



# 2059 BALTIMORE BOULEVARD

FINKSBURG, MARYLAND 21048

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Great visibility of Route 140 with high traffic count
- Existing medical office
- Full basement for extra space/storage
- Large 1.25 acre lot

**BUILDING SIZE:** 2,443 SF ±

**LOT SIZE:** 1.25 ACRES ±

**STORIES:** MAIN LEVEL PLUS FULL BASEMENT

**PARKING:** SURFACE PARKING ON PROPERTY

**ZONING:** R-40,000 WITH APPROVED MEDICAL USE

**SALE PRICE:** \$675,000



GOOGLE STREET VIEW



# ADDITIONAL PHOTOS



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



695

5,906

17,387

## DAYTIME POPULATION



1,055

9,004

39,184

## AVERAGE HOUSEHOLD INCOME



\$155,588

\$170,993

\$138,367

## NUMBER OF HOUSEHOLDS



651

4,647

13,984

## MEDIAN AGE

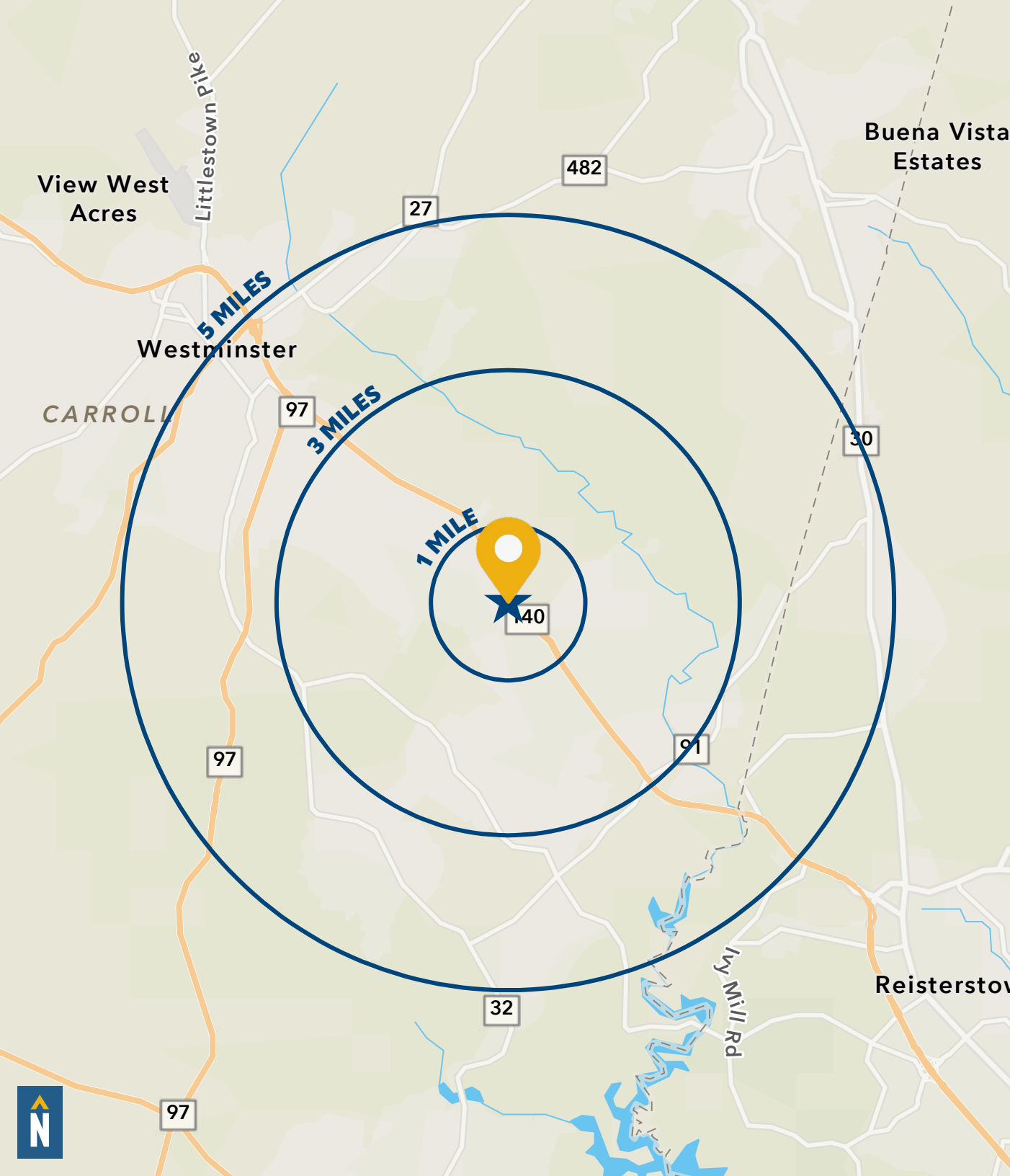


48.4

47.6

45.9

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



## **DENNIS BOYLE**

SENIOR VICE PRESIDENT

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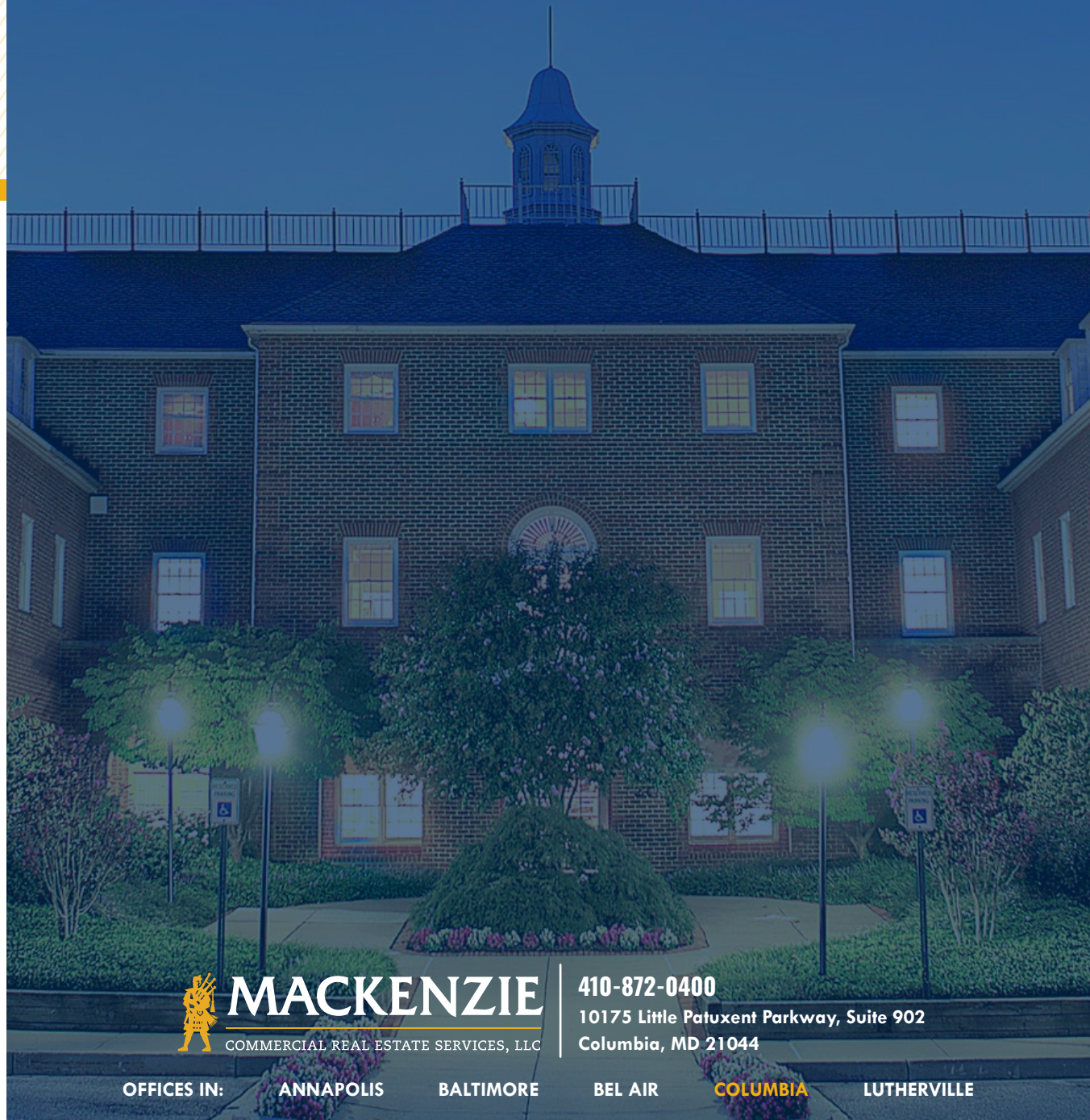


## **GRAHAM SEVY**

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