



WATER'S EDGE CORPORATE CAMPUS

111 BATA BOULEVARD | BELCAMP, MARYLAND 21017

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Located between Aberdeen (APG) and Edgewood (APG)
- Investment opportunity for two leased single story office condos
- Excellent access to route 40 and I95
- Free on site parking
- Separate private entrance



AVAILABLE FOR
SALE:

UNIT B: 1,670 SF ±

AVAILABLE FOR
SALE:

UNIT C: 1,810 SF ±

YEAR BUILT:

2005

ZONING:

CI (COMMERCIAL INDUSTRIAL DISTRICT)

CAP RATE:

UNIT B: 7.83%
UNIT C: 8.66%

SALE PRICE
UNIT B:

\$189,000

SALE PRICE
UNIT C:

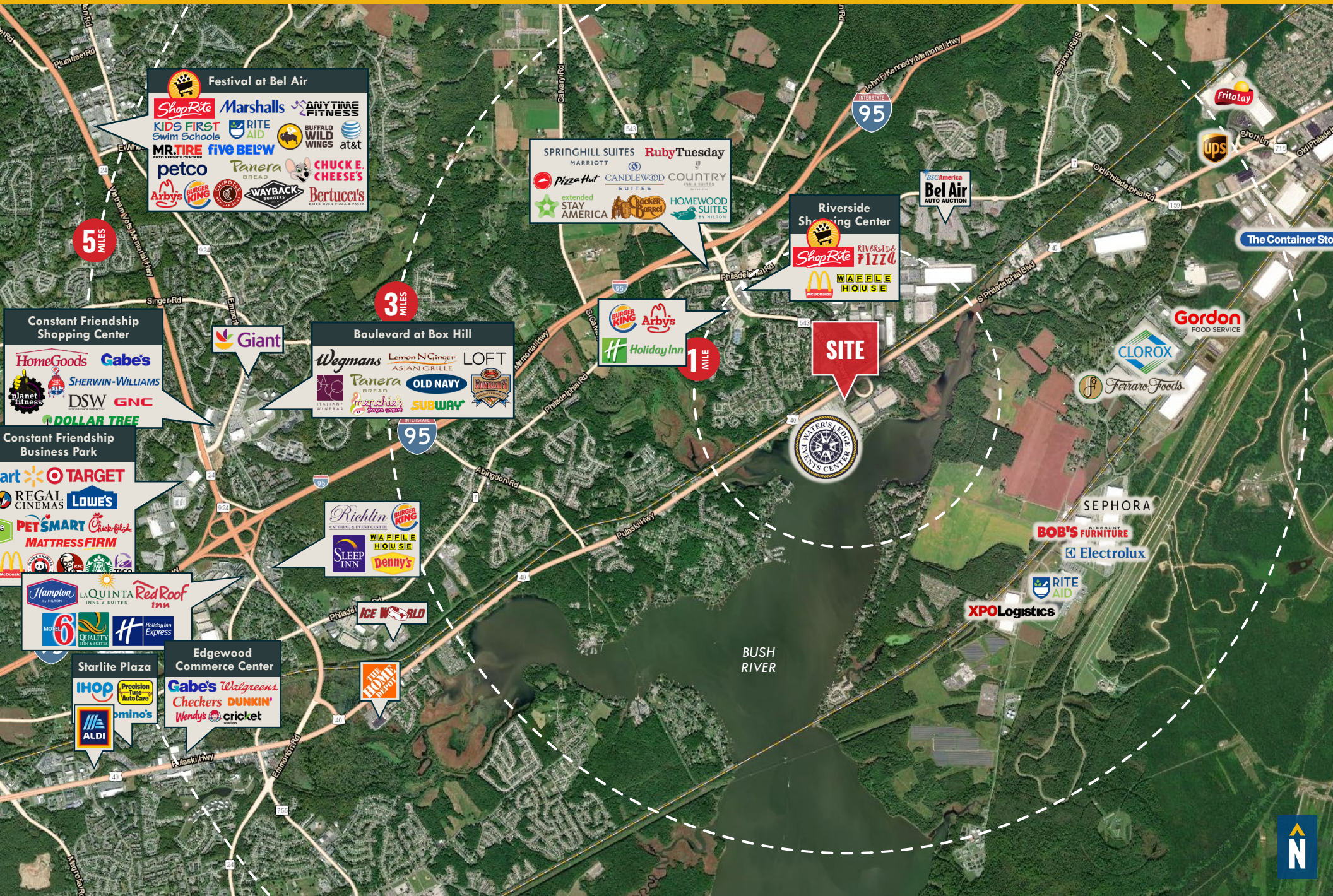
\$329,000



GOOGLE STREET VIEW



LOCAL TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,528

10,758

36,155

DAYTIME POPULATION



6,491

19,646

67,379

AVERAGE HOUSEHOLD INCOME



\$96,900

\$120,718

\$114,461

NUMBER OF HOUSEHOLDS



2,059

9,011

29,703

MEDIAN AGE



37.5

37.7

38.0

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



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