



# 5110 NORTH POINT BLVD

EDGEMERE, MARYLAND 21219

FOR  
LEASE

**APPROXIMATELY 4.00 AC  
OF USABLE LAND**

NORTH POINT BLVD



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Approximately 4 AC of BR zoned land  
*Uses by right include: Vehicle/trailer storage, equipment rental, automotive repair/sales and other retail uses*
- Grading permit in hand, can build to suit
- Less than 1 mile to Trade Point Atlantic
- Signalized intersection
- Price dependent on acreage, improvements and lease term

LOT SIZE:

4.00 ACRES ±

ZONING:

BR

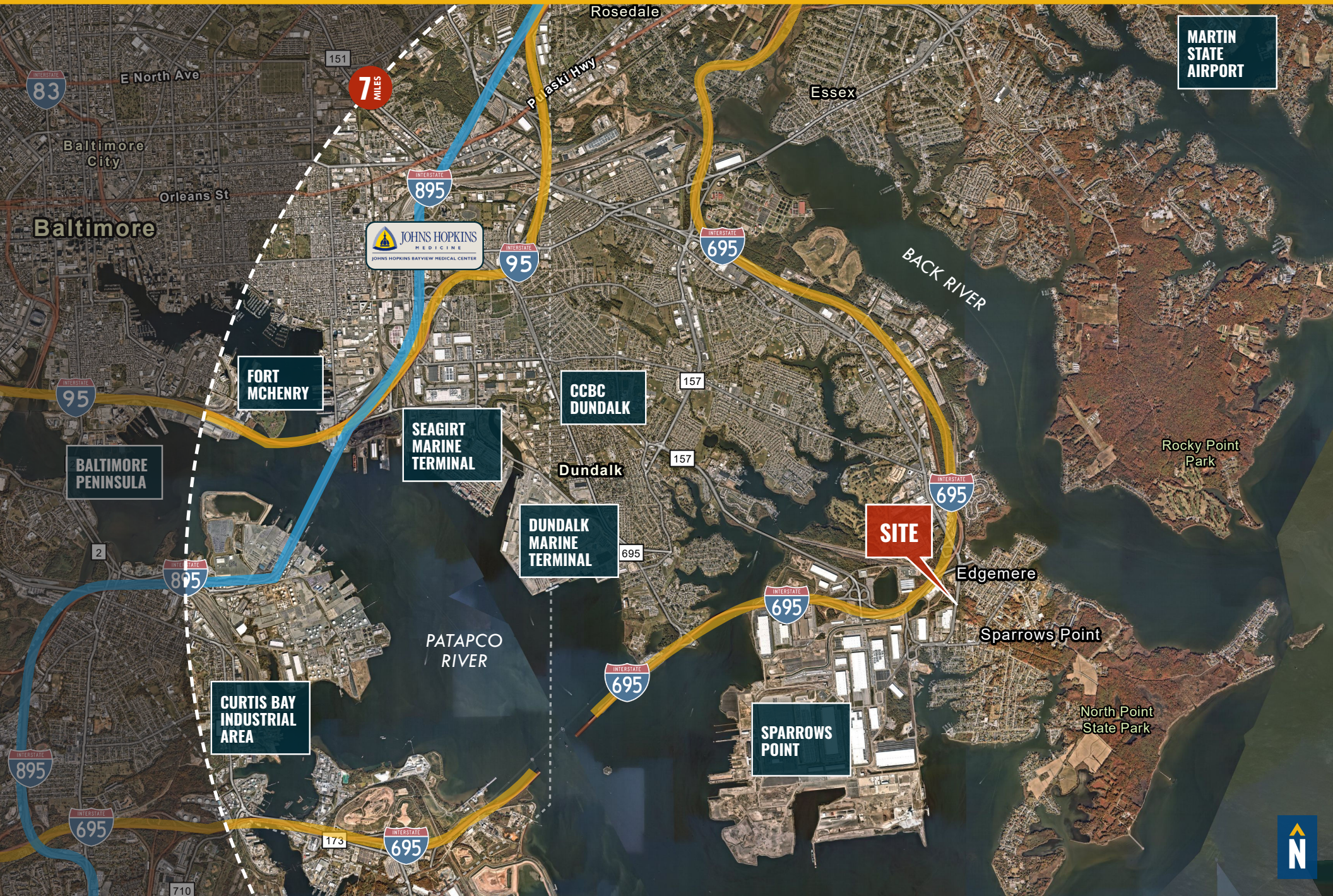
RENTAL RATE:

