



**FOR SALE - 4.11 AC**  
**2501 PUTTY HILL AVE**  
PARKVILLE, MD 21234

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

— PARTNERED WITH —

 **BLUE &  
OBRECHT**  
CORFAC INTERNATIONAL

# FOR SALE

Baltimore County, MD

# TALL CEDARS

2501 PUTTY HILL AVENUE | PARKVILLE, MARYLAND 21234

## AVAILABLE

17,500 sf ±

## LOT SIZE

4.1 Acres

## ZONING

BL-AS (Business Local)

DR 5.5 (Density Residential)

DR 16 (Density Residential)

## TRAFFIC COUNT

14,491 AADT (Putty Hill Ave)

## HIGHLIGHTS

- ▶ Redevelopment opportunity
- ▶ Great visibility on Putty Hill Avenue and Old Harford Road
- ▶ Easy access to I-695
- ▶ Zoning allows for a variety of uses



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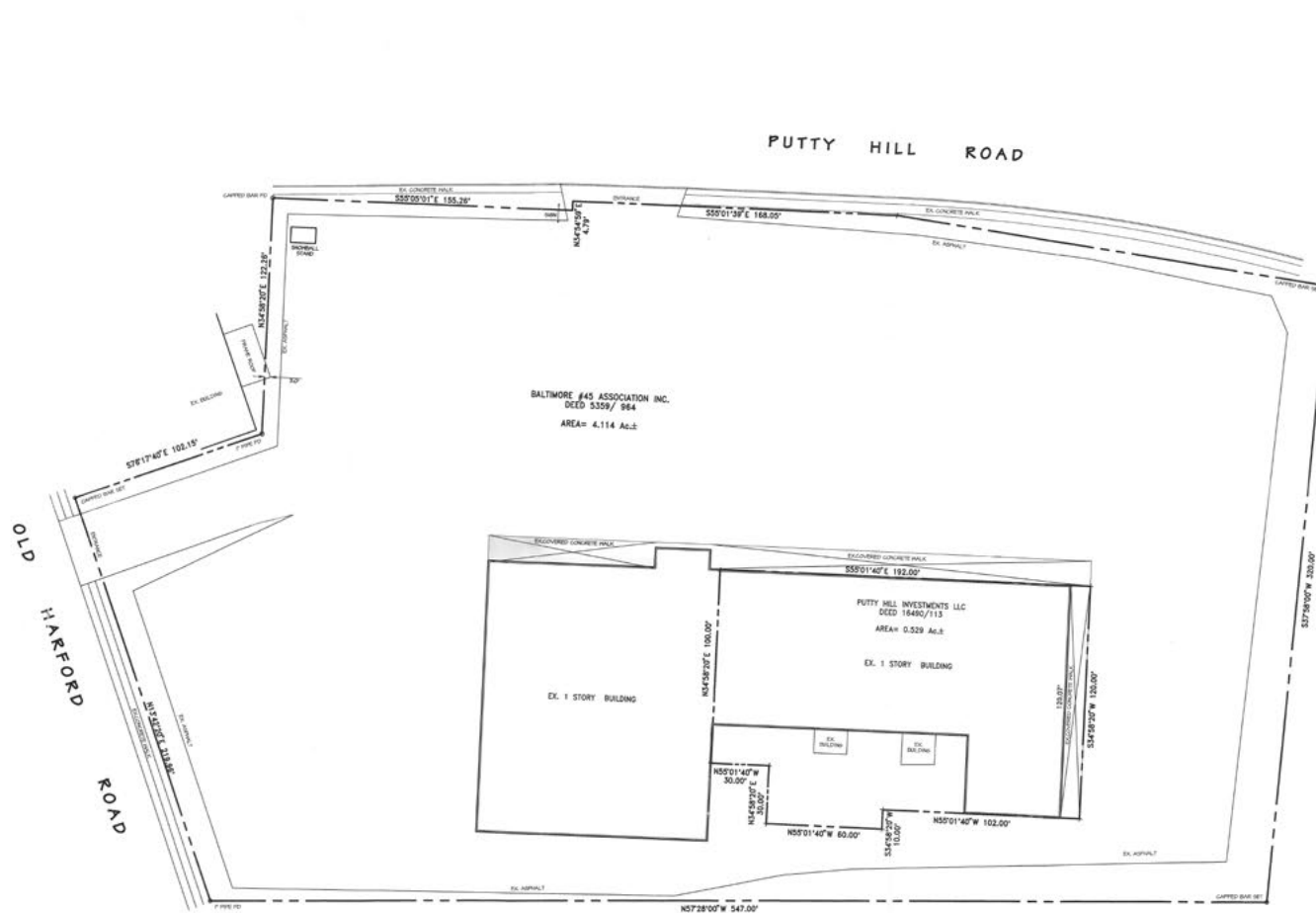


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Baltimore County, MD

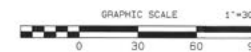
# BOUNDARY SURVEY

TALL CEDARS | 2501 PUTTY HILL AVENUE | PARKVILLE, MARYLAND 21234



### Notes

This Boundary Survey was performed without the benefit of a title report.

