

FOR SALE

 Baltimore County, MD

FREESTANDING OFFICE/RETAIL

421 EASTERN BOULEVARD
ESSEX, MARYLAND 21221

YOUR SIGN HERE



Mike Ruocco | *Vice President*

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

 443.798.9338

 mruocco@mackenziecommercial.com

FOR SALE

Baltimore County, MD

421 EASTERN BOULEVARD

ESSEX, MARYLAND 21221

BUILDING SIZE

3,195 sf plus full basement with exterior entrance

LOT SIZE

.16 Acres

ZONING

BL-CCC (Business Local - Commercial, Community Core District)

TRAFFIC COUNT

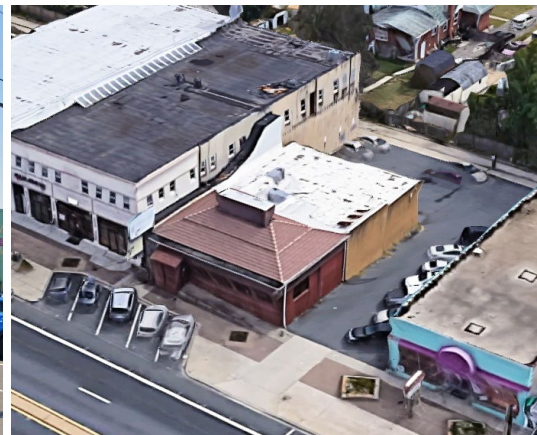
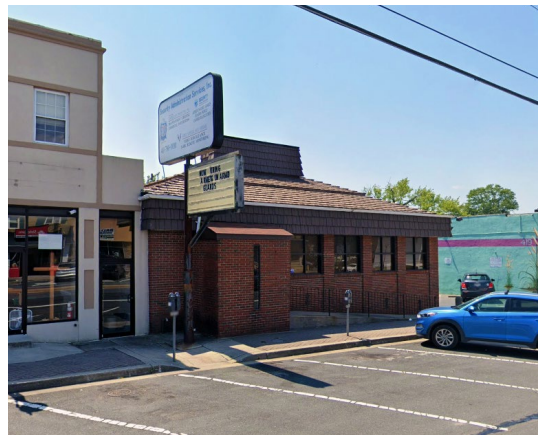
28,081 AADT (Eastern Blvd/Rt. 150)

SALE PRICE

\$399,000

HIGHLIGHTS

- ▶ Excellent pylon signage
- ▶ Private parking behind building for approximately 8 vehicles
- ▶ Easy access to I-695 and I-95
- ▶ Nearby amenities include CVS, 7-Eleven, Dollar General, Taco Bell, Wells Fargo, Burger King, Aaron's, M&T Bank and more



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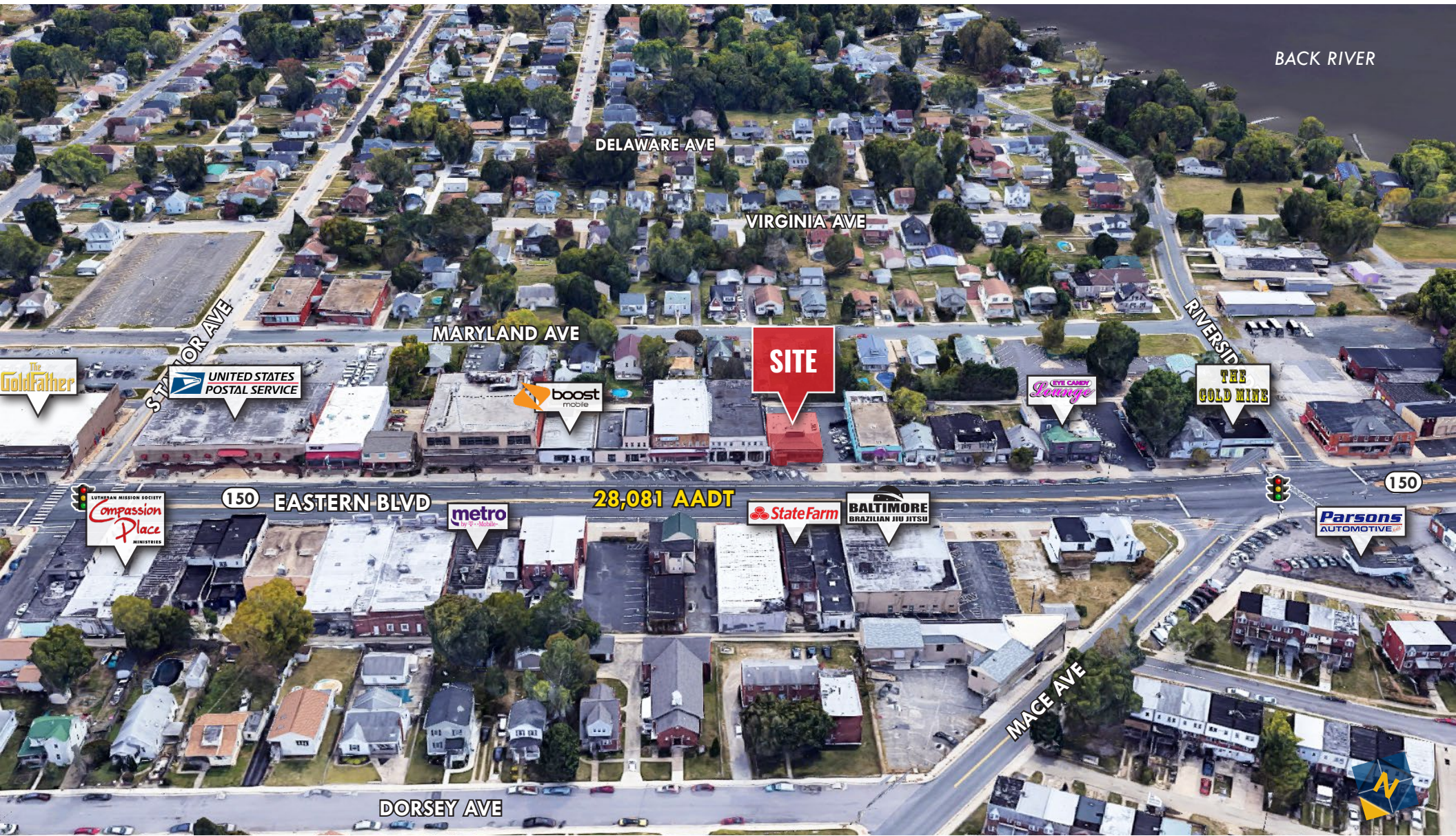
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BIRDSEYE

