



FOR **LEASE**

EXISTING BUILDING/REDEVELOPMENT OPP.

6436 BALTIMORE NATIONAL PIKE | CATONSVILLE, MARYLAND 21228



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Lease existing building OR Redevelopment opportunity
- Fronted by new Royal Farms gas/convenience store
- Visibility from highly trafficked Baltimore National Pike/Rt. 40 (48,671 vehicles per day)
- Building/pylon signage available
- Route 40 east-west access via median cut
- Ingress/egress from both Rt. 40 and Powers Lane (rear of site)



EXISTING
BUILDING SIZE:

13,000 SF ±
SHOWROOM/WAREHOUSE/OFFICE

LOT SIZE:

1.09 ACRES ±

TRAFFIC COUNT:

48,761 AADT (BALT. NAT'L PIKE)

ZONING:

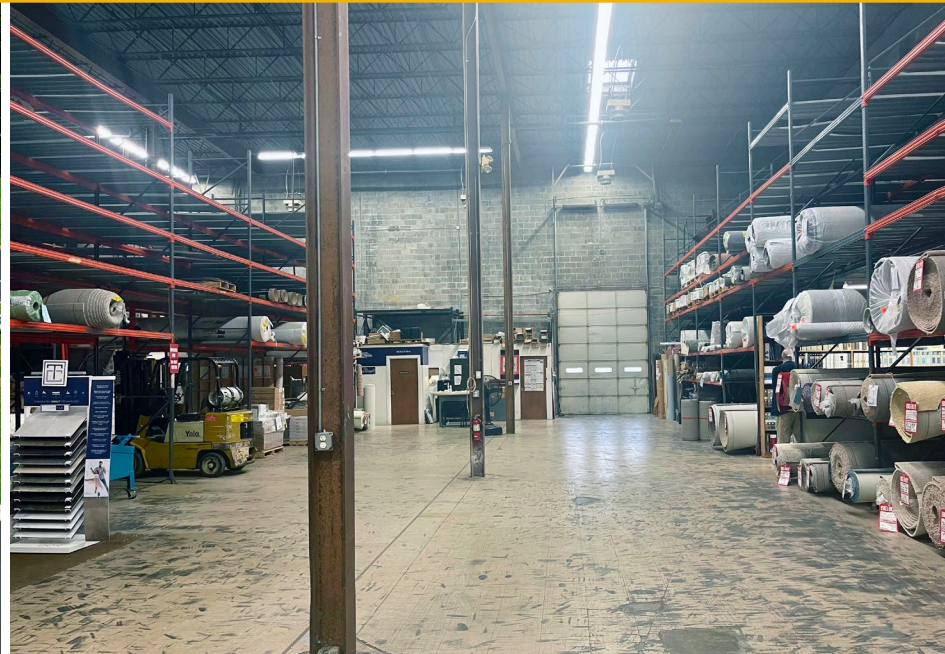
BR (BUSINESS ROADSIDE)

RENTAL RATE:

NEGOTIABLE

GOOGLE STREET VIEW

PHOTOS



AERIAL/SITE PLAN



EXISTING FLOOR PLAN

CEILING CLEARANCE

Warehouse:

- » 28' to bottom of truss
- » 32' to bottom of roof deck

Showroom:

- » 11' to bottom of truss
- » 13' to bottom of roof deck

POWER

3-phase/4 wire, 200 amp 120/208 volt
(can be upgraded)

SPRINKLER SYSTEM

Entire building protected by wet sprinkler system

HVAC

Warehouse:

- » Ceiling mounted electric heaters

Showroom:

- » Heat (oil radiators) and air conditioning

LOADING

Warehouse:

- » (2) loading doors, (1) at grade, (1) dock height (both are 10'x14')

