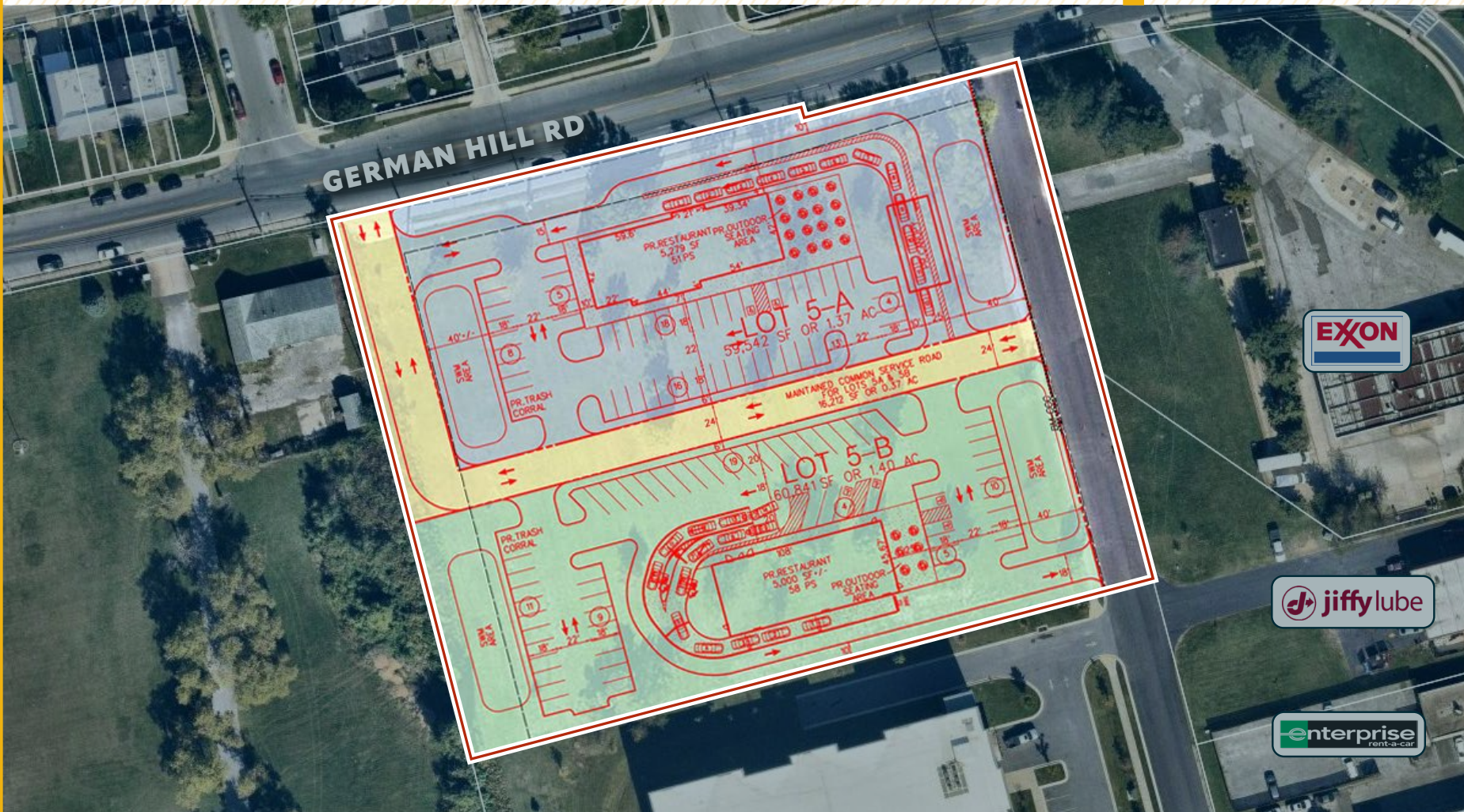




TWO 1.4 AC \pm RETAIL PAD SITES

TOWN CENTRE | MERRITT BLVD & GERMAN HILL RD | DUNDALK, MD 21222

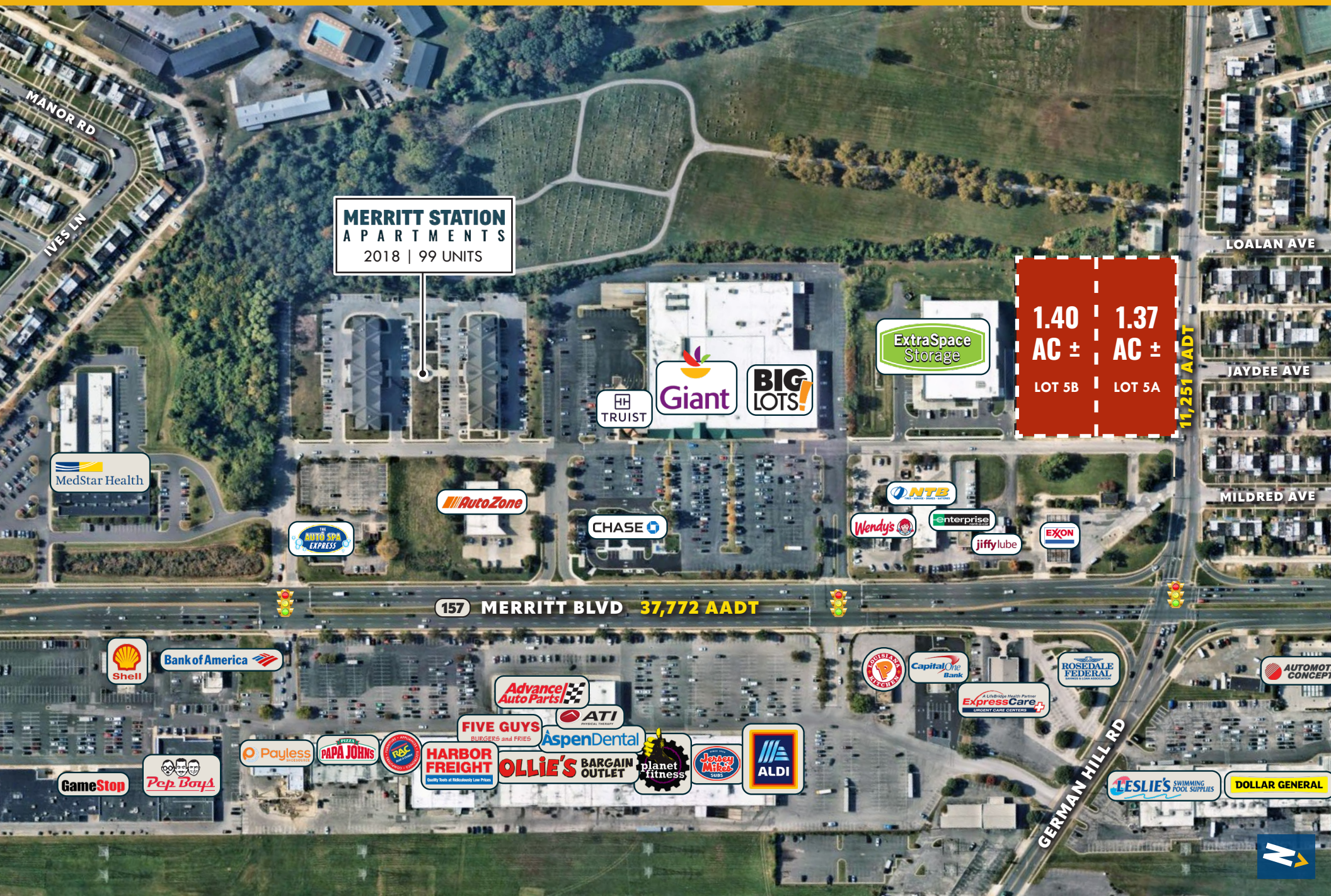
FOR
**GROUND
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

LOCATION AERIAL



GROUND LEASE OPPORTUNITY

HIGHLIGHTS:

- Two retail pad sites located at the fully signalized intersection of Merritt Boulevard (Dundalk's pre-eminent retail corridor) and German Hill Road
- Multiple means of ingress and egress
- Center anchored by Giant & Big Lots and also includes AutoZone, Wendy's, Chase Bank, NTB, Enterprise, Jiffy Lube, AutoSpa Express and the new Merritt Station Apartments (99 units)
- Nearby retailers and amenities include Aldi, Ollie's Bargain Outlet, Harbor Freight Tools, Planet Fitness, PetSmart, Pep Boys, Walmart, Bank of America and many more
- Easy access to I-95, I-695 and I-895
- **Ideal for QSR, sit-down restaurant, medical, automotive, fitness, veterinary practice, etc.**

AVAILABLE:

TWO 1.4 ACRE \pm RETAIL PAD SITES

ZONING:

BM CCC (BUSINESS MAJOR)
[COMMUNITY CORE COMMERCIAL]

TRAFFIC COUNT:

37,772 AADT (MERRITT BLVD/RT. 157)
11,251 AADT (GERMAN HILL RD)

