

GROUND LEASE

Baltimore County, MD

CORNER BR-ZONED LAND

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222

AVAILABLE

.5147 Acres

ZONING

BR (Business Roadside)

TRAFFIC COUNT

41,702 AADT (Merritt Blvd/Rt. 157)

9,985 AADT (North Point Rd)

RENTAL RATE

\$75,000/yr.

HIGHLIGHTS

- ▶ Fully signalized intersection
- ▶ Great corner location with ideal frontage and visibility on Merritt Blvd: 40,000+ cars/day
- ▶ Easy access to I-695, I-95/I-895
- ▶ Perfect for automotive, fast food, convenience
- ▶ Nearby retailers include AMF, Walmart, Burger King, Dunkin' Donuts, Thompson Hyundai/Mazda, Norris Ford/Honda, Gold's Gym, Dollar General, Giant, ALDI, Ollie's, Planet Fitness, Advance Auto & more!



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Chris Walsh | Vice President

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PREVIOUSLY APPROVED BUILDING PLAN

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222

OLD NORTH POINT RD
MD RTE 20

MERRITT
BLVD

BR

GEORGE R. NORRIS INC.
901 MERRITT BLVD
BALTIMORE, MD 21222

BR

PRIVATE 30' R/W

TAX #1600007330

1104 OLD NORTH POINT RD
TAX #1220080050

Easement to adjacent property

BR

1105 OLD NORTH POINT RD
THREE MARQUESS LLC
200 HOLLEDER PKWY
ROCHESTER, NY 14615
DEED REF 16074/147
TAX #1205001680

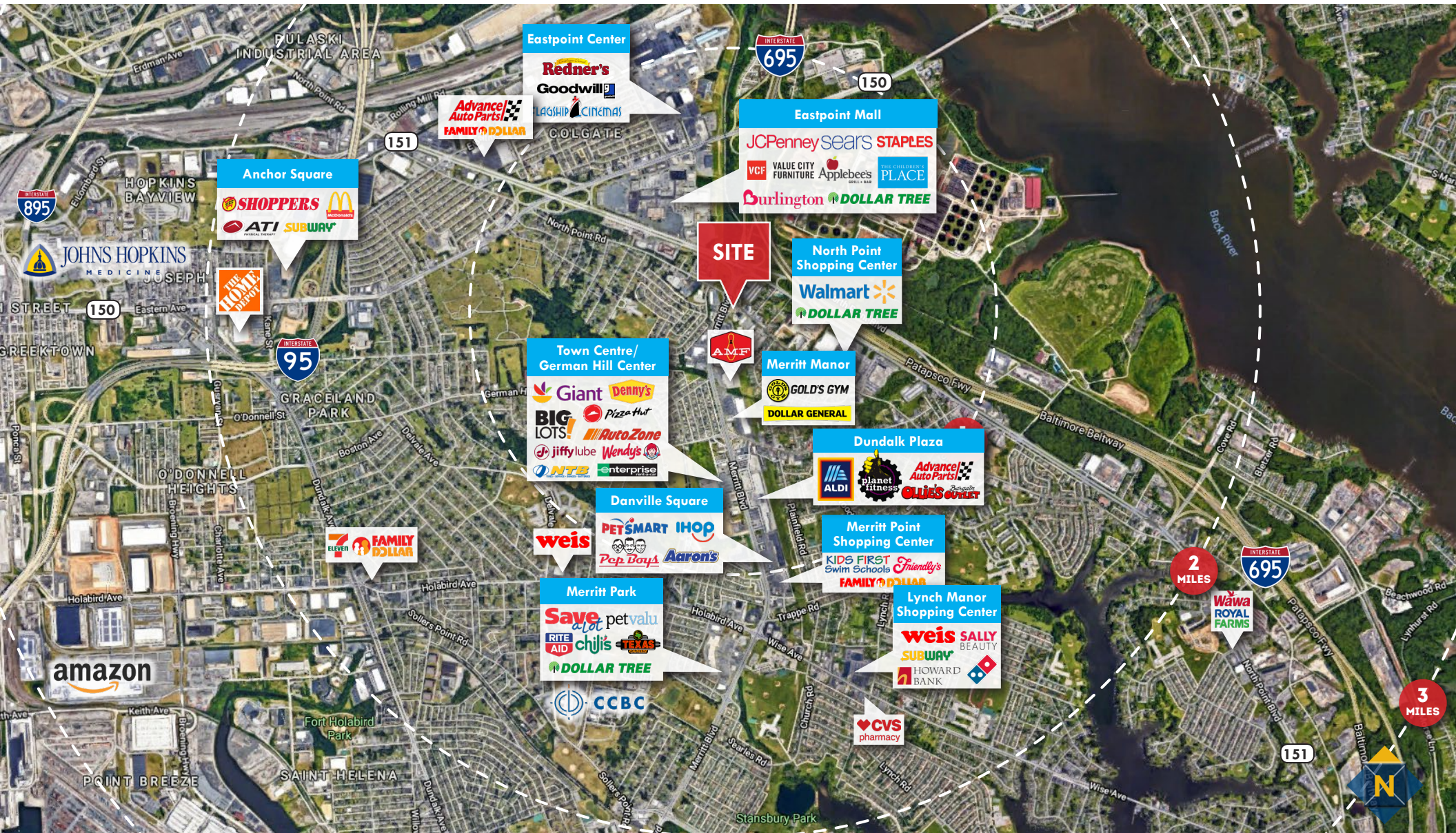