421 EASTERN BOULEVARD | ESSEX, MARYLAND 21221

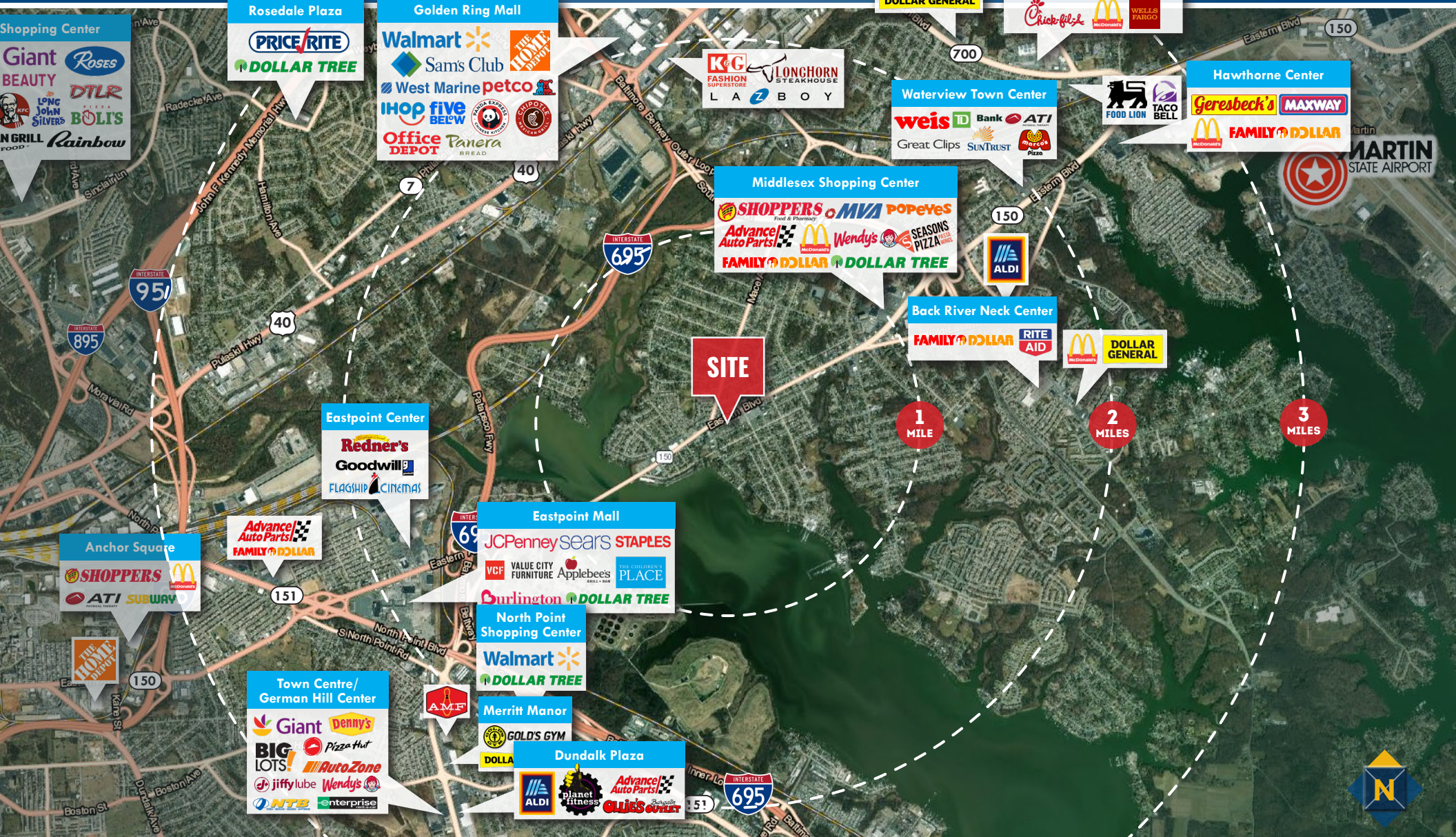


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TRADE AREA

421 EASTERN BOULEVARD | ESSEX, MARYLAND 21221

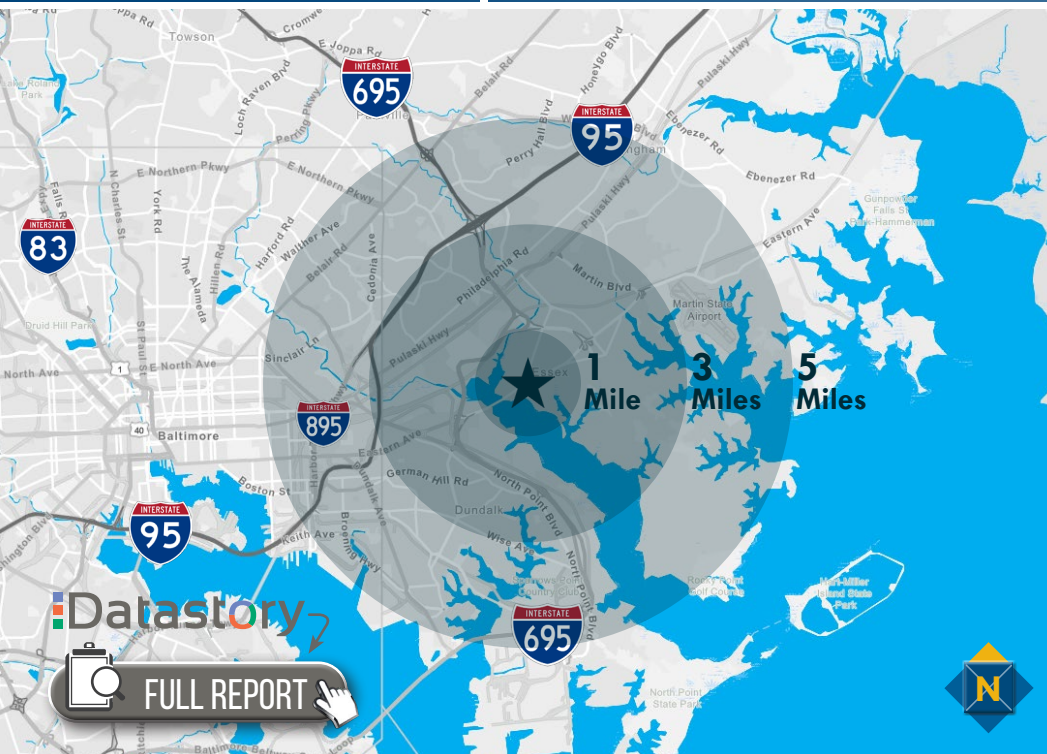


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LOCATION / DEMOGRAPHICS (2020)

421 EASTERN BOULEVARD | ESSEX, MARYLAND 21221



RESIDENTIAL POPULATION 10,386 1 MILE 97,580 3 MILES 256,724 5 MILES	NUMBER OF HOUSEHOLDS 4,110 1 MILE 37,239 3 MILES 99,001 5 MILES	AVERAGE HH SIZE 2.48 1 MILE 2.59 3 MILES 2.57 5 MILES	MEDIAN AGE 44.7 1 MILE 38.4 3 MILES 38.4 5 MILES
AVERAGE HH INCOME \$76,355 1 MILE \$73,260 3 MILES \$74,027 5 MILES	EDUCATION (COLLEGE+) 40.9% 1 MILE 45.1% 3 MILES 48.1% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 88.6% 1 MILE 88.3% 3 MILES 88.4% 5 MILES	DAYTIME POPULATION 9,001 1 MILE 85,379 3 MILES 230,915 5 MILES

30%
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%
METRO FUSION
2 MILES

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

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

15%
FRONT PORCHES
2 MILES

[LEARN MORE](#)

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.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

7%
YOUNG AND RESTLESS
2 MILES

[LEARN MORE](#)

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.04
AVERAGE HH SIZE

29.8
MEDIAN AGE

\$40,500
MEDIAN HH INCOME