



MIXED-USE INVESTMENT PROPERTY

4741-4745 RIDGE ROAD | BALTIMORE, MARYLAND 21200

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4.14 acre mixed-use property (on 2 parcels) improved by multiple buildings totaling 16,500 SF \pm , in addition to four (4) greenhouses
- Ample outdoor area for parking and/or storage with additional development potential
- Extremely convenient to I-695 and I-95
- Short drive to the many amenities of White Marsh/Nottingham and Perry Hall, as well as MedStar Franklin Square Medical Center and CCBC Essex

RESIDENTIAL BLDG.:

2,100 SF \pm

GARAGE:

1,000 SF \pm

WAREHOUSE 1:

3,800 SF \pm

WAREHOUSE 2:

4,000 SF \pm

RETAIL/DISPENSARY:

5,600 SF \pm

LOT SIZE:

4.14 ACRES \pm

ZONING:

BL (BUSINESS LOCAL) / DR 3.5

SALE PRICE:

\$2,500,000








GOOGLE STREET VIEW



INVESTMENT OVERVIEW

RENT ROLL:

	Property	Occupied By	Size (SF)	Lease Start	Lease End	Monthly Rent	Annual Rent	Zoning	Options	Notes
	Residential Building	Seller	2,100 ±	-	-	-	-	DR 3.5	-	The Seller pays the Real Estate Tax Bill for the Residential Building. In addition, the Seller pays for the lawn cutting and snow removal for the residentially zoned land.
	Garage	Lilley Construction Group Inc.	1,000 ±	1/1/24	12/31/24	\$750.00	\$9,000.00	BL	Four (4) 1 year renewal options w/ 60 days prior written notice	Tenant responsible for parking area maintenance, snow removal, landscaping, trash removal, janitorial and security system on premises. <i>Landlord has lease termination option with 120 days notice.</i>
	Warehouse 1	Vacant	3,800 ±	-	-	-	-	BL	-	-
	Warehouse 2	Lilley Construction Group Inc.	4,000 ±	1/1/24	12/31/24	\$2,300.00	\$27,600.00	BL	Four (4) 1 year renewal options w/ 60 days prior written notice	Tenant responsible for parking area maintenance, snow removal, landscaping, trash removal, janitorial and security system on premises. <i>Landlord has lease termination option with 120 days notice.</i>
	Retail/Dispensary	S8 LLC dba Health for Life Dispensaries	5,600 ±	5/1/24	4/30/27	\$6,867.85	\$82,414.20	BL	One (1) 5 year renewal options w/ 60 days prior written notice	Tenant responsible for the real estate taxes for the commercially zoned parcel, in addition to parking area maintenance, snow removal, landscaping, trash removal, janitorial and security system on premises. <i>Tenant has a first right of refusal for the purchase of the property.</i>
Totals:			16,500 ±			\$9,917.85	\$119,014.20			

REAL ESTATE TAXES (2024):

4743 RIDGE ROAD:

\$26,646.63

4745 RIDGE ROAD:

\$3,422.03

AERIAL / PARCEL OUTLINE



WAREHOUSE 1 & 2

GARAGE

4745

4741

PERRY HALL BLVD

RIDGE RD

KING AVE

BL ZONING
DR 3.5 ZONING

RESIDENTIAL BLDG.