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TRADE AREA

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222

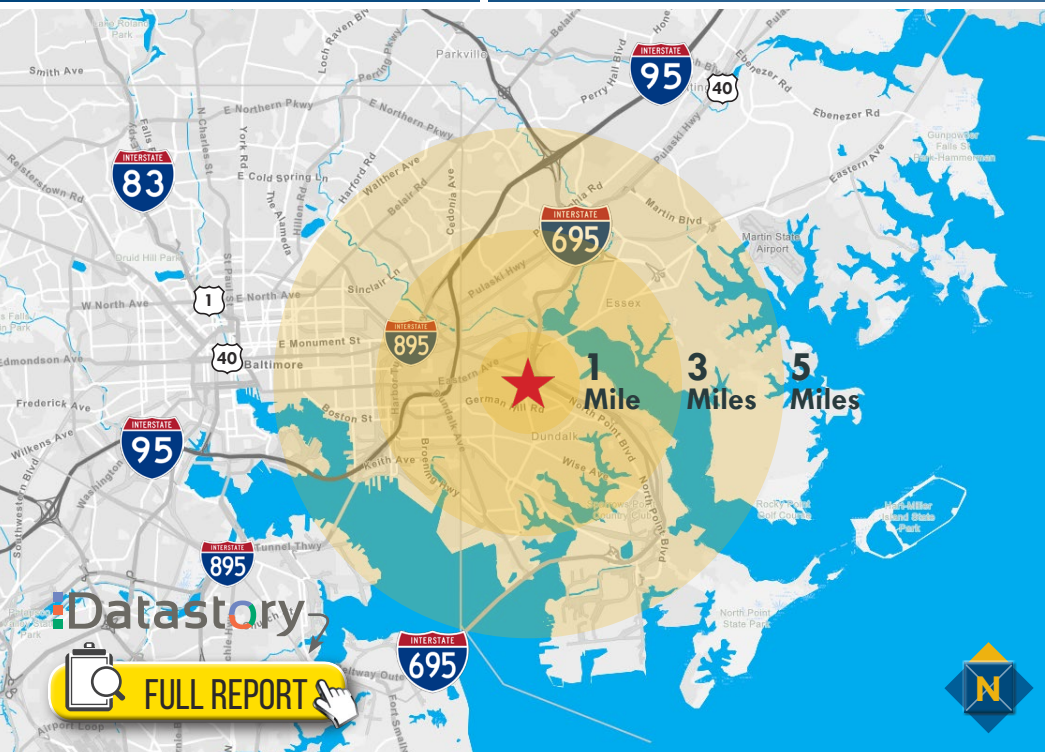


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LOCATION / DEMOGRAPHICS

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222



RESIDENTIAL POPULATION 11,521 1 MILE 103,786 3 MILES 299,977 5 MILES	NUMBER OF HOUSEHOLDS 4,090 1 MILE 39,364 3 MILES 116,496 5 MILES	AVERAGE HH SIZE 2.74 1 MILE 2.62 3 MILES 2.55 5 MILES	MEDIAN AGE 40.1 1 MILE 38.9 3 MILES 36.8 5 MILES
AVERAGE HH INCOME \$58,483 1 MILE \$60,378 3 MILES \$67,448 5 MILES	EDUCATION (COLLEGE+) 31.7% 1 MILE 38.9% 3 MILES 48.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.8% 1 MILE 92.7% 3 MILES 92.6% 5 MILES	DAYTIME POPULATION 13,204 1 MILE 100,469 3 MILES 281,386 5 MILES

48%
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

40%
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

2%
RUSTBELT TRADITIONS
2 MILES

LEARN MORE

This large market of stable, hard-working consumers boasts an above average net worth, is family-oriented and values time spent at home. They are budget aware shoppers that favor American-made products.

2.47
AVERAGE HH SIZE

39.0
MEDIAN AGE

\$51,800
MEDIAN HH INCOME

2%
RETIREMENT COMMUNITIES
2 MILES

LEARN MORE

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME