FREESTANDING FLEX/RETAIL

7558-7560 HOLABIRD AVENUE | BALTIMORE, MARYLAND 21222

FOR **SALE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 12,000 SF flex/retail building on 0.55 acres
- Currently built out as a commercial bakery operation/commissary kitchen with a retail storefront
- On-site parking
- Loading:
  - 2 dock doors
  - 1 at-grade overhead door
- Across from Merritt Park Shopping Center
- Pylon signage available
- Great visibility on Holabird Avenue (20,530 AADT)

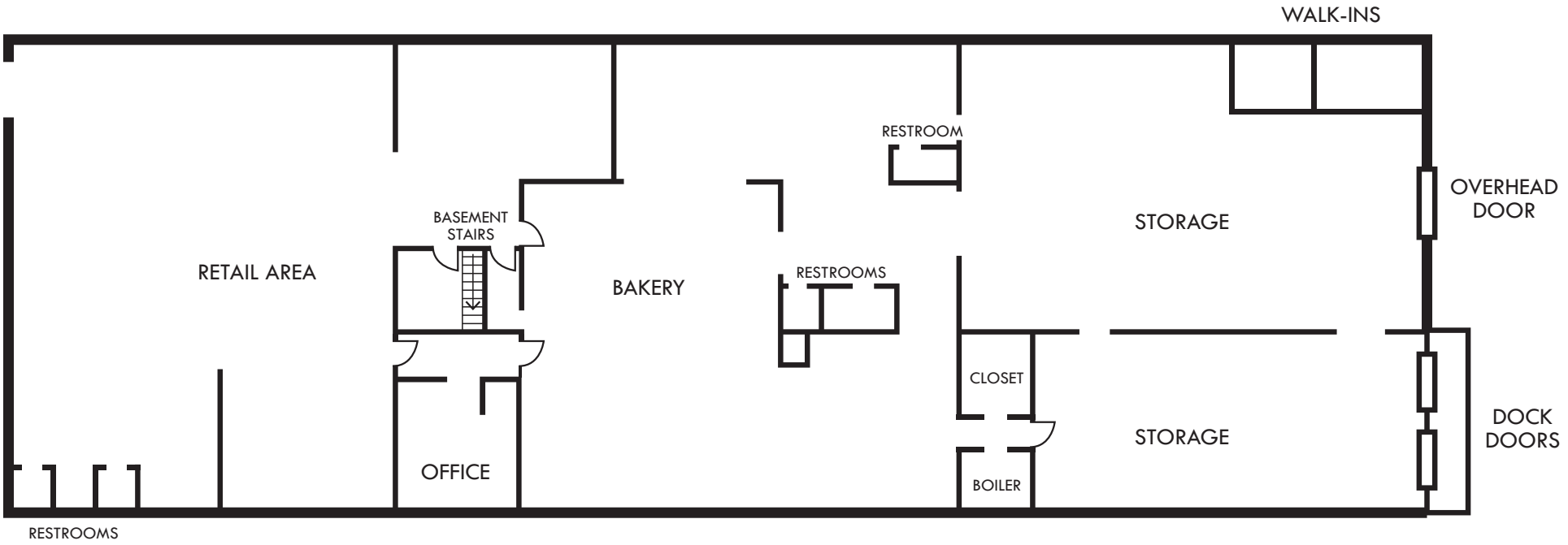
BUILDING SIZE:	12,000 SF ±
LOT SIZE:	0.55 ACRES ±
TRAFFIC COUNT:	20,530 AADT (HOLABIRD AVE)
ZONING:	BM (BUSINESS MAJOR)
SALE PRICE:	**$1,500,000**