CONCEPTUAL
LAYOUTS
ONLY

LOT 5B: 1.40 AC \pm

LOT 5A: 1.37 AC \pm

AutoSpace
Storage

DRIVE-THRU

QSR/RETAIL
1,500-4,000 SF \pm

SWM AREA

SWM AREA

RETAIL/MEDICAL/REST.
5,200 SF \pm

DRIVE-THRU

CANOPY

SWM AREA

GERMAN HILL RD

11,251 AADT

TO MERRITT
BOULEVARD/
RT. 157



GOOGLE STREET VIEW

LOCAL BIRDSEYE



DUNDALK TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



16,564

94,709

273,538

DAYTIME POPULATION



17,509

91,690

\$267,090

AVERAGE HOUSEHOLD INCOME



\$79,405

\$77,912

\$92,853

NUMBER OF HOUSEHOLDS



5,959

35,132

110,427

MEDIAN AGE

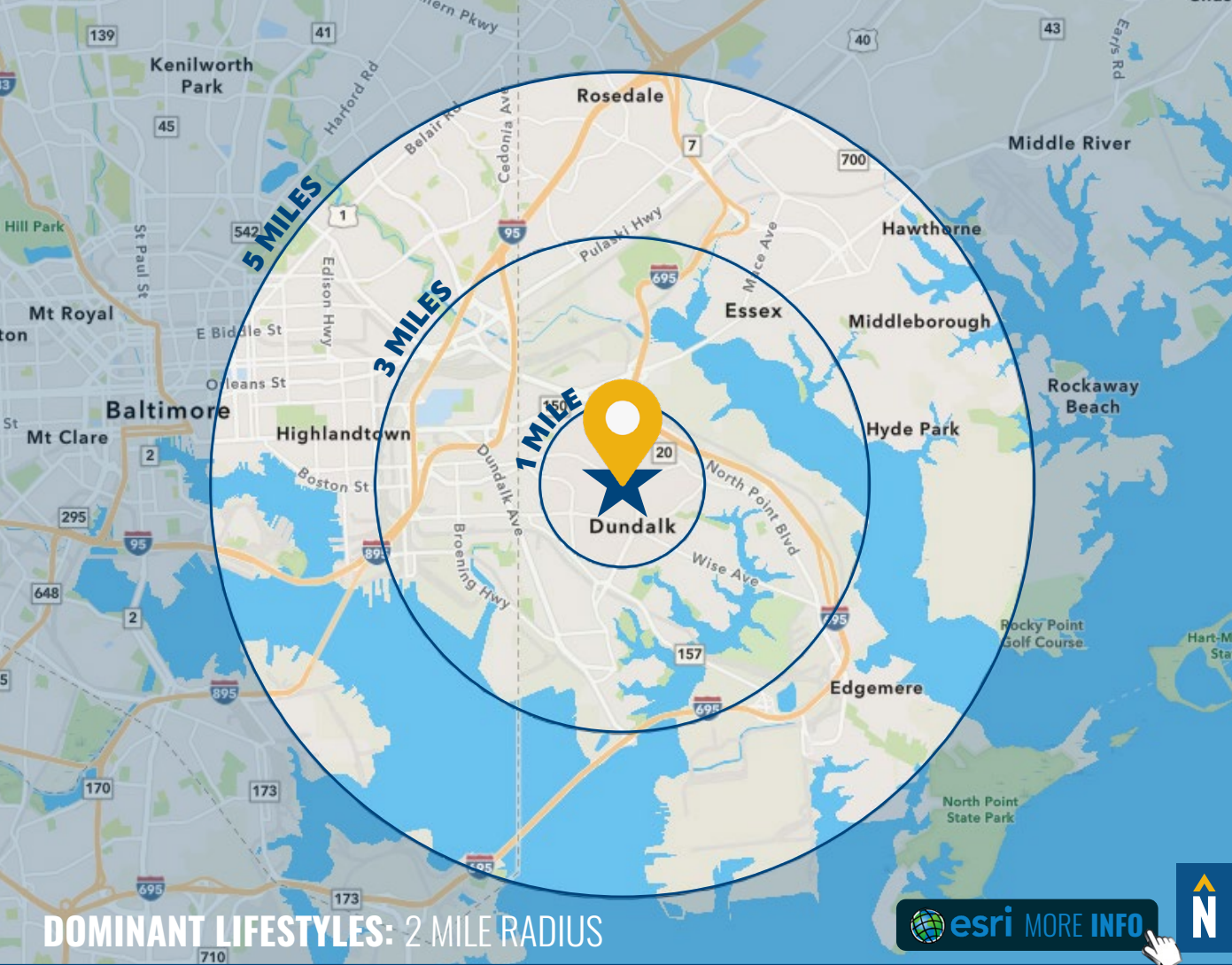


41.2

39.6

37.6

FULL DEMOS REPORT



42%
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**

39%
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**

4%
SOCIAL
SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**

Median Household Income: **\$17,900**



CHRIS WALSH
SENIOR VICE PRESIDENT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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