



FOR SALE

FREESTANDING RETAIL/RESTAURANT

5 NEWPORT DRIVE | FOREST HILL, MARYLAND 21050

ALL
FF&E
CONVEYS
WITH SALE



PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,564 SF \pm freestanding retail/restaurant building
- 2nd generation restaurant (former Pizza Hut)
- Ample on-site parking (80 surface spaces \pm)
- Two (2) curb cuts on Newport Drive
- All furniture, fixtures & equipment convey with sale
- Nearby retailers include ShopRite, Kohl's, Dunkin', Chick-fil-A, Enotria Restaurant & Grill, Wendy's, Wawa, McDonald's, Waffle House and more
- Convenient to Downtown Bel Air, the Harford Mall, Tollgate Marketplace, and The University of Maryland Upper Chesapeake Medical Center

BUILDING SIZE:	3,564 SF \pm
LOT SIZE:	1.24 ACRES \pm
YEAR BUILT:	1989
STORIES:	1
PARKING:	80 SURFACE SPACES
ZONING:	CI (COMMERCIAL INDUSTRIAL DIST.)
SALE PRICE:	NEGOTIABLE



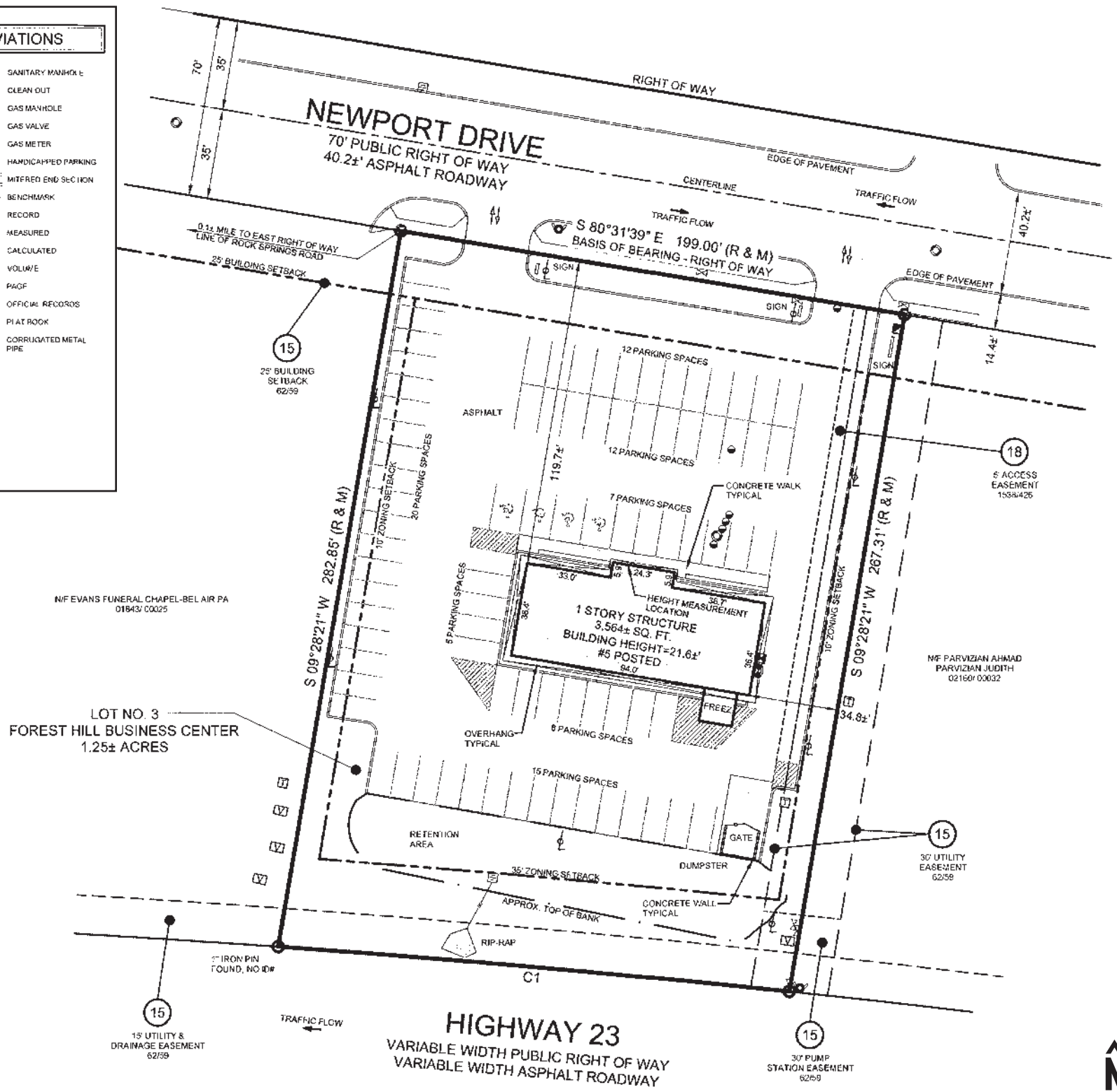
GOOGLE STREET VIEW

AERIAL



LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		TRAFFIC SIGNAL BOX		SANITARY MANHOLE
	LIGHT POLE		SIGNAL LIGHT POLE		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT		GAS MANHOLE
