



# RETAIL/COMMERCIAL PAD SITE

4000 NORTH POINT BOULEVARD | BALTIMORE, MD 21222

FOR  
**LEASE/  
SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3,000 SF  $\pm$  freestanding retail building with drive-thru capability situated on 1.08 Acres  $\pm$
- Fully signalized intersection
- Tremendous visibility on North Point Boulevard/ MD Route 151 (14,922 cars per day)
- Ingress/egress on both North Point Boulevard and Old Battle Grove Road
- Across from McDonald's and Burger King
- Easy access to I-695

**BUILDING SIZE:**

**3,000 SF  $\pm$**

**LOT SIZE:**

**1.08 ACRES  $\pm$**

**TRAFFIC COUNT:**

**14,922 (NORTH POINT BLVD)**

**ZONING:**

**BR AS (BUSINESS ROADSIDE)  
[AUTOMOTIVE SERVICES OVERLAY]**

**PARKING:**

**50 SURFACE SPACES**

**RENTAL RATE:**

**\$80,000/YR., NNN**

**SALE PRICE:**

**\$1,700,000**

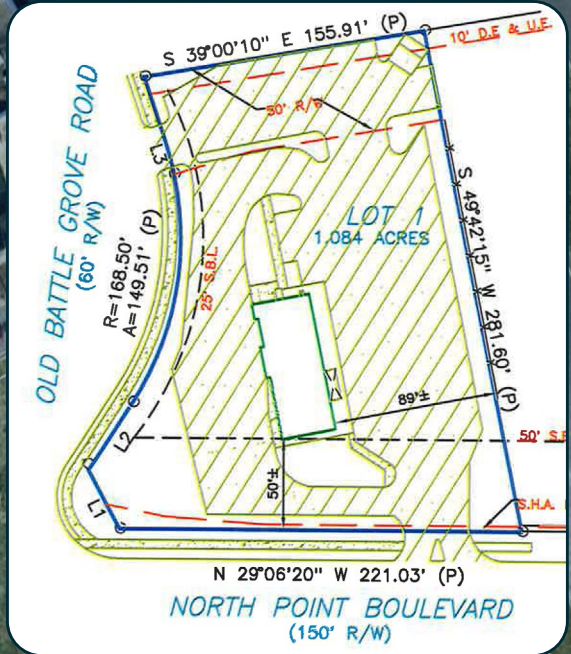


GOOGLE STREET VIEW





# AERIAL





# LOCAL BIRDSEYE



BACK RIVER

INTERSTATE 695

695

151

SITE

DUNKIN'

Wawa

ROYAL FARMS

ExpressCare  
URGENT CARE CENTERS

McDonald's

BURGER KING

NORTH POINT BLVD

14,922 AADT

151





# TRADE AREA





# DEMOGRAPHICS

2023

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

## RESIDENTIAL POPULATION



11,014

86,163

165,575

## DAYTIME POPULATION



8,186

66,861

149,534

## AVERAGE HOUSEHOLD INCOME



\$84,838

\$78,852

\$84,299

## NUMBER OF HOUSEHOLDS



4,216

32,931

62,919

## MEDIAN AGE

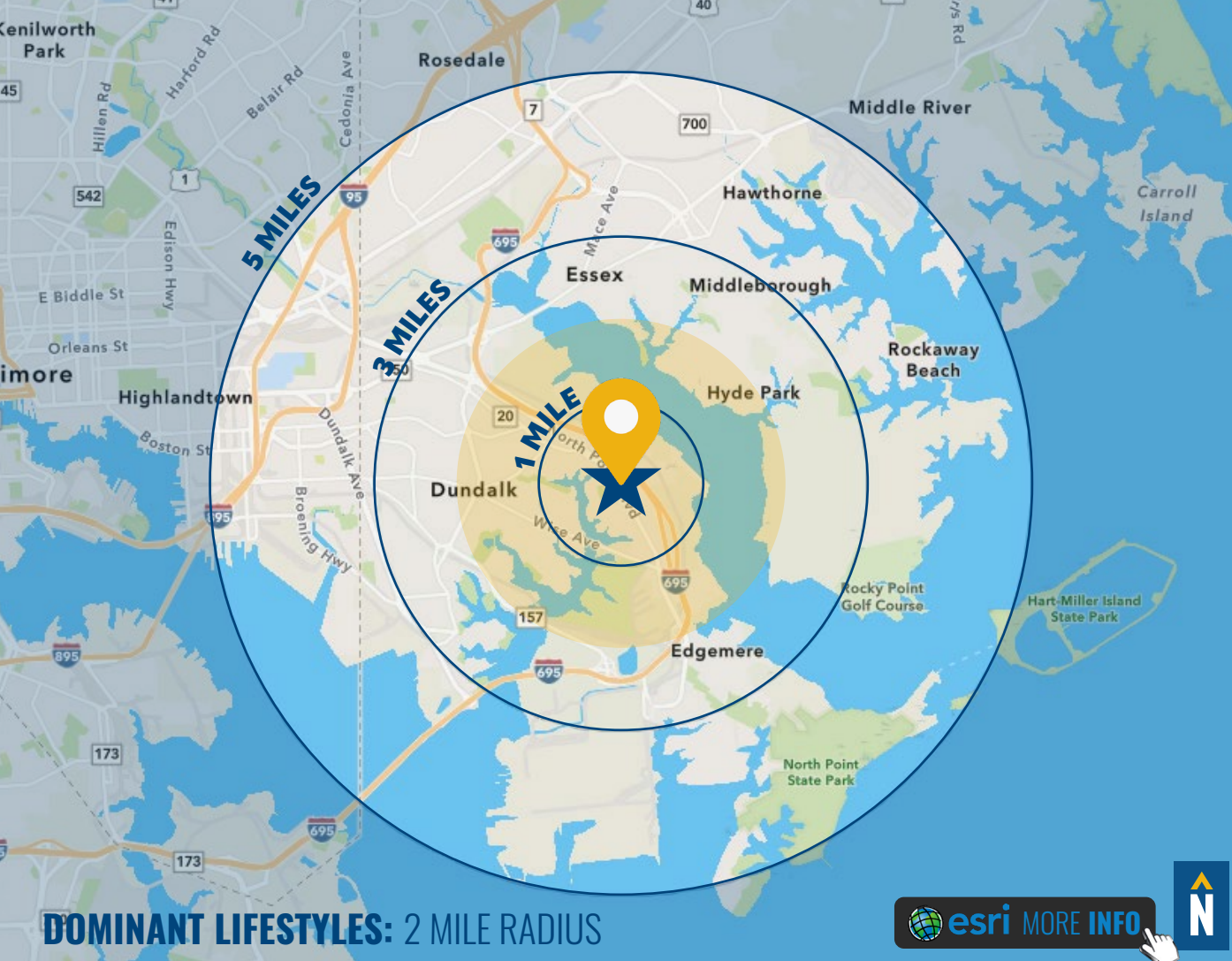


39.5

38.9

39.8

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



**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

**31%**

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

**11%**

METRO FUSION



Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climb-ing the ladders of their professional and social lives. They spend money readily unless saving.

Median Age: 29.3

Median Household Income: \$35,700



# FOR MORE INFO **CONTACT:**

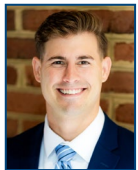


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