



2134 WILLOW SPRING ROAD

DUNDALK, MARYLAND 21222

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Existing funeral home establishment (all funeral related FF&E conveys with the sale)
- Spacious viewing room with seating for up to 100 guests
- Second floor equipped with office, full kitchen and apartment
- Detached secondary office/retail building
- 2 Pylon Signs (Dundalk Ave & Willow Spring Rd)
- Oversized garaged accessible from Dundalk Ave
- Ample on-site parking
- Public water and sewer

BUILDING SIZE:	4,972 SF ±
LOT SIZE:	0.39 ACRES ±
PARKING:	30 SPACES ±
ZONING:	BL, DR 10.5
SALE PRICE:	\$695,000



AERIAL

 DRIVE-IN

OFFICE/RETAIL BUILDING

FUNERAL HOME

DUNDALK AVE

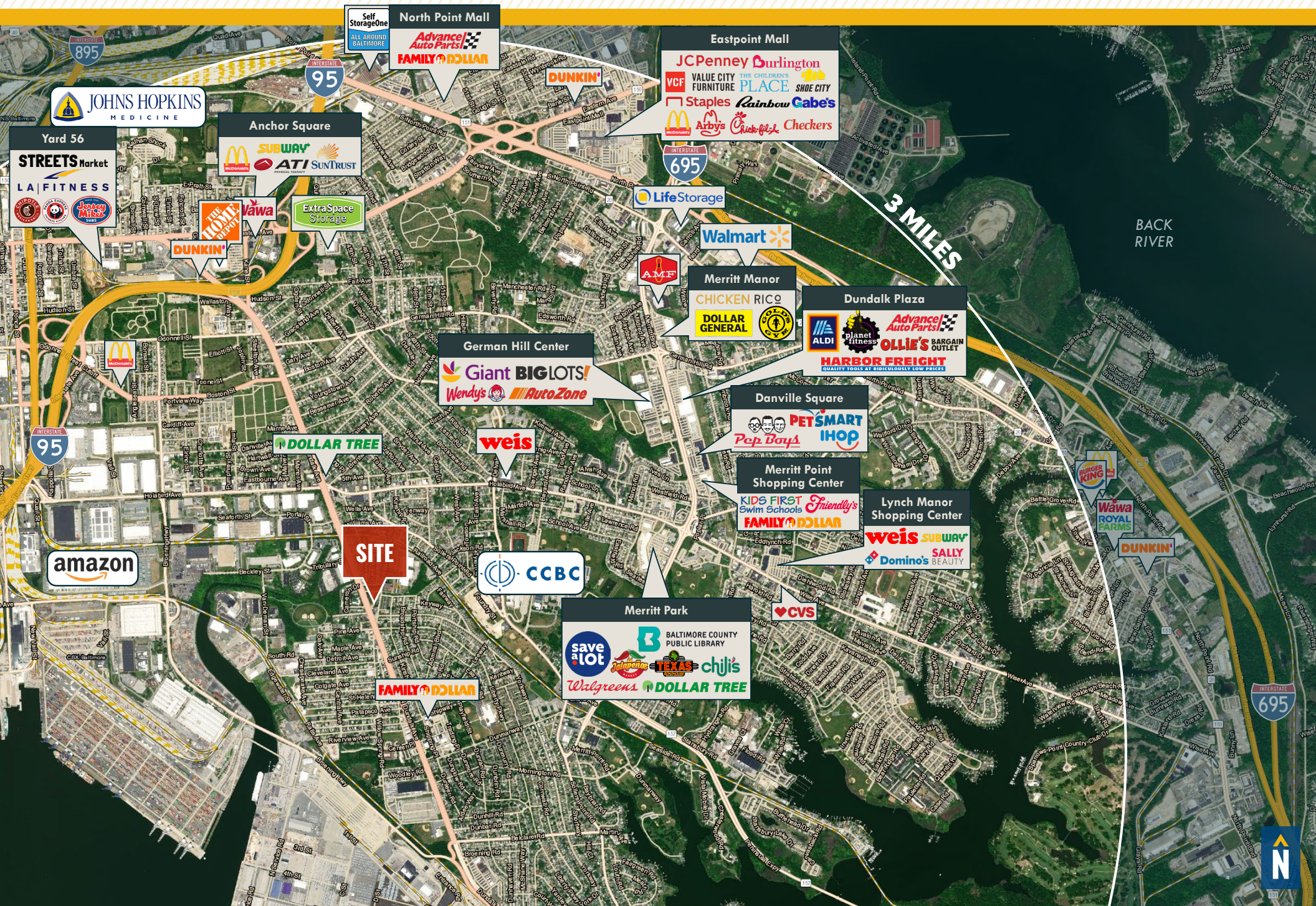
WILLOW SPRING

PYLON SIGN

PYLON SIGN



DUNDALK TRADE AREA



Self StorageOne
ALL AROUND BALTIMORE

North Point Mall
Advance Auto Parts
FAMILY DOLLAR

Eastpoint Mall
JCPenney Burlington
VCF VALUE CITY FURNITURE THE CHILDREN'S PLACE SHOE CITY
Staples Rainbow Cabs
McDonald's Arby's Chick-fil-A Checkers

JOHNS HOPKINS MEDICINE

Anchor Square
SUBWAY
ATI SUNTRUST
McDonald's

Yard 56
STREETS Market
LA FITNESS
Jockey Milk

ExtraSpace Storage
Wawa

DUNKIN'

LifeStorage

Walmart

Merritt Manor
CHICKEN RICO
DOLLAR GENERAL

Dundalk Plaza
ALDI Planet Fitness
Advance Auto Parts OLLIE'S BARGAIN OUTLET
HARBOR FREIGHT QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