	ELECTRIC MANHOLE		VAULT		GAS VALVE
	ELECTRIC METER		SIGN (AS NOTED)		GAS METER
	ELECTRIC VAULT		TOWER		HANDICAPPED PARKING
	TRANSFORMER		MONITORING WELL		MITERED END SECTION
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE	(R)	RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT	(M)	MEASURED
	GARBAGE BOX		SIAMESE FIRE HYDRANT	(C)	CALCULATED
	STORM DRAIN MANHOLE		WATER MANHOLE	VOL	VOLUME
	STORM DRAIN INLET		BACKFLOW PREVENTER	PG	PAGE
	STORM PIPE		WATER METER	O.R.	OFFICIAL RECORDS
	GREASE TRAP		WELL HEAD	P.B.	PIAT BOOK
	#5 REBAR WITH D.C. CAP SET UNLESS OTHERWISE NOTED		POINT OF ACCESS	CMP	CORRUGATED METAL PIPE
	OH		CONCRETE HATCH		
	E		OVERHEAD WIRES		
	GAS		UNDERGROUND ELECTRIC LINE		
	W		GAS LINE		
	SD		WATER LINE		
	S		STORM DRAIN LINE		
	S		SEWER LINE		



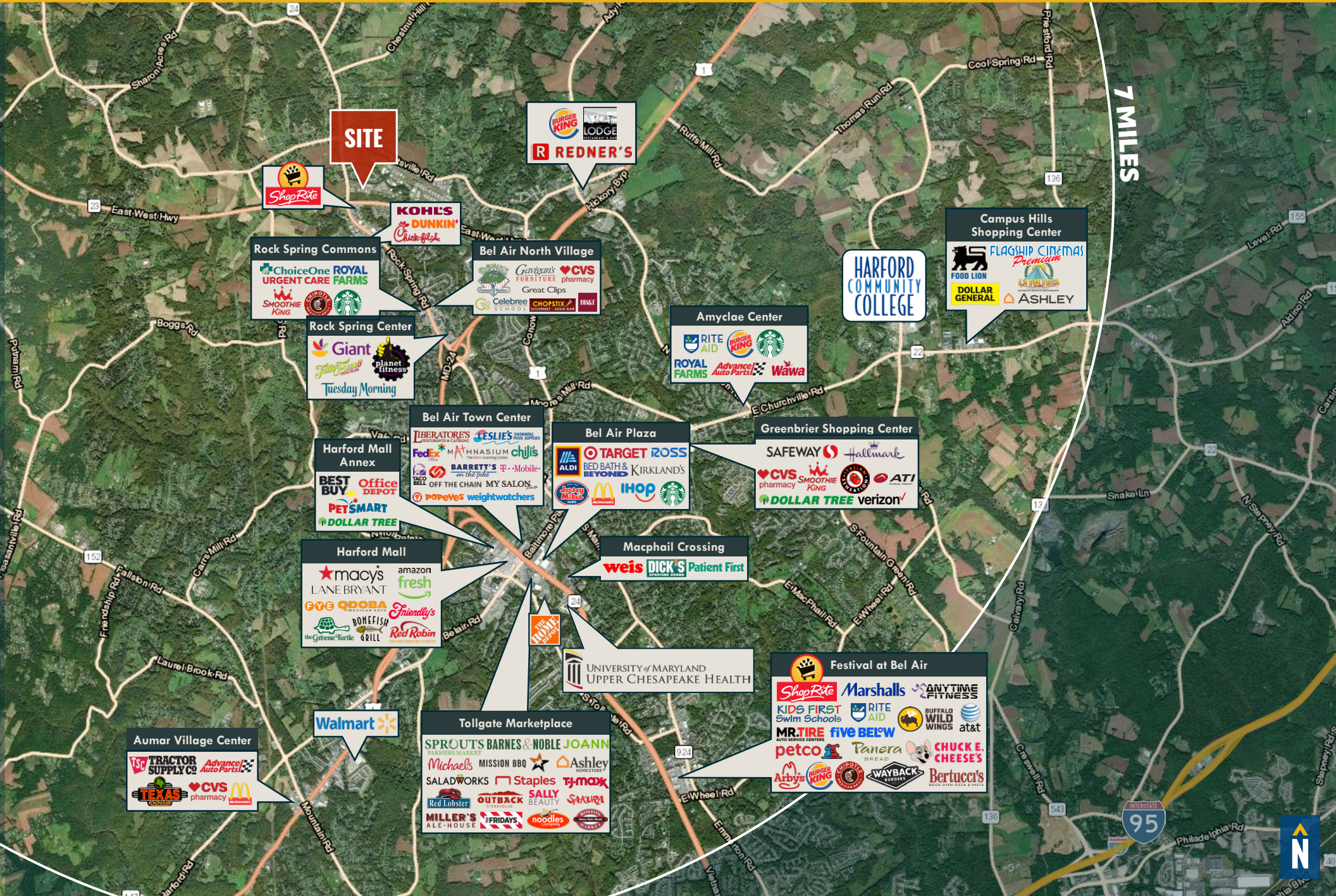
INTERIOR PHOTOS



LOCAL TRADE AREA



REGIONAL TRADE AREA



DEMOGRAPHICS

2025

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

RESIDENTIAL POPULATION



3,787	33,410	75,325
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DAYTIME POPULATION