RETAIL/DISPENSARY

4743



LOCAL BIRDSEYE



Golden Ring Mall

Walmart
sam's club
West Marine
IHOP
five
BEEV
Office
DEPOT
Panera
BREAD

THE HOME DEPOT
petco
CHIPOTLE
SUGAR

Golden Ring Plaza

Giant
Marshall's
Popeye's
DOLLAR TREE

CCBC

INTERSTATE
95

ROSSVILLE BLVD

ROSSVILLE ELEM. SCHOOL

RIDGE RD

SITE

PERRY HALL BLVD

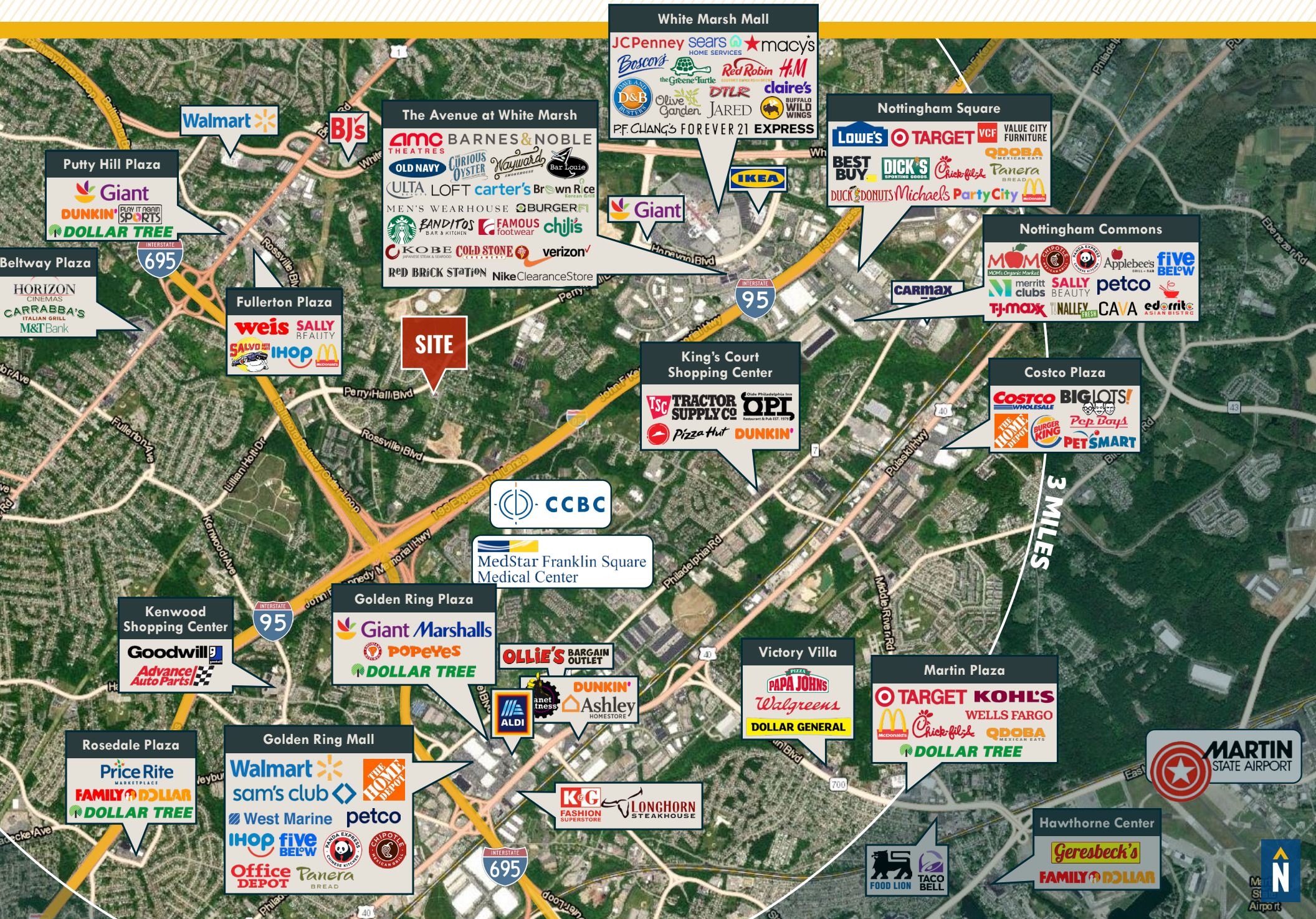
RIDGE RD

INTERSTATE
95

INTERSTATE
695



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,773

120,077

310,312

DAYTIME POPULATION



11,184

111,555

252,947

AVERAGE HOUSEHOLD INCOME



\$116,329

\$104,244

