

GROUND LEASE

Baltimore County, MD

RETAIL LAND / PAD SITE

5801 BALTIMORE NATIONAL PIKE | CATONSVILLE, MARYLAND 21228

LOT SIZE

1.5 ± AC available (2.972 AC total)

ZONING

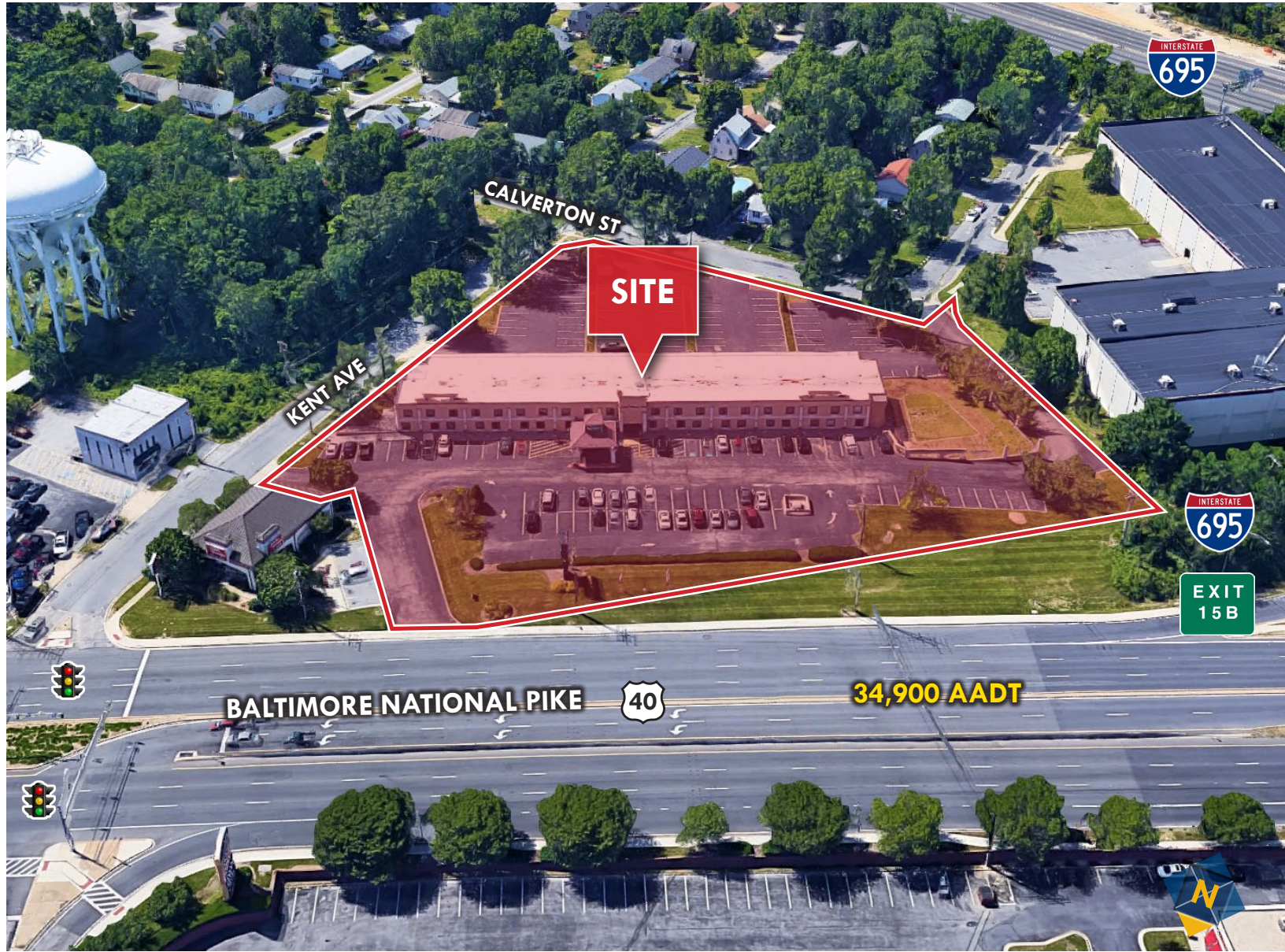
BM CCC (Business Major)

TRAFFIC COUNT

34,900 AADT (Rt. 40)

