

SALE/LEASE

 Baltimore County, MD




AUTOMOTIVE PROPERTY

1101 CROMWELL BRIDGE ROAD

TOWSON, MARYLAND 21286



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 21093 • www.MACKENZIECOMMERCIAL.com

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AUTOMOTIVE PROPERTY

1101 CROMWELL BRIDGE DRIVE | TOWSON, MARYLAND 21286

BUILDING SIZE

1,768 sf

LOT SIZE

.79 Acres

ZONING

ML IM (Manufacturing Light)

YEAR BUILT

1966

TRAFFIC COUNT

19,311 AADT (Cromwell Bridge Rd)

SALE PRICE

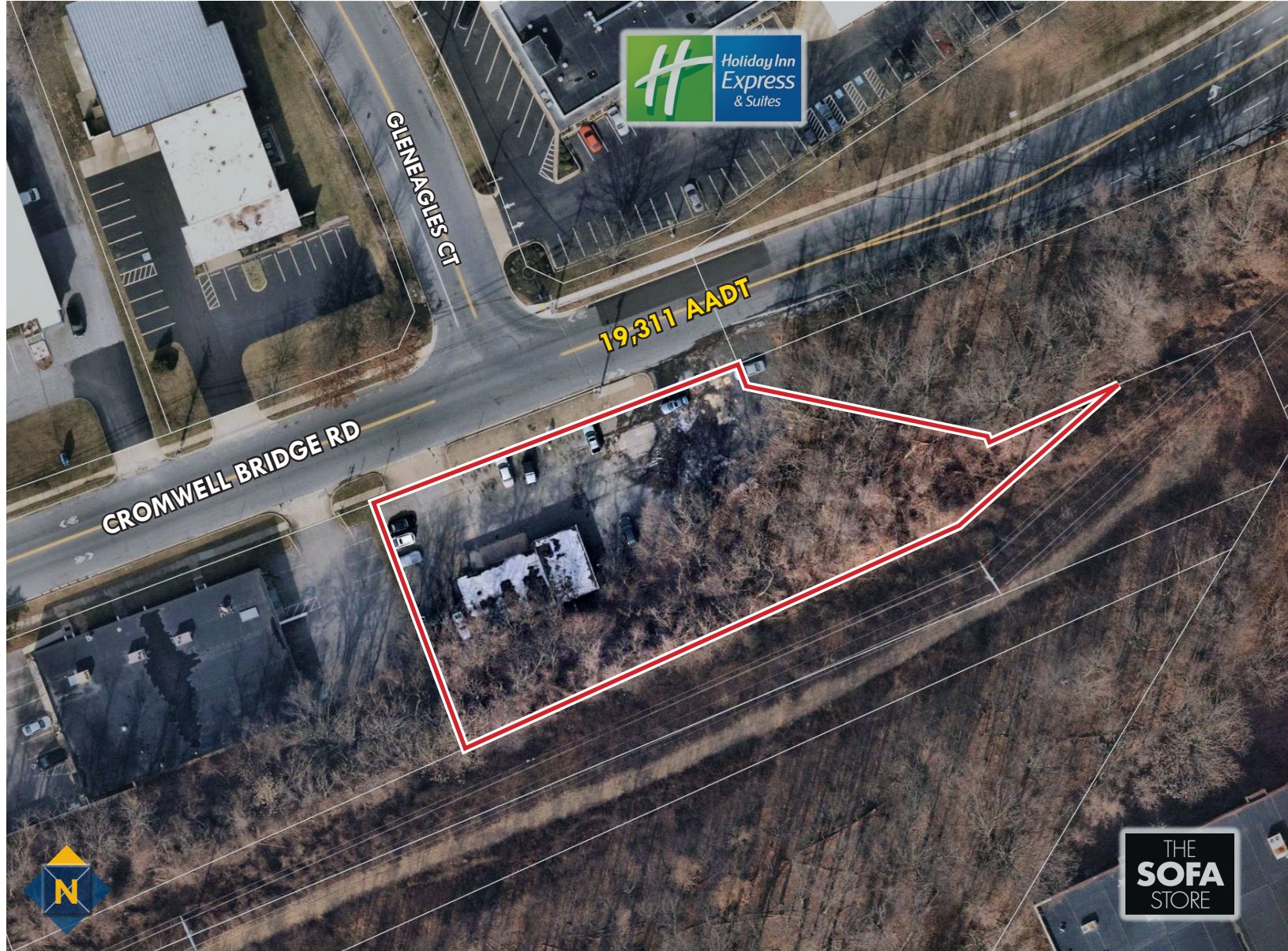
\$725,000

RENTAL RATE

\$4,500/mo., NNN

HIGHLIGHTS

- ▶ Existing automotive property set up with (3) drive-in bays
- ▶ 200 feet ± of frontage on Cromwell Bridge Road
- ▶ Directly across from a Holiday Inn Express and park & ride
- ▶ Very easy access to I-695