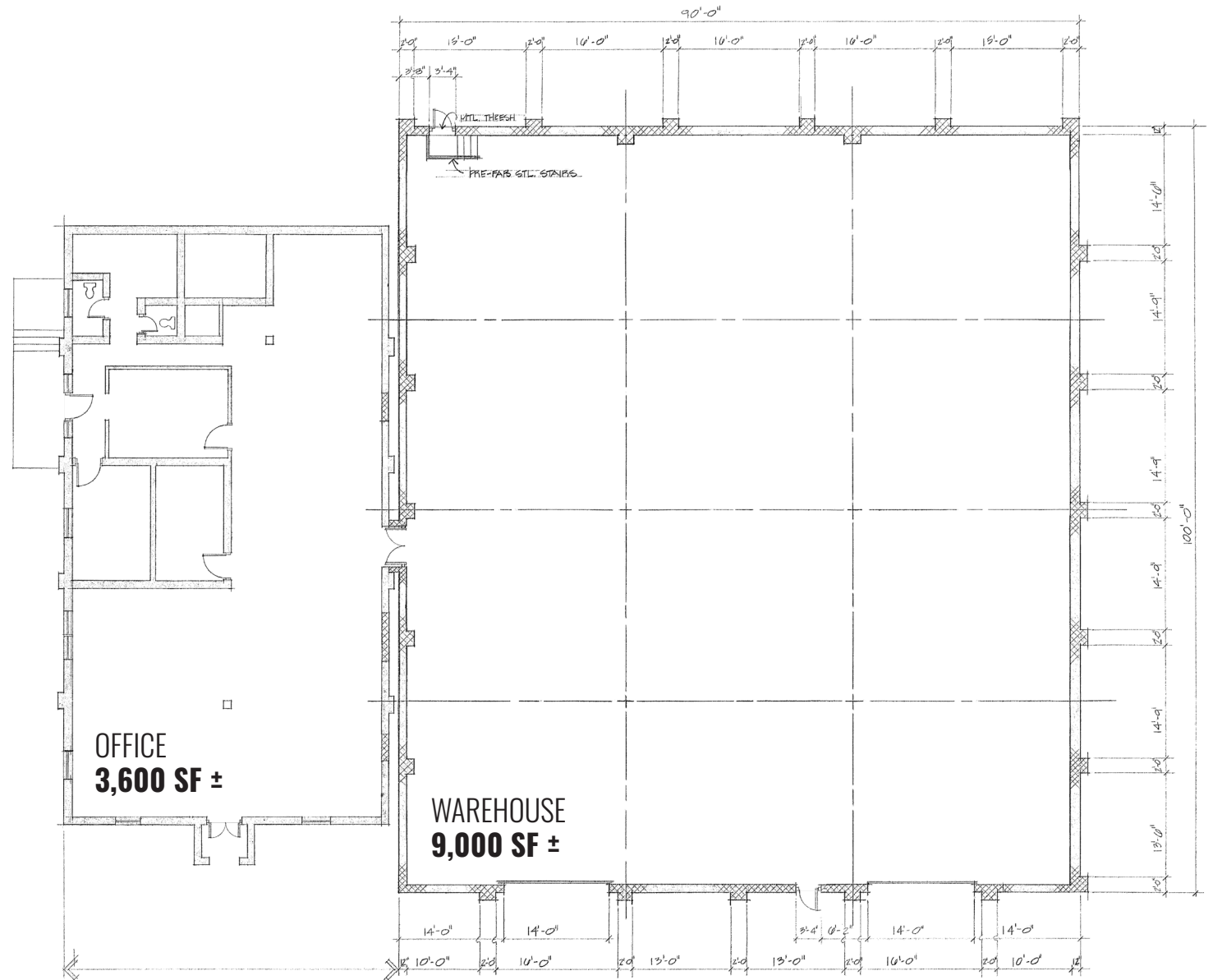
REAL ESTATE TAXES/INSURANCE

Shared with Royal Farms.

