



STANDALONE AUTOMOTIVE BUILDING

4105 AMOS AVENUE | BALTIMORE, MARYLAND 21205

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Standalone automotive building with onsite parking
- Income producing with two existing tenants
- High density location with a population of 150,000 within 3 miles
- Convenient location adjacent to busy Reisterstown Road
- Current Income (2 Tenants):
 - Grab & Go Transport and Towing, Inc.:
 - Month-to-Month Lease
 - \$45,000/year, NNN
- » Gerber Collision (rear parking lot):
(Parent Company: Boyd Group US, Inc.)
 - 6-Year Term (Ending 5/14/2031)
 - Rent: \$32,784.00
 - Annual Increases: 3.00%

BUILDING SIZE:	2,458 SF ±
LOT SIZE:	.505 ACRES ±
YEAR BUILT:	1952
SALE PRICE:	\$777,840
CAP RATE:	10.00%
LL RESPONSIBILIITES:	ROOF AND STRUCTURE



AERIAL



GOOGLE STREET VIEW



LOCAL BIRDSEYE



LOCAL BIRDSEYE



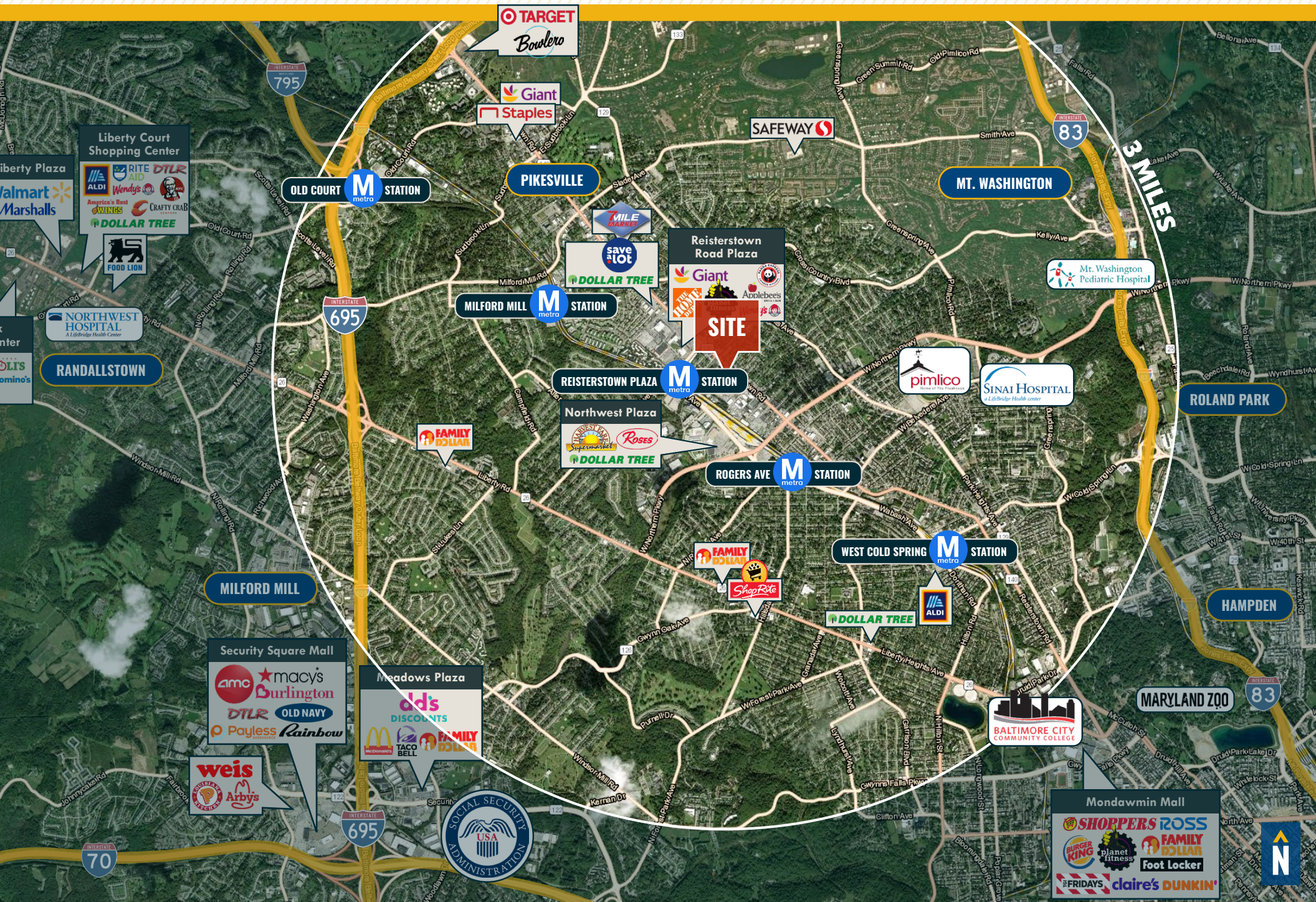
AMOS AVE



140



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



22,595

148,748

367,111

DAYTIME POPULATION



28,818

143,367

365,705

AVERAGE HOUSEHOLD INCOME



\$72,815

\$97,046

\$101,236

NUMBER OF HOUSEHOLDS



9,537

62,524

153,847

MEDIAN AGE

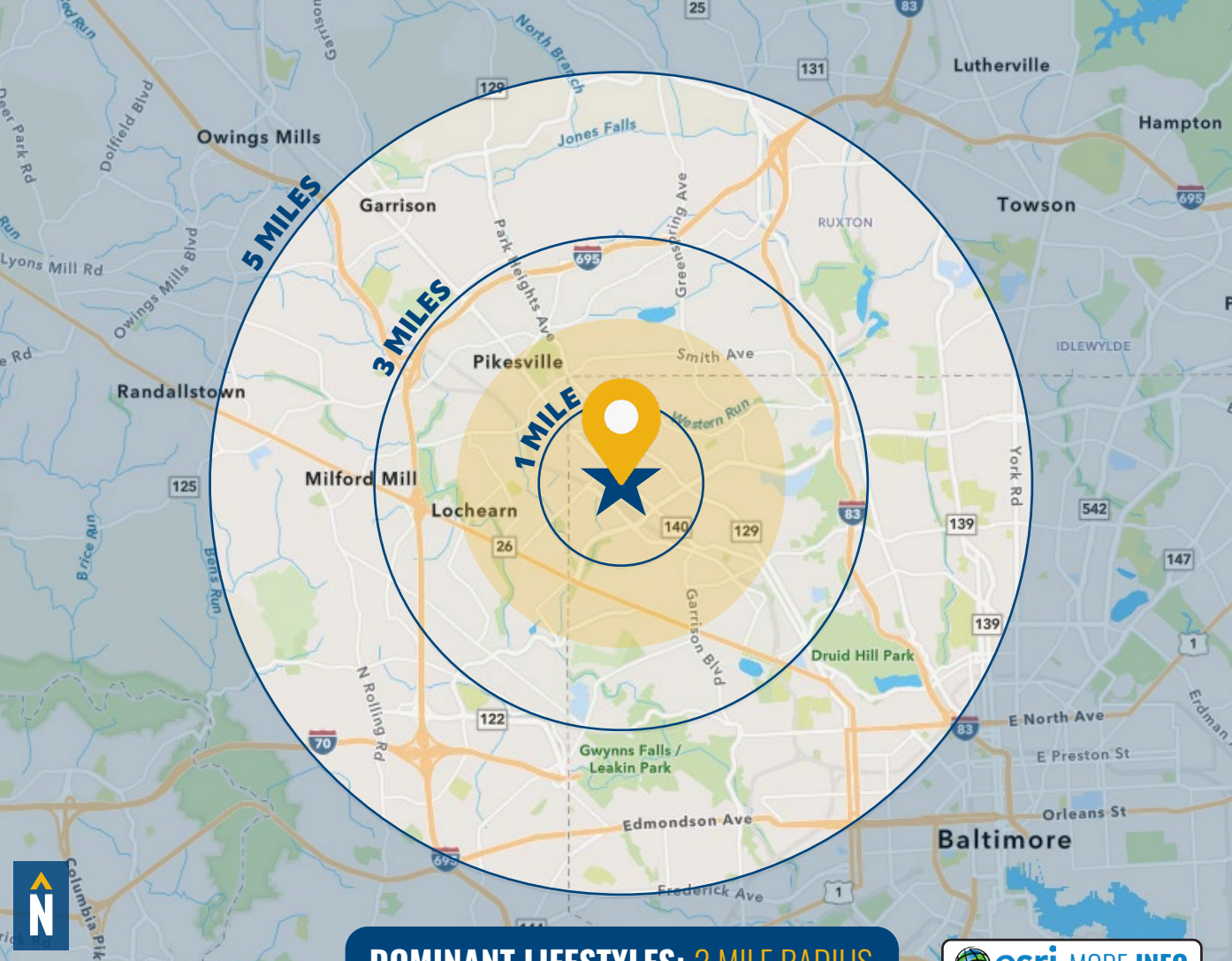


41.9

42.1

39.8

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

26%

FAMILY FOUNDATIONS

MEDIAN

AGE: 41.0

HH INCOME: \$58,089



Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. They earn middle-tier incomes and tend to shop at discount stores.

11%

LEGACY HILLS

MEDIAN

AGE: 45.6

HH INCOME: \$55,927



Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

9%

RETIREMENT COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

FOR MORE INFO **CONTACT:**



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.