German Hill Center
Giant BIGLOTS!
Wendy's AutoZone

Danville Square
PETSMART
Pep Boys IHOP

Merritt Point Shopping Center
KIDS FIRST Swim Schools
Friendly's FAMILY DOLLAR

Lynch Manor Shopping Center
weis SUBWAY
Domino's SALLY BEAUTY

amazon

SITE

weis

CCBC

Merritt Park
save a lot
BALTIMORE COUNTY PUBLIC LIBRARY
Walgreens DOLLAR TREE
chili's

CVS

FAMILY DOLLAR

BURGER KING

Wawa ROYAL FARMS

DUNKIN'

INTERSTATE 695



3 MILES

BACK RIVER

DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



9,446	41,173	84,181
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DAYTIME POPULATION



14,375	85,754	219,258
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AVERAGE HOUSEHOLD INCOME



\$70,543	\$99,213	\$95,814
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NUMBER OF HOUSEHOLDS



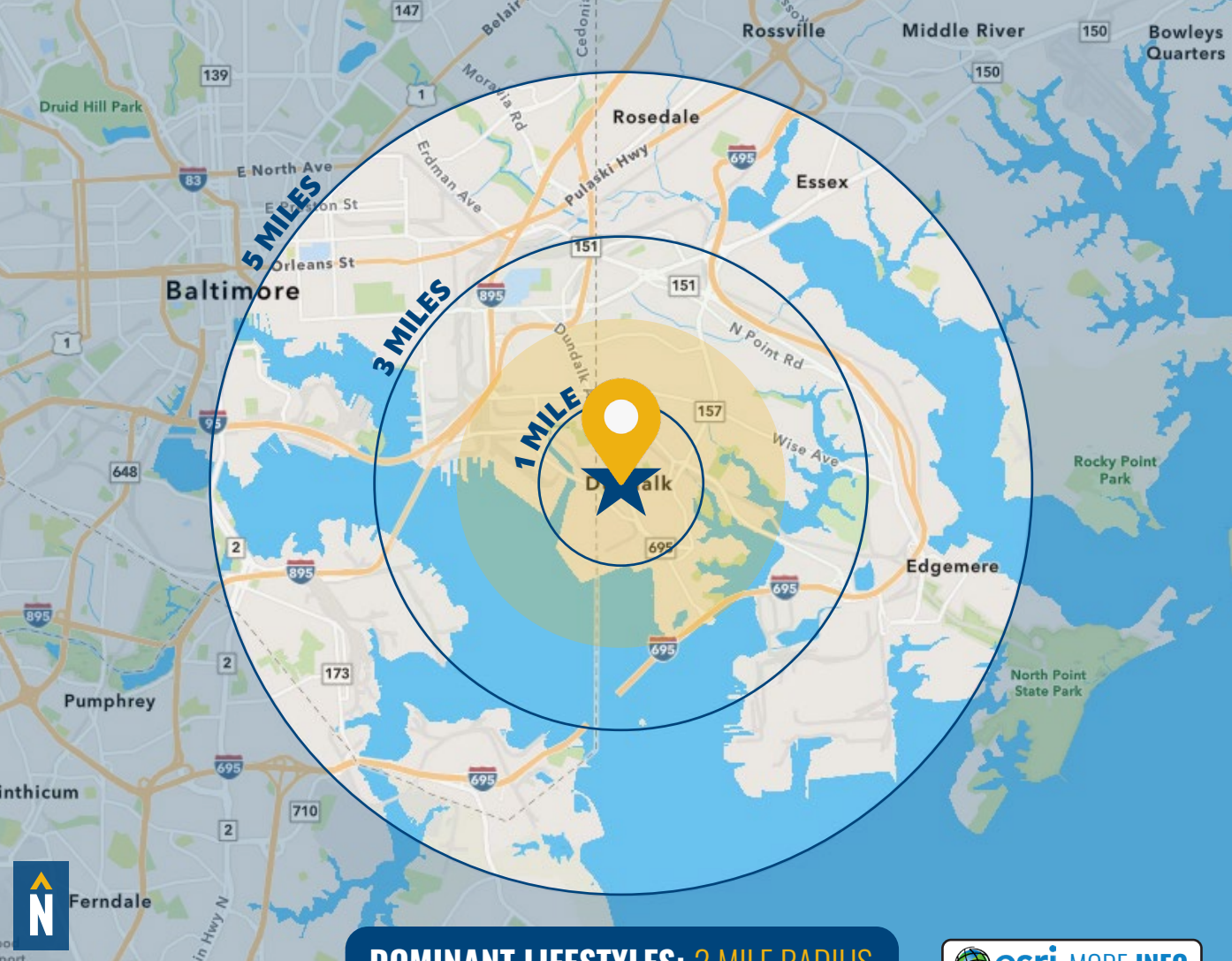
6,632	33,176	77,431
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MEDIAN AGE



38.8	35.5	35.7
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[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

14% MIDDLE GROUND



MEDIAN

AGE: 38.8

HH INCOME: \$69,074

These households tend to consist of married couples, cohabitating couples and single-person households. Residents tend to shop at discount grocery chains and eat at fast food restaurants.

13% FAMILY BONDS



MEDIAN

AGE: 35.5

HH INCOME: \$72,515

These family sizes are larger than the U.S. average, and households typically earn middle-tier incomes. They primarily shop at large retail establishments and often eat at fast food restaurants.

12% DIVERSE HORIZONS



MEDIAN

AGE: 35.2

HH INCOME: \$65,990

These families tend to be large and earn middle-tier incomes on average. Purchases often center around clothing, food, and supplies for young children, and a balance on multiple credit cards is common.

FOR MORE INFO **CONTACT:**



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