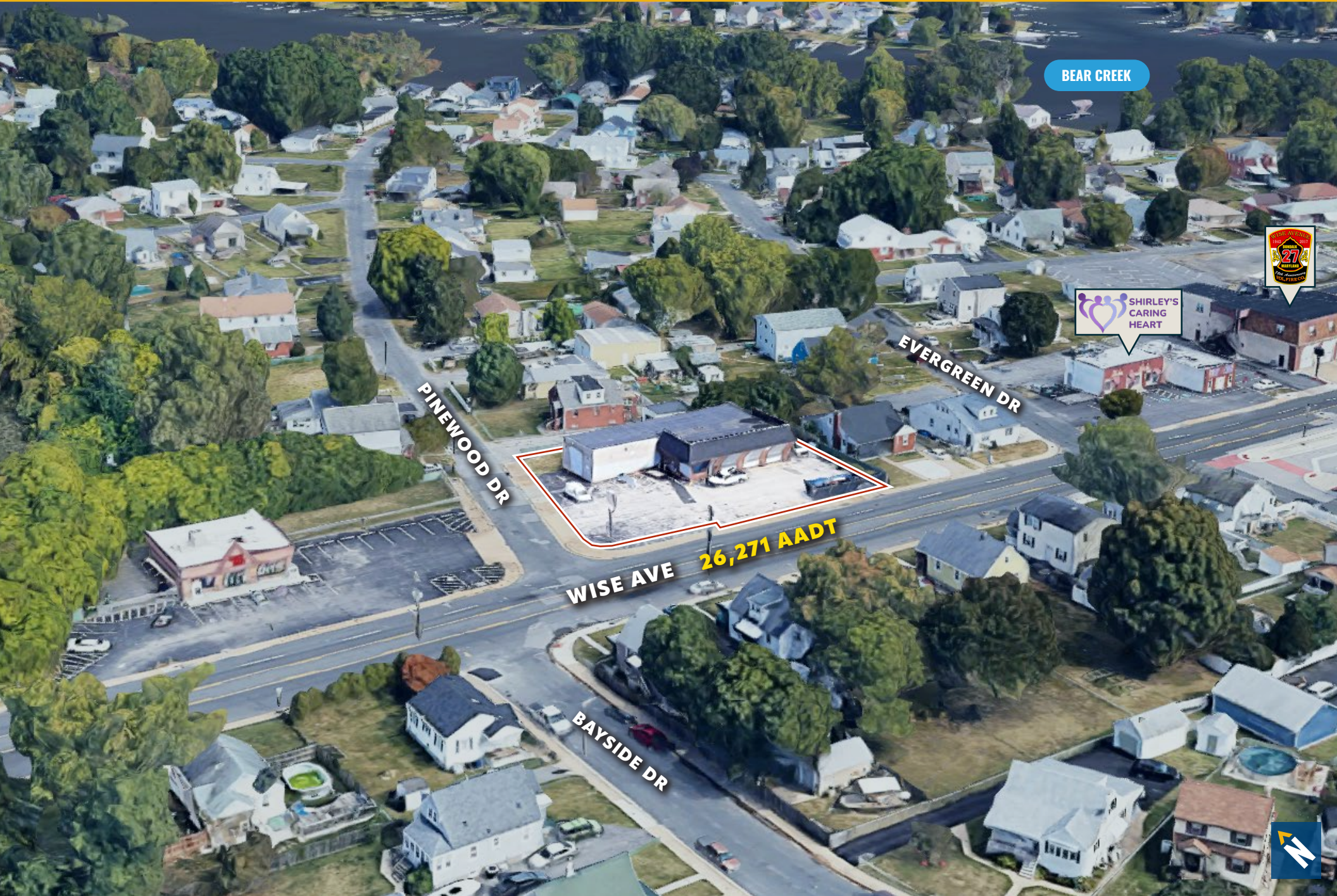
SALE PRICE:

\$599,000



GOOGLE STREET VIEW

LOCAL BIRDSEYE



BEAR CREEK



PINEWOOD DR

EVERGREEN DR

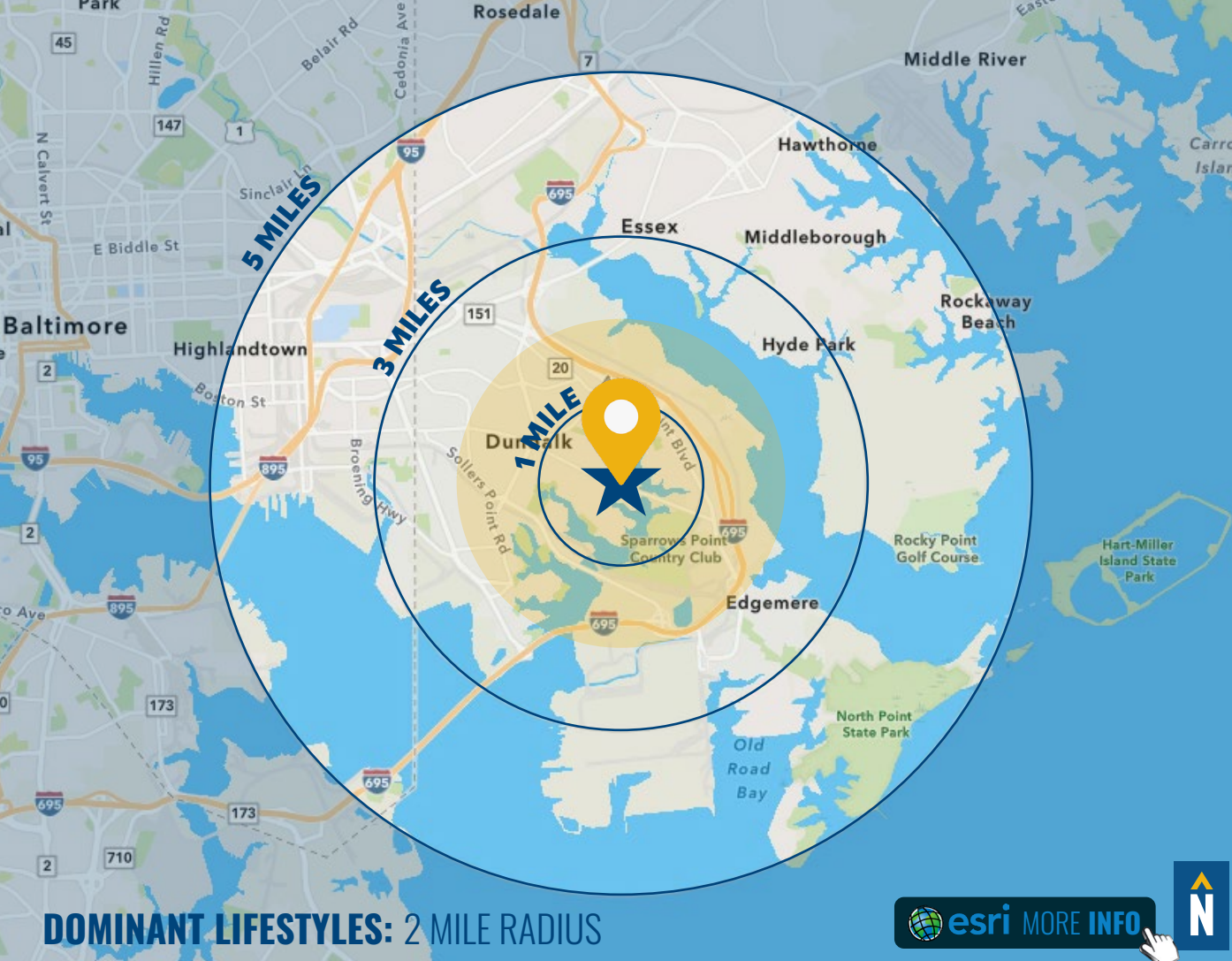
WISE AVE 26,271 AADT

BAYSIDE DR



DUNDALK TRADE AREA





DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



20,406

80,393

166,468

DAYTIME POPULATION



13,223

64,929

152,750

AVERAGE HOUSEHOLD INCOME



\$87,428

\$83,292

\$93,162

NUMBER OF HOUSEHOLDS



7,295

29,704

64,702

MEDIAN AGE



36.2

38.4

37.9

40%
PARKS
AND REC



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.

Median Age: **40.9**
Median Household Income: **\$60,000**

37%
FRONT PORCHES



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.

Median Age: **34.9**
Median Household Income: **\$43,700**

5%
METRO FUSION



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.

Median Age: **29.3**
Median Household Income: **\$35,700**

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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