NEGOTIABLE

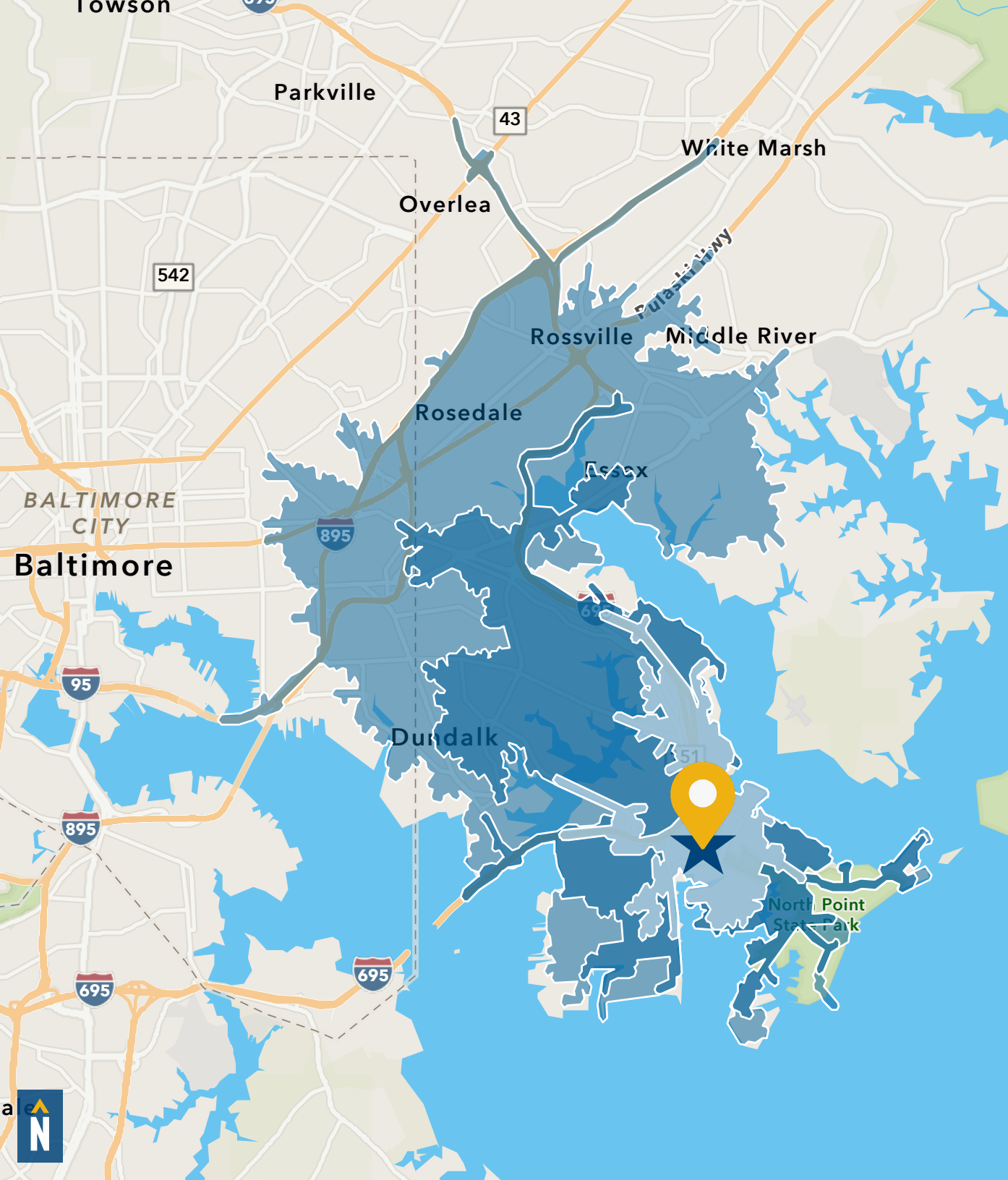




# LOCAL BIRDSEYE







# DEMOGRAPHICS

2024

RADIUS:

5 MIN

10 MIN

15 MIN

## RESIDENTIAL POPULATION



4,532

34,416

80,227

## DAYTIME POPULATION



6,700

50,160

135,611

## AVERAGE HOUSEHOLD INCOME



\$118,919

\$89,635

\$84,729

## NUMBER OF HOUSEHOLDS



3,316

24,225

58,008

## MEDIAN AGE



44.1

38.8

37.8

FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



**PATRICK SMITH, SIOR**

*VICE PRESIDENT*

**410.494.4866**

**PSMITH@mackenziecommercial.com**



**CHRIS BOLAND**

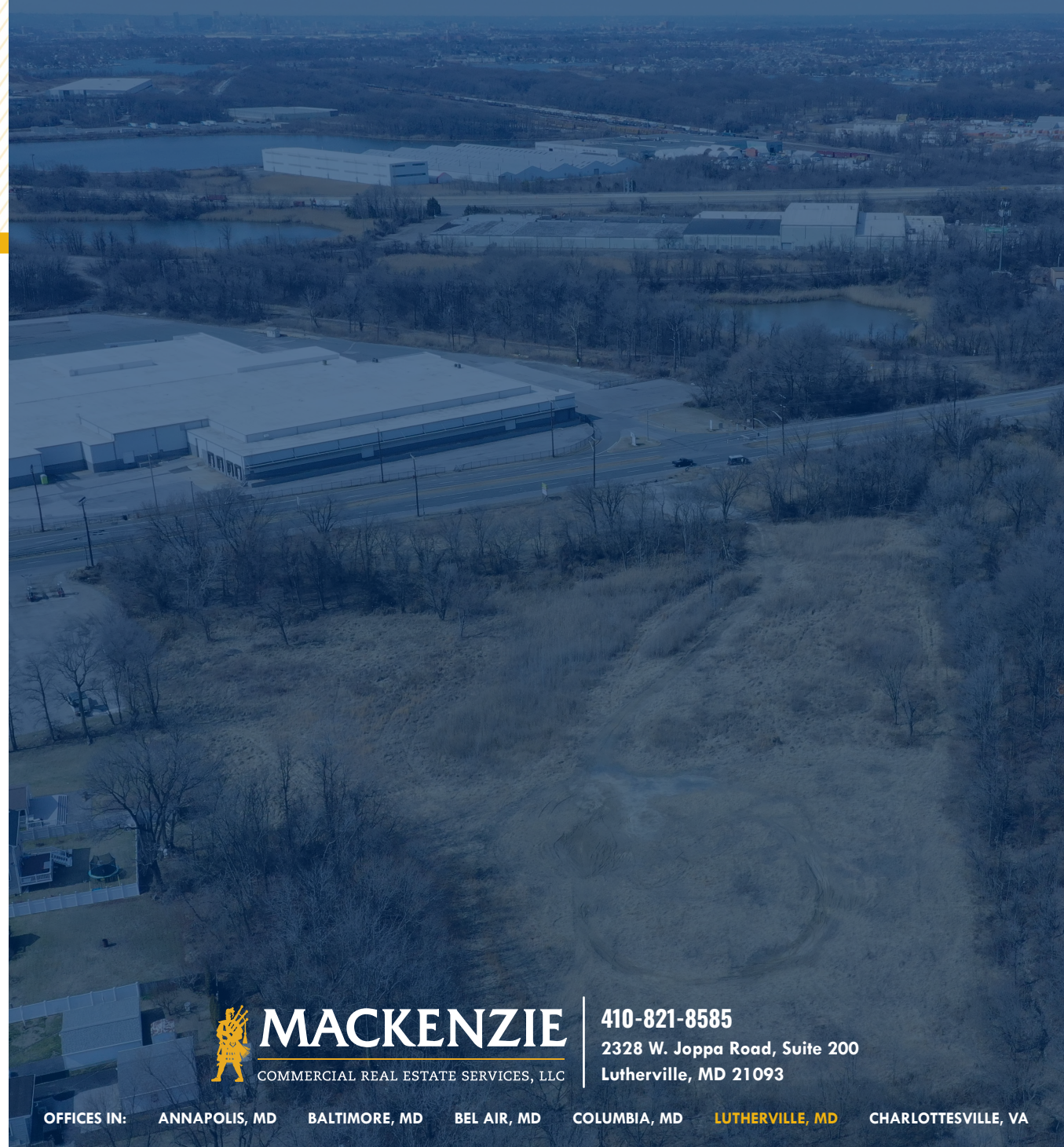
*VICE PRESIDENT*

**410.494.6644**

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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