Back pad share is 29.7%

- » Current Taxes: \$11,218.84

- » Insurance: \$3,505.0



LOCAL BIRDSEYE



POWERS LN

SITE

Walmart

Giant

MART

Patient First

NTB

Visionworks

ANTWERPEN

ROYAL FARMS

AutoZone

RAMADA
BY WYNDHAM

The UPS Store

Bob Evans

Double Diner

HARBOR FREIGHT

McDonald's

TOYOTA

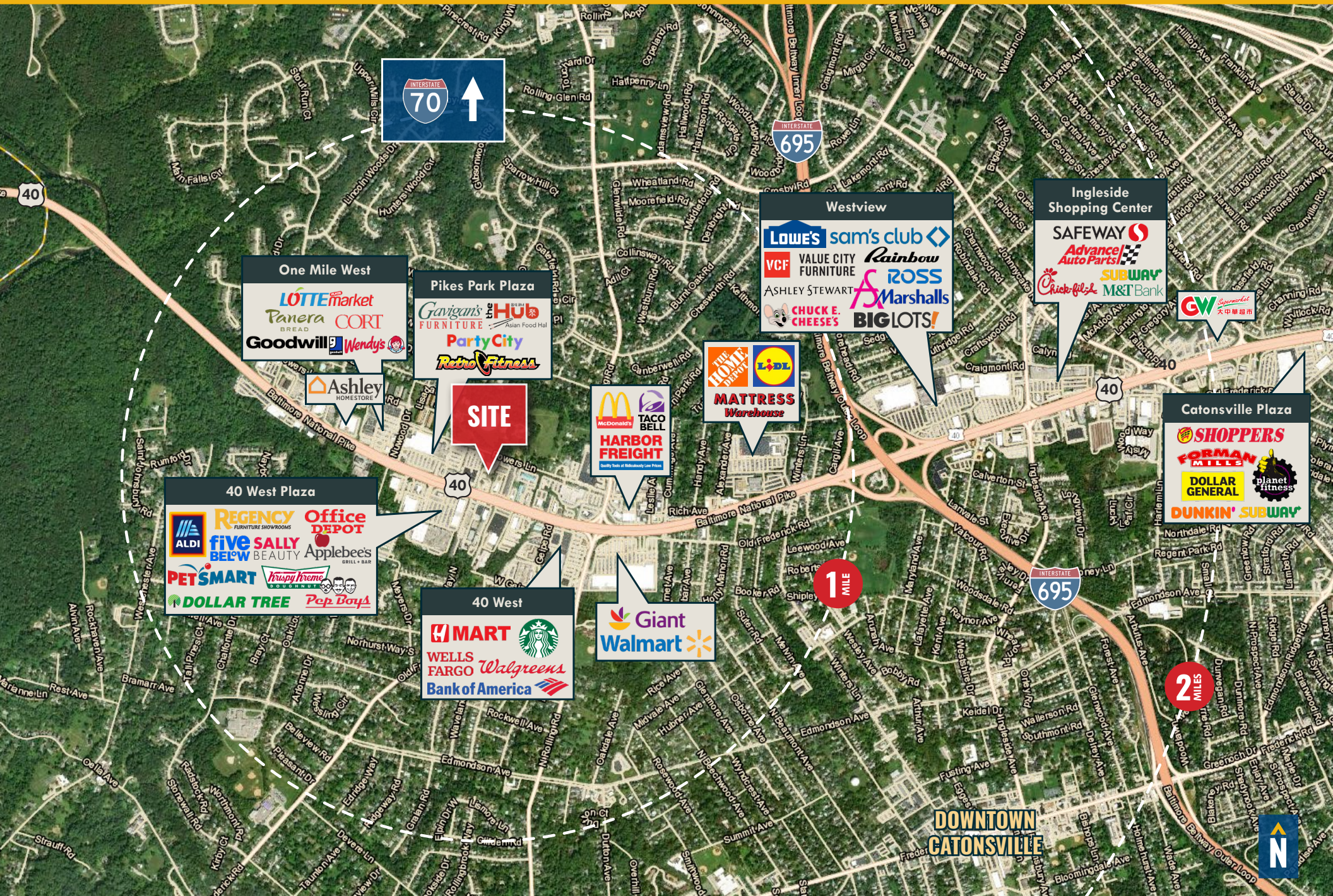
DENNIS
UNIFORM

BALTIMORE NATIONAL PIKE
48,671 AADT

40



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



14,302

96,536

259,650

DAYTIME POPULATION



12,503

95,549

235,940

AVERAGE HOUSEHOLD INCOME



\$125,382

\$121,026