\$98,636

NUMBER OF HOUSEHOLDS



3,218

47,741

124,128

MEDIAN AGE

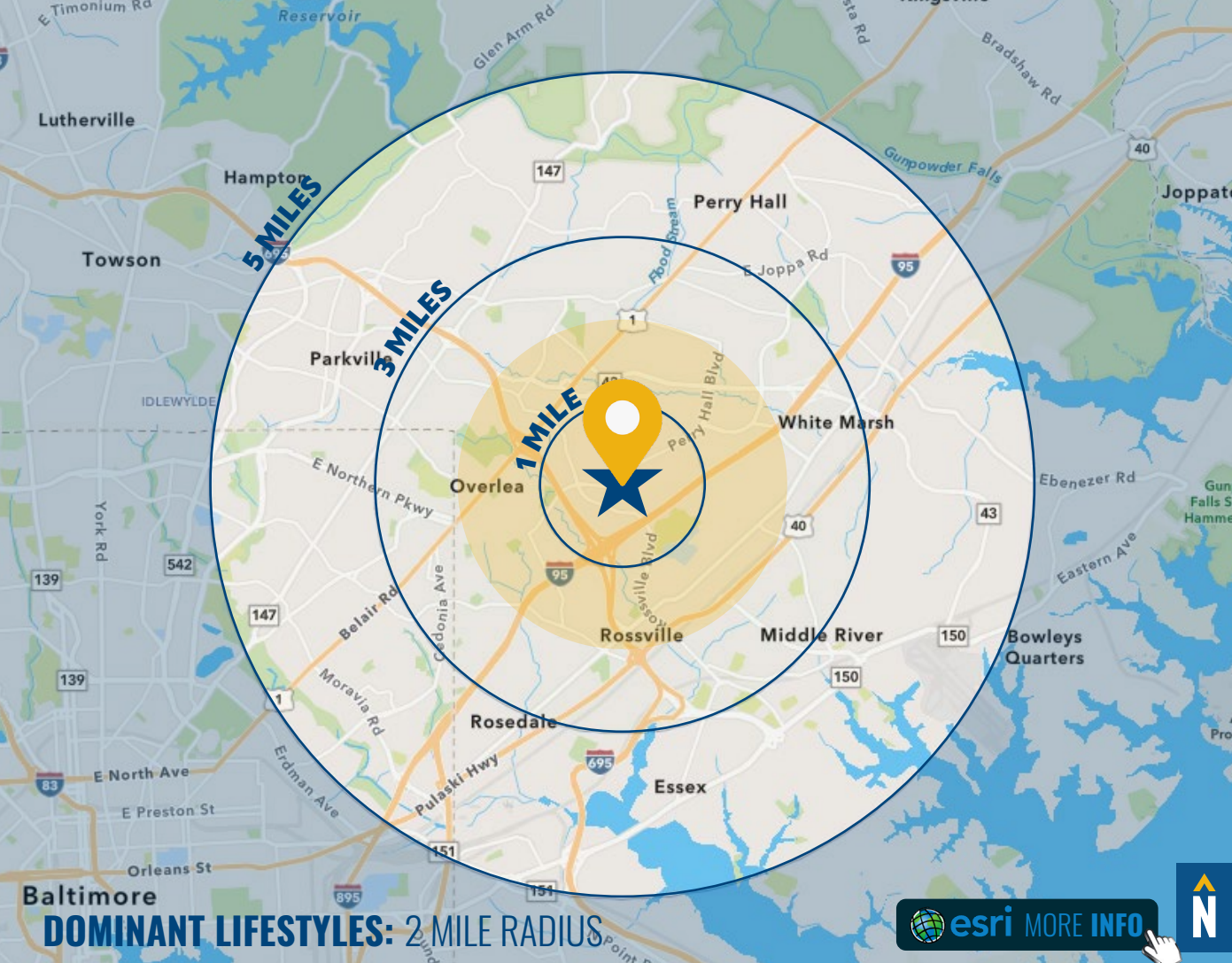


37.3

40.0

39.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

39%
BRIGHT YOUNG
PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**

Median Household Income: **\$54,000**

24%
ENTERPRISING
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**

Median Household Income: **\$86,600**

12%
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**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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