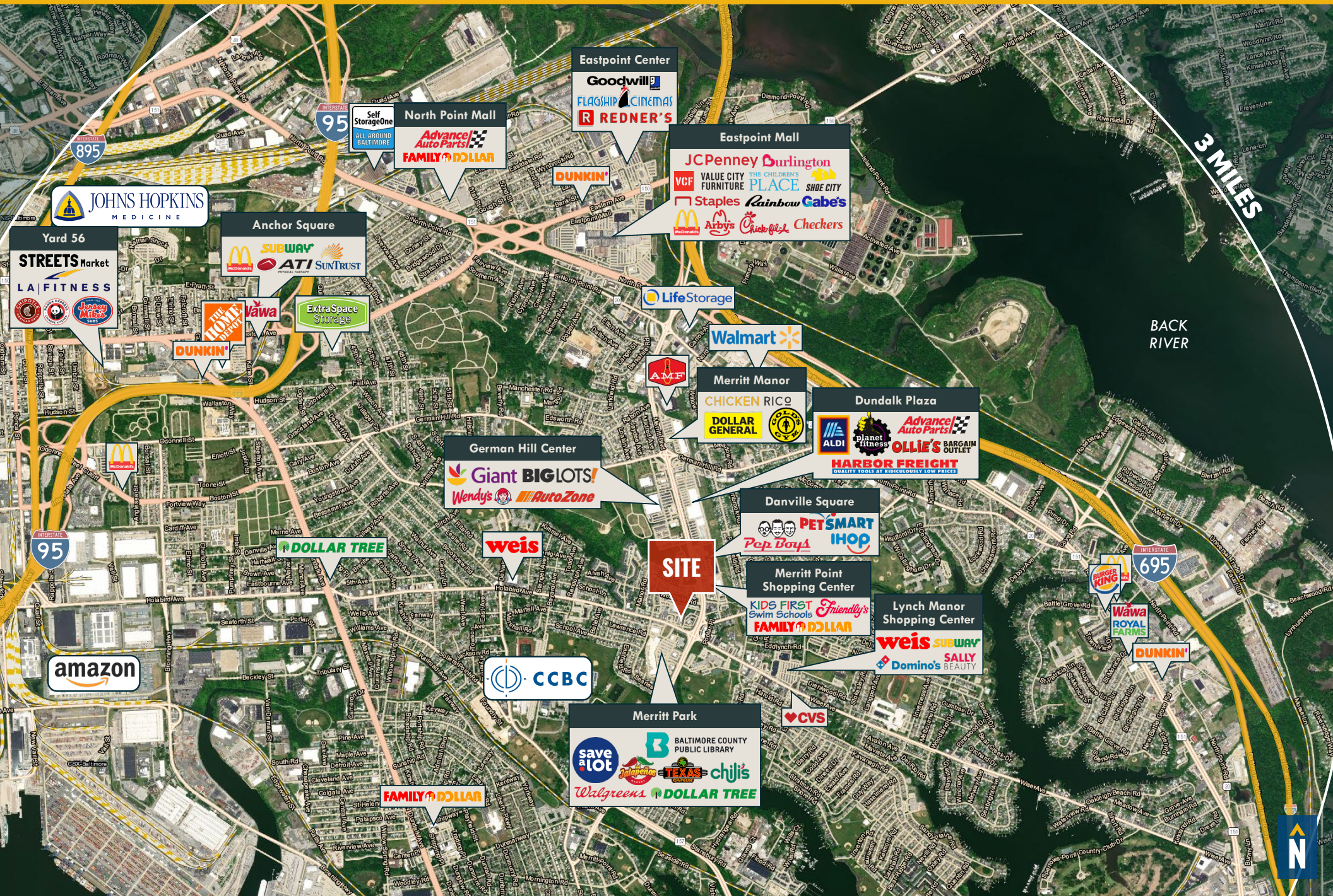


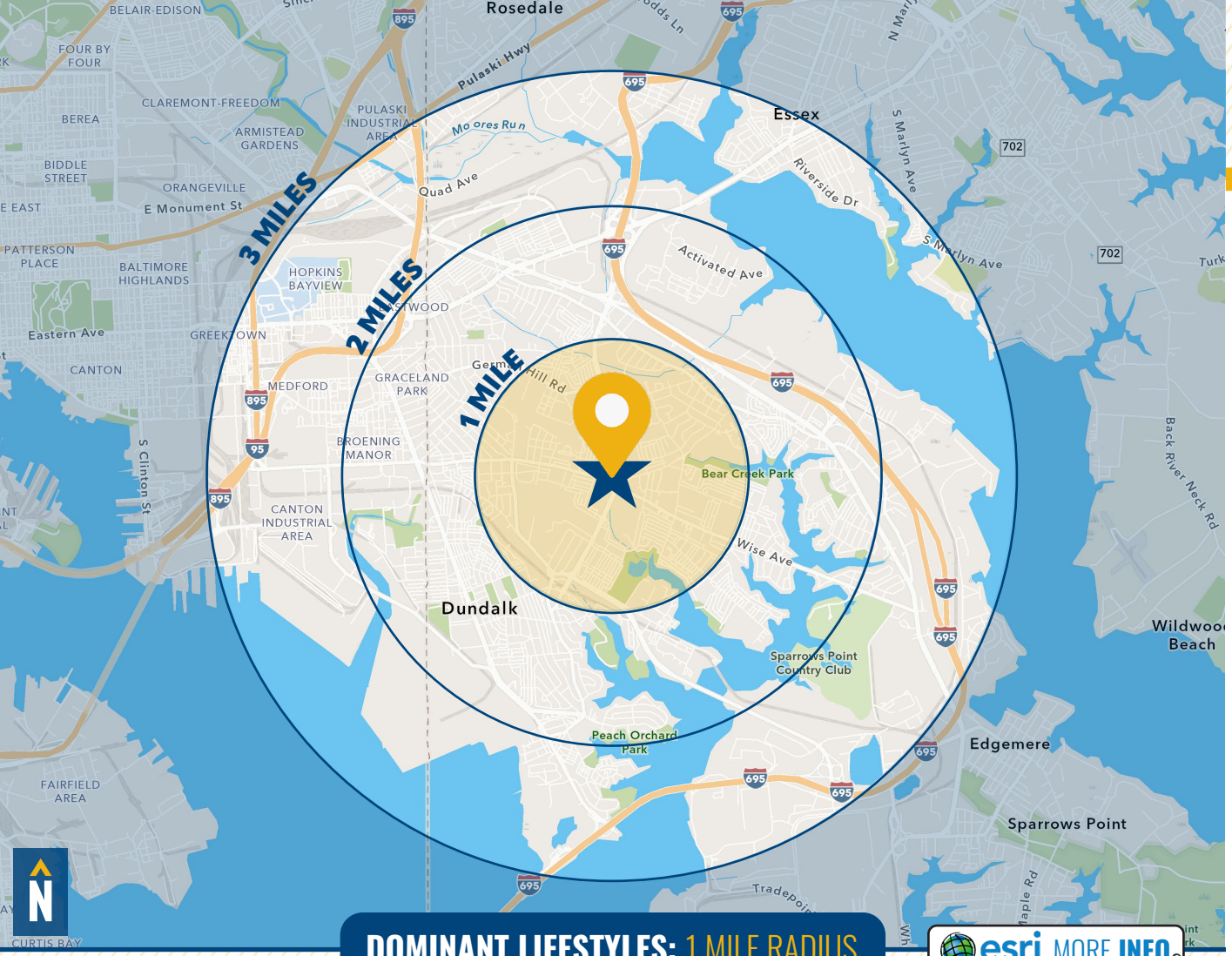


FLOOR **PLAN**


WALK-INS
RESTROOM
OVERHEAD DOOR
BASEMENT STAIRS
STORAGE
RETAIL AREA
BAKERY
RESTROOMS
CLOSET
DOCK DOORS
STORAGE
OFFICE
BOILER
RESTROOMS

DUNDALK **TRADE AREA**





DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

13% DREAMBELT



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.

12% DIVERSE HORIZONS



These families tend to be large and earn middle-tier incomes on average. Purchases often center around clothing, food, and supplies for young children, and a balance on multiple credit cards is common.

12% MIDDLE GROUND



These households tend to consist of married couples, cohabitating couples and single-person households. Residents tend to shop at discount grocery chains and eat at fast food restaurants.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	2 MILES	3 MILES
RESIDENTIAL POPULATION	21,549	68,587	87,186
DAYTIME POPULATION	17,110	55,695	87,915
AVERAGE HOUSEHOLD INCOME	$90,387	$81,469	$84,228
NUMBER OF HOUSEHOLDS	7,999	25,273	32,225
MEDIAN AGE	38.4	38.3	37.9

FULL DEMOS REPORT

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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