\$119,678

NUMBER OF HOUSEHOLDS



5,303

36,717

99,275

MEDIAN AGE

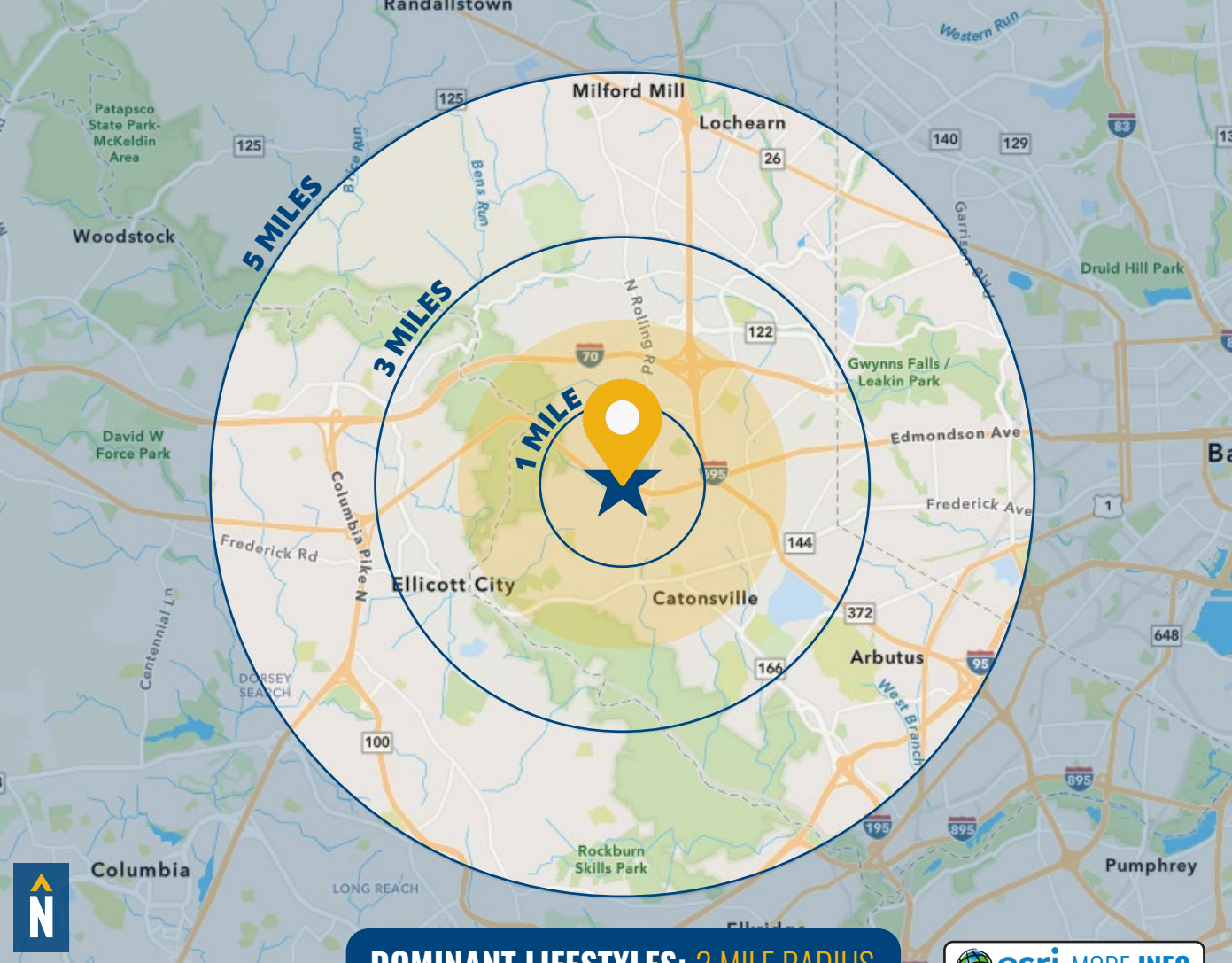


41.9

39.3

40.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

23%

DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802

16%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696

12%

METRO FUSION

MEDIAN

AGE: 32.8

HH INCOME: \$55,443

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

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.

This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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