

# FOR SALE

Baltimore County, MD

# PRIME COMMERCIAL LAND

1930 BROOKDALE ROAD | WINDSOR MILL, MARYLAND 21244

## AVAILABLE

2.07 Acres ±

## ZONING

CB (Community Business)

Ideal for retail, restaurant, office, childcare/daycare, assisted living/nursing home, etc.

## TRAFFIC COUNT

25,334 AADT (Security Blvd)

## HIGHLIGHTS

- ▶ High visibility on Security Blvd (24,733 vehicles per day)
- ▶ Easy access to I-695 and I-70
- ▶ Adjacent to Boulevard Place (Panera Bread, Chipotle, BB&T, Las Vegas Restaurant & Grill, Ledo Pizza, Georgia Peach, SECU, Rita's Italian Ice & more)
- ▶ Close proximity to Security Square Mall, Weis, multiple hotel options, the US Dept. of Health & Human Services, the US Social Security Administration and densely populated residential neighborhoods



SECURITY SQUARE MALL



US DEPT. OF HEALTH & HUMAN SERVICES



BOULEVARD PLACE





# FOR SALE

Baltimore County, MD

# BIRDSEYE

1930 BROOKDALE ROAD | WINDSOR MILL, MARYLAND 21244

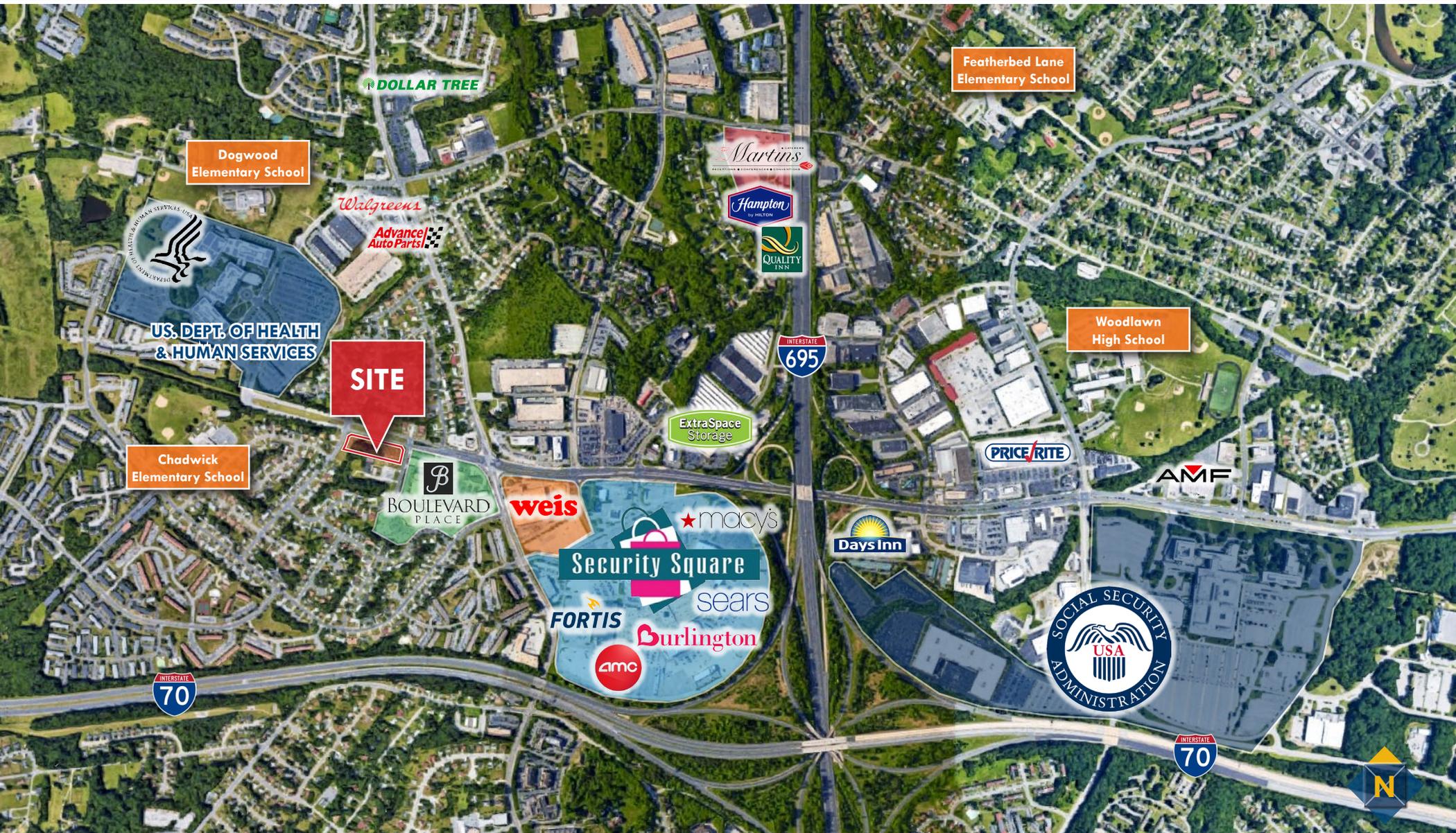


# FOR SALE

Baltimore County, MD

# TRADE AREA

1930 BROOKDALE ROAD | WINDSOR MILL, MARYLAND 21244

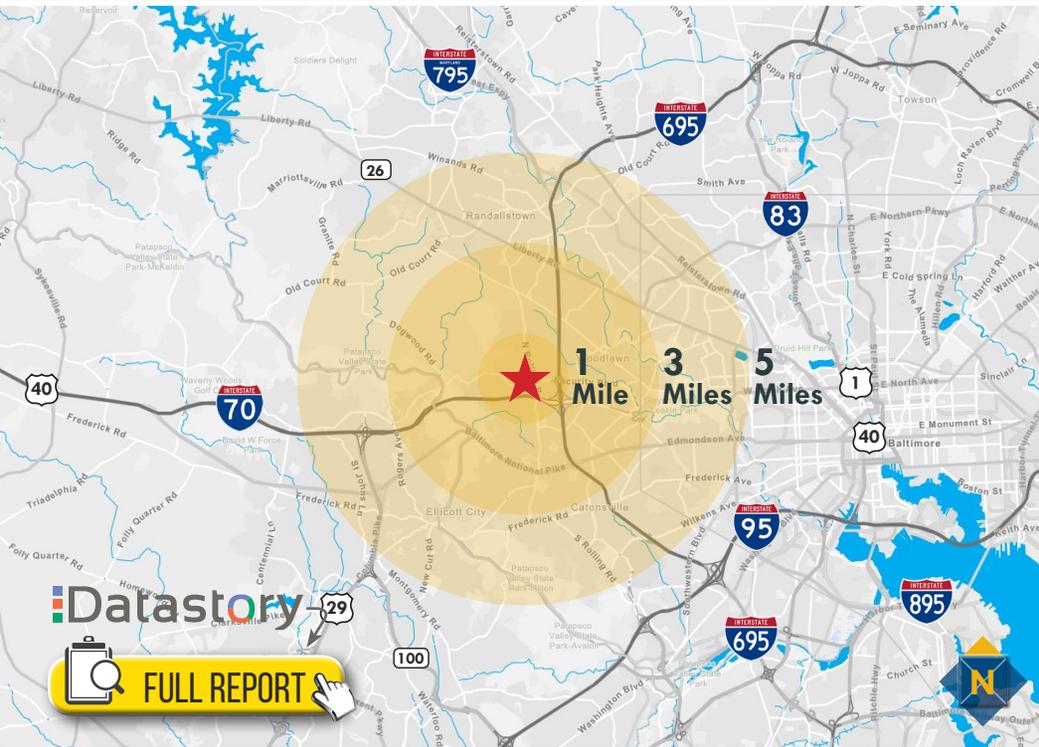


# FOR SALE

Baltimore County, MD

# LOCATION / DEMOGRAPHICS

1930 BROOKDALE ROAD | WINDSOR MILL, MARYLAND 21244