HIGHLIGHTS

- ▶ Prime retail land for ground lease in Catonsville, MD
- ▶ Located on Baltimore National Pike just off of the Exit 15B exit ramp for I-695
- ▶ Approximately 2 Acres usable of existing 2.97 Acres
- ▶ Signalized intersection with Kent Avenue
- ▶ Superior visibility: 34,900 cars per day on Baltimore Nat'l Pike



Henry Deford | Vice President

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Mike Gioioso | Vice President

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GROUND LEASE



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PROPOSED AVAILABLE PAD

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GROUND LEASE

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BIRDSEYE

5801 BALTIMORE NATIONAL PIKE | CATONSVILLE, MARYLAND 21228

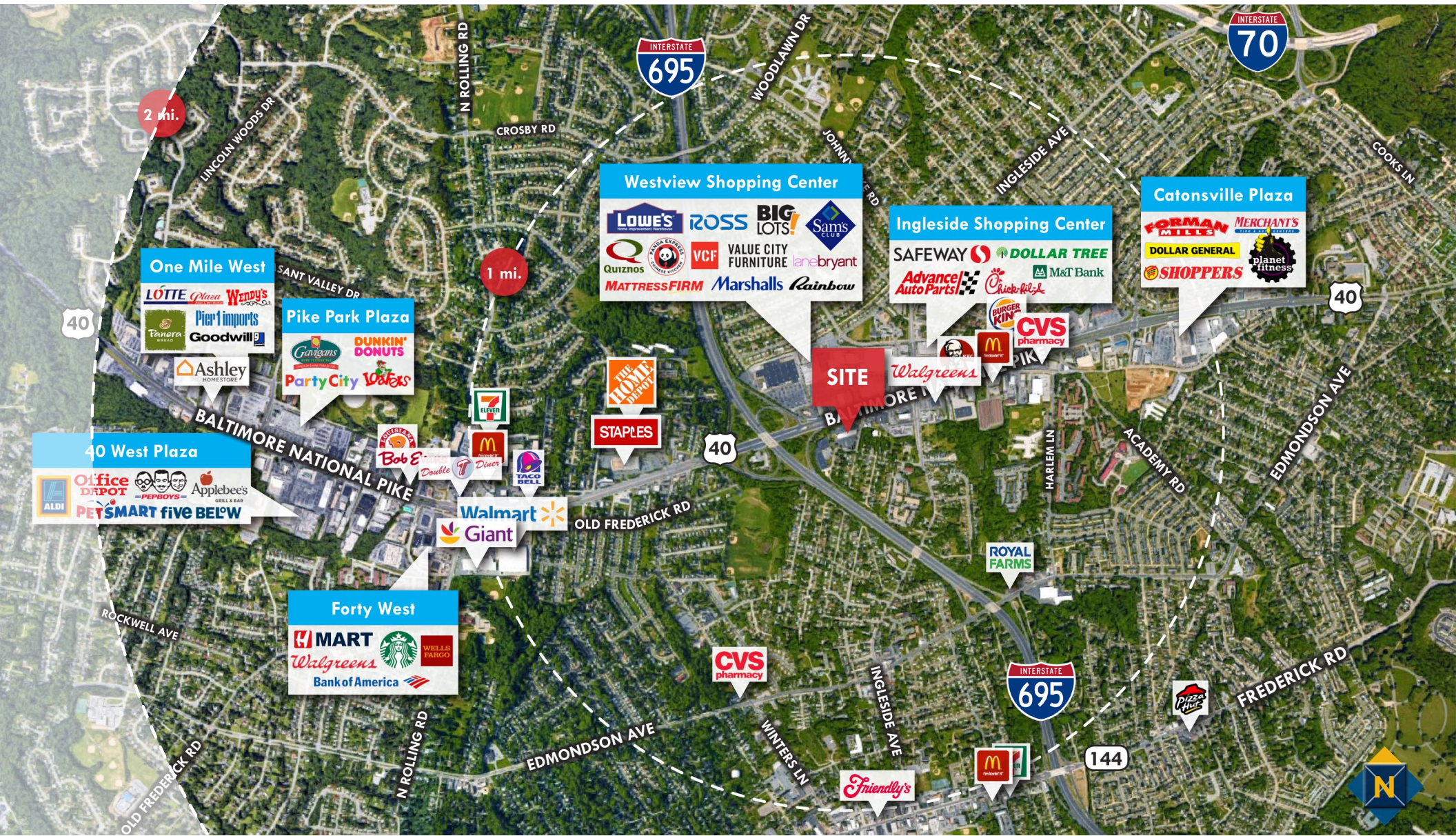


GROUND LEASE

Baltimore County, MD

TRADE AREA

5801 BALTIMORE NATIONAL PIKE | CATONSVILLE, MARYLAND 21228

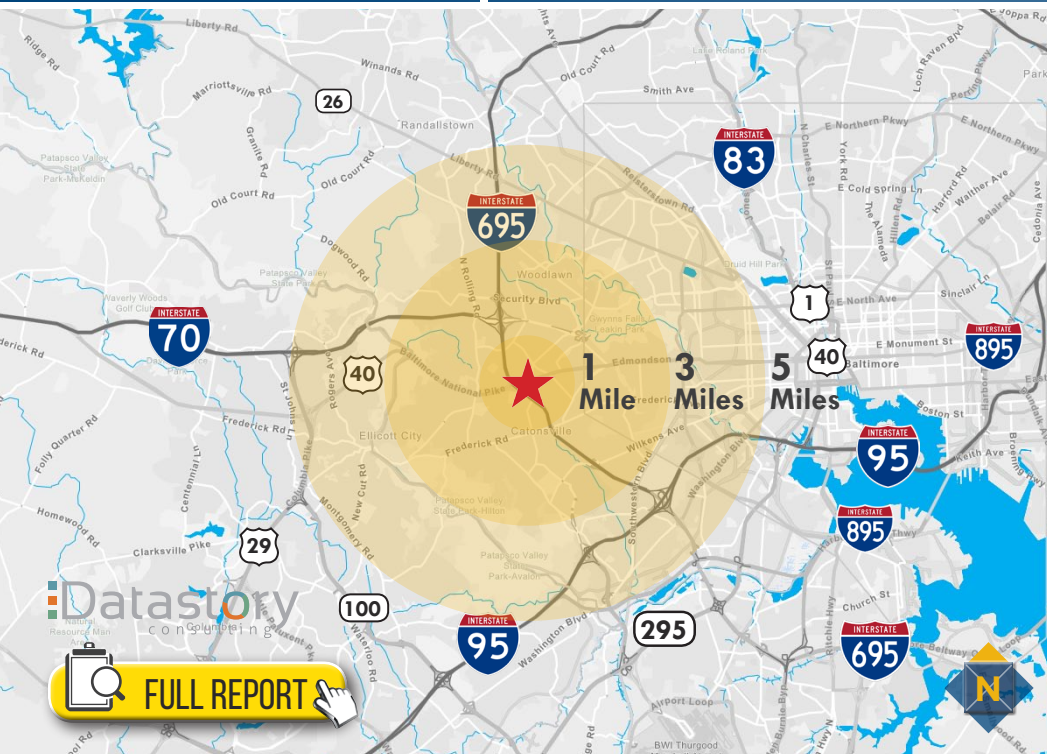


GROUND LEASE

Baltimore County, MD

LOCATION / DEMOGRAPHICS

5801 BALTIMORE NATIONAL PIKE | CATONSVILLE, MARYLAND 21228



RESIDENTIAL POPULATION 18,565 1 MILE 123,361 3 MILES 317,137 5 MILES	NUMBER OF HOUSEHOLDS 6,967 1 MILE 47,361 3 MILES 119,641 5 MILES	AVERAGE HH SIZE 2.61 1 MILE 2.48 3 MILES 2.58 5 MILES	MEDIAN AGE 39.4 1 MILE 38.4 3 MILES 39.0 5 MILES
AVERAGE HH INCOME \$74,728 1 MILE \$76,261 3 MILES \$70,864 5 MILES	EDUCATION (COLLEGE+) 64.5% 1 MILE 64.5% 3 MILES 57.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 94.1% 1 MILE 93.1% 3 MILES 91.8% 5 MILES	DAYTIME POPULATION 14,813 1 MILE 117,952 3 MILES 308,816 5 MILES

22%
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.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

11%
PLEASANTVILLE
2 MILES

[LEARN MORE](#)

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

10%
FAMILY FOUNDATIONS
2 MILES

[LEARN MORE](#)

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.70
AVERAGE HH SIZE

38.8
MEDIAN AGE

\$40,000
MEDIAN HH INCOME

10%
IN STYLE
2 MILES

[LEARN MORE](#)

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.33
AVERAGE HH SIZE

41.1
MEDIAN AGE

\$66,000
MEDIAN HH INCOME