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BIRDSEYE

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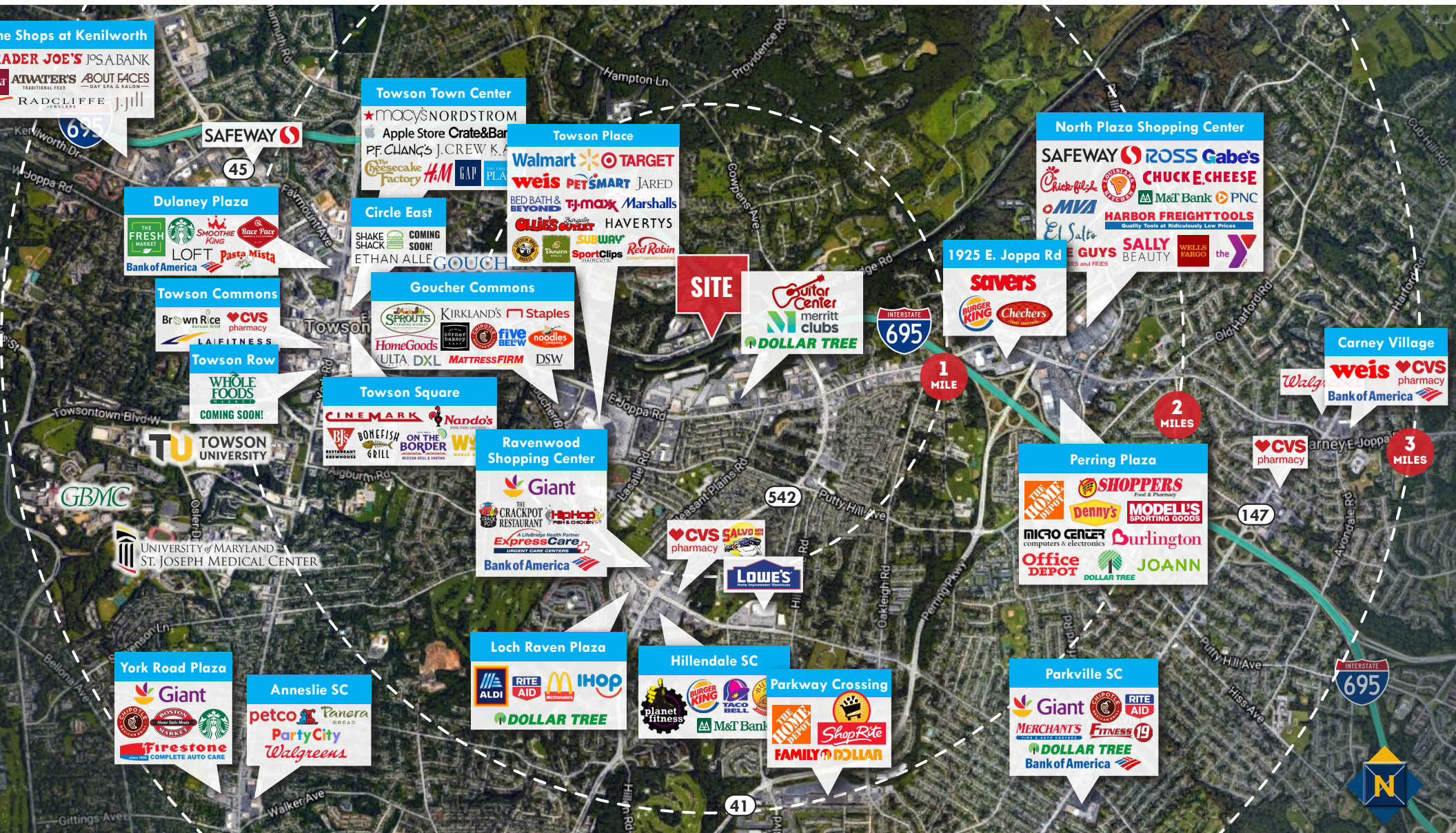