5,506	27,675	76,754
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AVERAGE HOUSEHOLD INCOME



\$146,539	\$147,808	\$142,598
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NUMBER OF HOUSEHOLDS



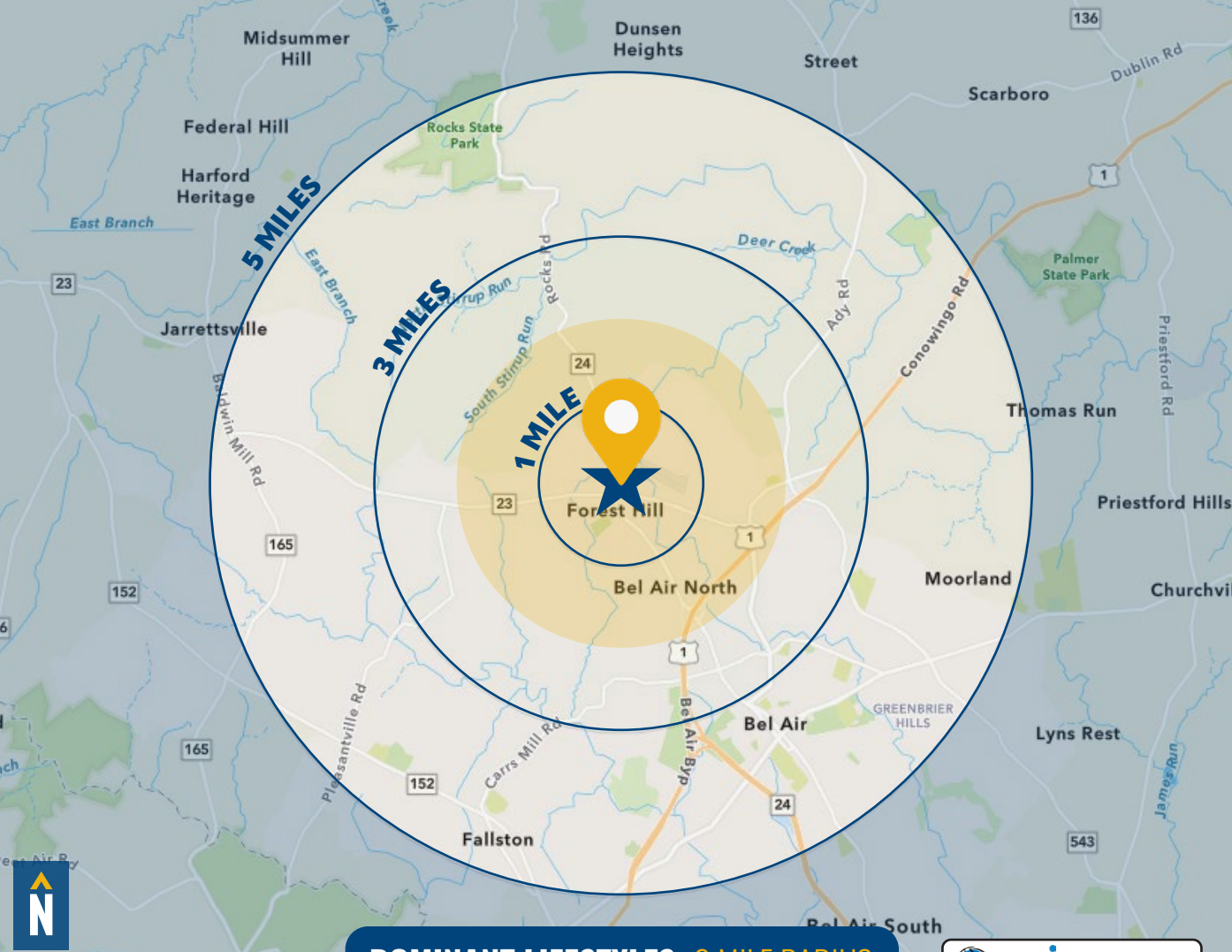
1,406	12,341	28,418
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MEDIAN AGE



42.2	42.0	42.6
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[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

47% SAVVY SUBURBANITES

MEDIAN AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

13% PROFESSIONAL PRIDE

MEDIAN AGE: 38.6

HH INCOME: \$187,750

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

12% FLOURISHING FAMILIES

MEDIAN AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

FOR MORE INFO **CONTACT:**



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