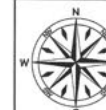


BOUNDARY SURVEY  
of the  
**Baltimore #45 Association Inc.**  
Property  
Putty Hill Avenue  
Baltimore County, Maryland  
9th Election District  
Scale: 1"=30' Date: August 5, 2015

### Surveyors Certificate

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL AND THAT I AM A duly LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21085 EXPIRES ON 01-31-2017

*Brian R. Dietz*  
BRIAN R. DIETZ  
PROFESSIONAL LAND SURVEYOR NO. 21085



**Dietz Surveying Co.**  
Land Surveying and Land Planning  
8119 Oakleigh Road Baltimore MD 21234  
Ph 410-661-3160, Fax 410-661-3163  
www.dietzsurveying.net

File Date: 8/16/2015 Job No: 2015-107  
Printed: 7/24/15

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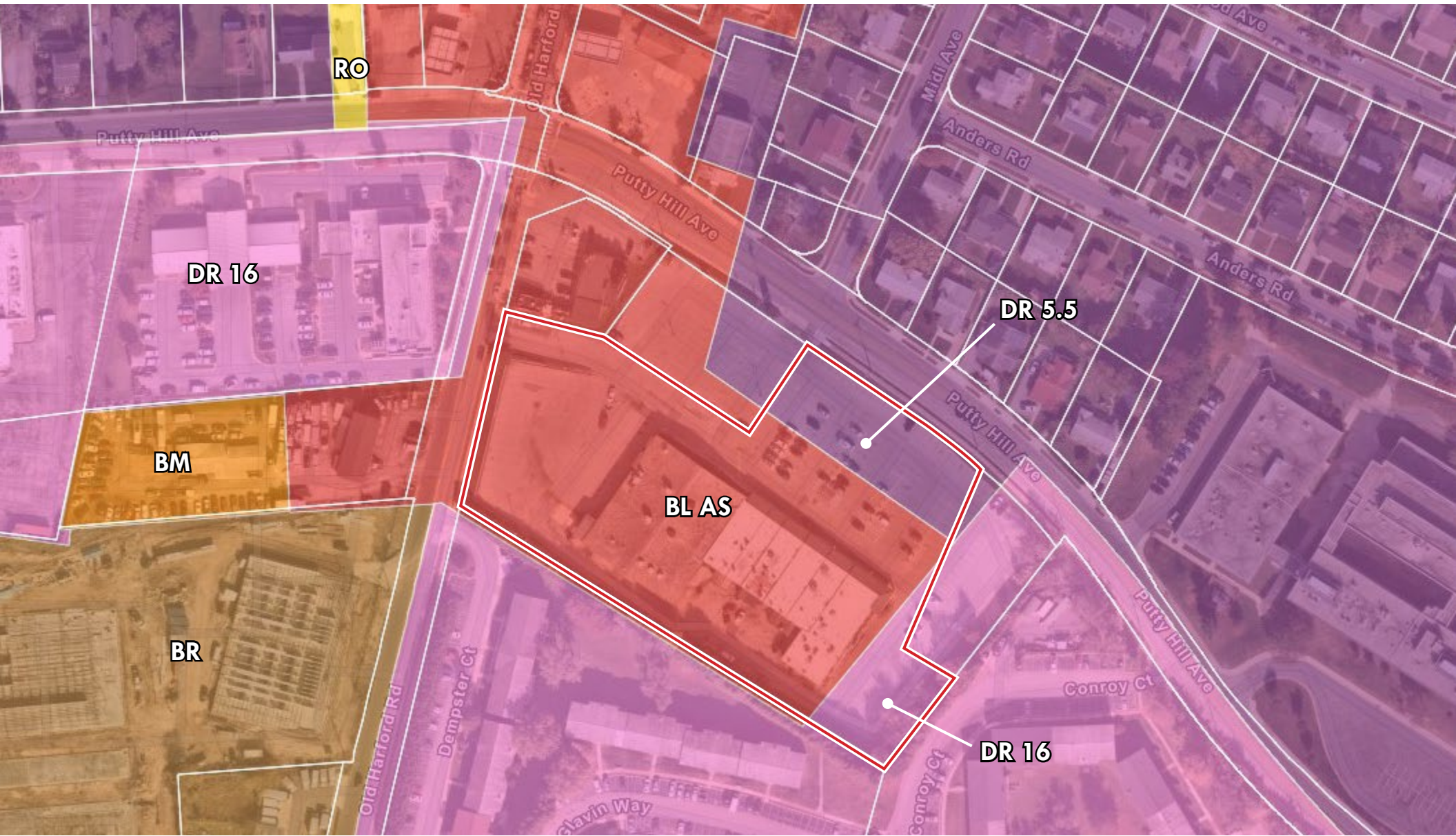
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# FOR SALE