<p><b>RESIDENTIAL POPULATION</b></p> <p>12,657 1 MILE</p> <p>99,248 3 MILES</p> <p>308,293 5 MILES</p>	<p><b>NUMBER OF HOUSEHOLDS</b></p> <p>4,833 1 MILE</p> <p>38,114 3 MILES</p> <p>118,397 5 MILES</p>	<p><b>AVERAGE HH SIZE</b></p> <p>2.59 1 MILE</p> <p>2.58 3 MILES</p> <p>2.54 5 MILES</p>	<p><b>MEDIAN AGE</b></p> <p>35.6 1 MILE</p> <p>38.7 3 MILES</p> <p>39.9 5 MILES</p>
<p><b>AVERAGE HH INCOME</b></p> <p>\$77,705 1 MILE</p> <p>\$79,394 3 MILES</p> <p>\$78,534 5 MILES</p>	<p><b>EDUCATION (COLLEGE+)</b></p> <p>63.7% 1 MILE</p> <p>64.4% 3 MILES</p> <p>62.7% 5 MILES</p>	<p><b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b></p> <p>94.2% 1 MILE</p> <p>93.8% 3 MILES</p> <p>93.1% 5 MILES</p>	<p><b>DAYTIME POPULATION</b></p> <p>17,256 1 MILE</p> <p>95,322 3 MILES</p> <p>276,767 5 MILES</p>

**23%**  
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.

**2.49**  
AVERAGE HH SIZE

**40.3**  
MEDIAN AGE

**\$55,000**  
MEDIAN HH INCOME

**16%**  
BRIGHT YOUNG PROFESSIONALS  
2 MILES

[LEARN MORE](#)

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.

**2.40**  
AVERAGE HH SIZE

**32.2**  
MEDIAN AGE

**\$50,000**  
MEDIAN HH INCOME

**11%**  
ENTERPRISING PROFESSIONALS  
2 MILES

[LEARN MORE](#)

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

**2.46**  
AVERAGE HH SIZE

**34.8**  
MEDIAN AGE

**\$77,000**  
MEDIAN HH INCOME

**10%**  
IN STYLE  
2 MILES

[LEARN MORE](#)

*In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.*

**2.33**  
AVERAGE HH SIZE

**41.1**  
MEDIAN AGE

**\$66,000**  
MEDIAN HH INCOME