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TRADE AREA

1101 CROMWELL BRIDGE DRIVE | TOWSON, MARYLAND 21286

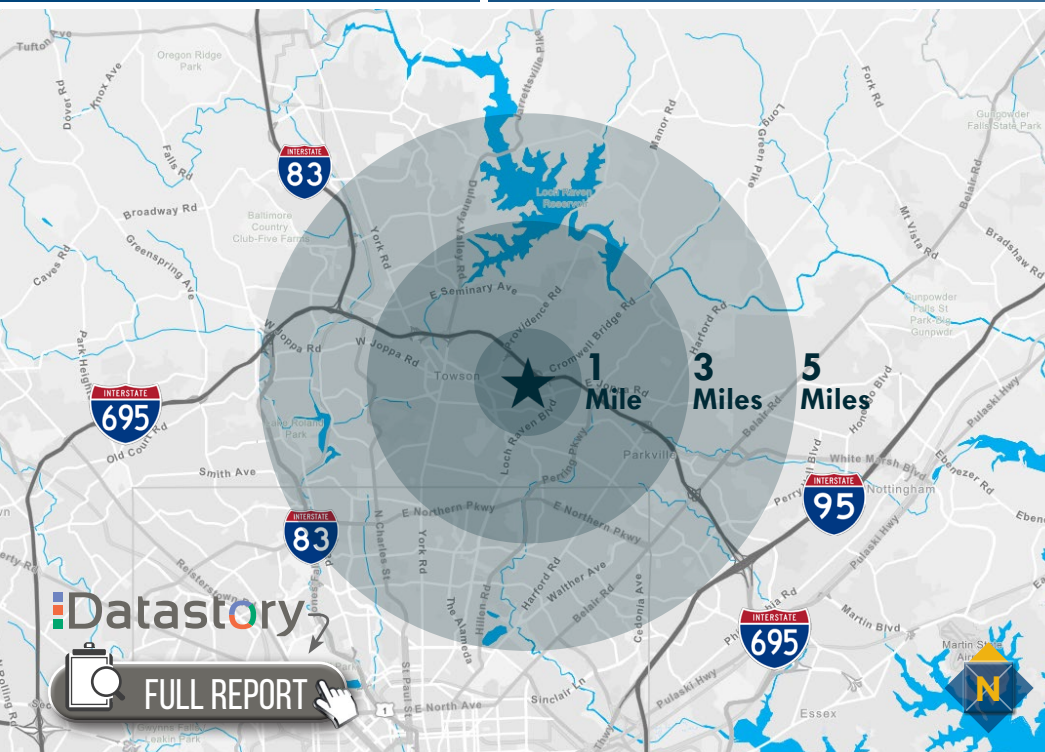


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LOCATION / DEMOGRAPHICS (2020)

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Datastory

FULL REPORT

RESIDENTIAL POPULATION

13,701
1 MILE
132,138
3 MILES
302,952
5 MILES

NUMBER OF HOUSEHOLDS

5,923
1 MILE
53,207
3 MILES
119,449
5 MILES

AVERAGE HH SIZE

2.22
1 MILE
2.31
3 MILES
2.39
5 MILES

MEDIAN AGE

38.9
1 MILE
37.8
3 MILES
39.4
5 MILES

AVERAGE HH INCOME

\$92,521
1 MILE
\$94,614
3 MILES
\$102,221
5 MILES

EDUCATION (COLLEGE+)

72.7%
1 MILE
70.2%
3 MILES
69.8%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.6%
1 MILE
89.3%
3 MILES
89.4%
5 MILES

DAYTIME POPULATION

13,827
1 MILE
131,621
3 MILES
287,313
5 MILES

12%

PARKS AND REC
2 MILES

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

LEARN MORE

11%

COLLEGE TOWNS
2 MILES

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE
24.5
MEDIAN AGE
\$32,200
MEDIAN HH INCOME

LEARN MORE

9%

BRIGHT YOUNG PROFESSIONALS
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE
33.0
MEDIAN AGE
\$54,000
MEDIAN HH INCOME

LEARN MORE

7%

EMERALD CITY
2 MILES

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

2.06
AVERAGE HH SIZE
37.4
MEDIAN AGE
\$59,200
MEDIAN HH INCOME

LEARN MORE