Baltimore County, MD

# ZONING

TALL CEDARS | 2501 PUTTY HILL AVENUE | PARKVILLE, MARYLAND 21234



# FOR SALE

Baltimore County, MD

# BIRDSEYE VIEW

TALL CEDARS | 2501 PUTTY HILL AVENUE | PARKVILLE, MARYLAND 21224

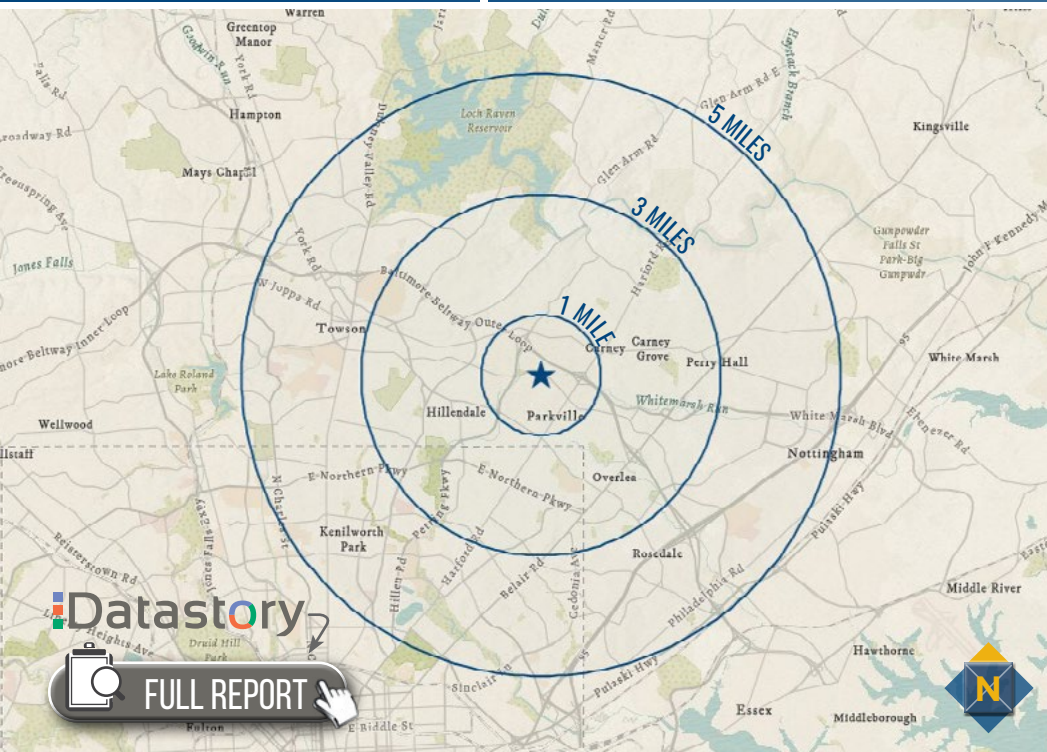


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# LOCATION / DEMOGRAPHICS (2021)

TALL CEDARS | 2501 PUTTY HILL AVENUE | PARKVILLE, MARYLAND 21234



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
7,468 1 MILE	7,043 1 MILE	2.35 1 MILE	42.6 1 MILE
62,118 3 MILES	55,180 3 MILES	2.35 3 MILES	40.3 3 MILES
166,158 5 MILES	133,272 5 MILES	2.42 5 MILES	39.1 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$85,170 1 MILE	40% 1 MILE	95.0% 1 MILE	14,973 1 MILE
\$88,326 3 MILES	45.2% 3 MILES	93.9% 3 MILES	113,150 3 MILES
\$92,260 5 MILES	45% 5 MILES	93.5% 5 MILES	310,477 5 MILES

**24.5%**  
**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.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

**18.5%**  
**BRIGHT YOUNG PROFESSIONALS**  
2 MILES

**LEARN MORE**

More than 1 out of 3 householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students).

**2.41**  
AVERAGE HH SIZE

**33.0**  
MEDIAN AGE

**\$54,000**  
MEDIAN HH INCOME

**9.3%**  
**THE ELDERS**  
2 MILES

**LEARN MORE**

With a median age of 72.3 years, this is Tapestry Segmentation's oldest market. These seniors are informed, independent, and involved. This is a smaller market.

**1.68**  
AVERAGE HH SIZE

**72.3**  
MEDIAN AGE

**\$42,800**  
MEDIAN HH INCOME

**8.1%**  
**PLEASANTVILLE**  
2 MILES

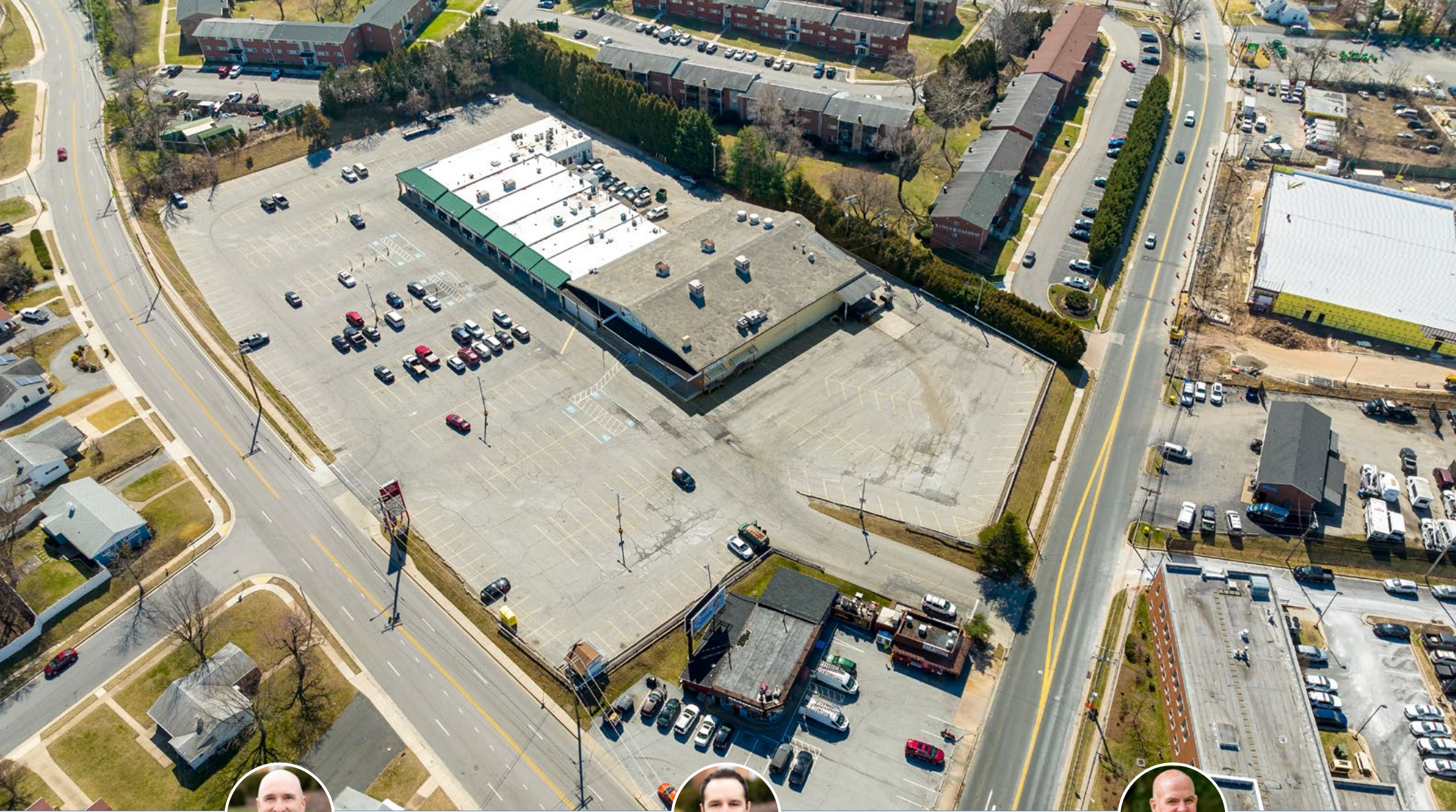
**LEARN MORE**

Situated principally in older housing in suburban areas in the Northeast and secondarily in the West, these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME



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VICE PRESIDENT

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