



MACKENZIE
RETAIL

FOR **LEASE**

10,100 SF ±
TOTAL

CLICK FOR DRONE VIDEO



SHOWROOM / DEALERSHIP
& SERVICE / REPAIR FACILITY

8528 BALTIMORE NATIONAL PIKE | ELlicOTT CITY, MARYLAND 21043

HIGHLIGHTS

- » **6,800 SF** showroom/car dealership
- » **3,300 SF** (30' x 110') service/repair shop with (8) 12' x 10' overhead doors
- » Ideal frontage and visibility on heavily trafficked Rt. 40/Baltimore National Pike
- » Situated on a corner, signalized intersection, adjacent to Normandy SC
- » Ample surface parking (100 spaces ±)
- » Multiple points of ingress/egress
- » Auto Spa Express coming to site soon
- » Easy access to Route 29, I-70 and I-695

**SHOWROOM/
DEALERSHIP:**

6,800 SF ±

**SERVICE/REPAIR
FACILITY:**

3,300 SF ±

TRAFFIC COUNT:

48,671 AADT (RT. 40)

ZONING:

**B-2 (BUSINESS:
GENERAL DISTRICT)**

RENTAL RATE:

NEGOTIABLE



GOOGLE STREET VIEW



SITE PLAN



3,300 SF
SERVICE/REPAIR FACILITY

gerber
COLLISION & GLASS

6,800 SF
SHOWROOM/
DEALERSHIP

THE AUTO SPA EXPRESS

NORMANDY CENTER DR

Bank of America

BALTIMORE NATIONAL PIKE **48,671 AADT**

40

40



DUNKIN'







LOCAL BIRDSEYE



BOWLERO



WALMART



NORMANDY SHOPPING CENTER

MARKET AERIAL



3 MILES

2 MILES

1 MILE

SITE

PATAPSCO VALLEY STATE PARK

Enchanted Forest

- SAFeway
- petco
- Celebree SCHOOL
- SAKURA

Chatham Station

- THE HOME DEPOT
- Giant
- MUSIC & ARTS
- MATTRESS Warehouse
- DICK'S SPORTING GOODS
- SPRINT
- Solisist

Walmart

- CARMAX
- WALMART
- LOTTE Market

Normandy Shopping Center

- INDIA BAGAS
- Planet Fitness
- Honeypig BBQ
- UPTOWN CHEAPSKATE
- FULL AMERICAN STEAKHOUSE & SPORTS THEATER

One Mile West

- LOTTE Market
- Wendy's
- Panera BREAD
- Goodwill

Pikes Park Plaza

- Garigan's FURNITURE
- Party City
- PATEL BROTHERS
- DUNKIN'
- Retire Fitness

Ingleside Shopping Center

- SAFeway
- RITE AID
- Chick-fil-ee
- M&T Bank
- Advance Auto Parts
- Supersmart 天中華超市

Security Square Mall

- amc
- macys
- sears
- Burlington
- GNC
- DLR
- OLD NAVY
- Payless
- Rainbow

Meadows Plaza

- dd's DISCOUNTS
- McDonald's
- TACO BELL
- FAMILY DOLLAR
- Little Caesars

weis

- Arbys



Forest Green

- Glory Days GRILL
- EC
- 松上の茶
- KIDDIE ACADEMY EDUCATIONAL CHILD CARE

St. John's Plaza

- SPROUTS FARMERS MARKET
- Advance Auto Parts
- Walgreens
- Play It Again Sports
- tropical CAFE
- Van Dyke Shoes

DOWNTOWN ELLICOTT CITY

- PHOENIX UPPER MAIN
- Old Mill Cafe
- THE JUDGE'S BENCH
- PURE WINE CAFE
- Little Market Cafe

Ashley HOMESTORE

Staples

Westview Mall

- Lowe's
- VCF VALUE CITY FURNITURE
- Marshall's
- BIG LOTS!
- Sams Club
- ROSS
- Rainbow
- mecu

40 West Plaza

- ALDI
- REGENCY FURNITURE SHOWROOMS
- Office DEPOT
- Applebee's
- five BELOW
- Peppercorn
- SALLY BEAUTY

Giant Walmart

Long Gate Shopping Center

- TARGET
- SAFeway
- KOHL'S
- BARNES & NOBLE
- Staples
- MATTRESS FIRM
- OLD NAVY
- Michael's
- OUTBACK STEAKHOUSE
- UNO PIZZERIA & GRILL
- McDonald's
- KFC
- CARRABBA'S ITALIAN GRILL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,552

69,690

189,460

DAYTIME POPULATION



15,773

56,504

172,054

AVERAGE HOUSEHOLD INCOME



\$132,333

\$172,104

\$160,234

NUMBER OF HOUSEHOLDS



5,868

25,080

68,891

MEDIAN AGE

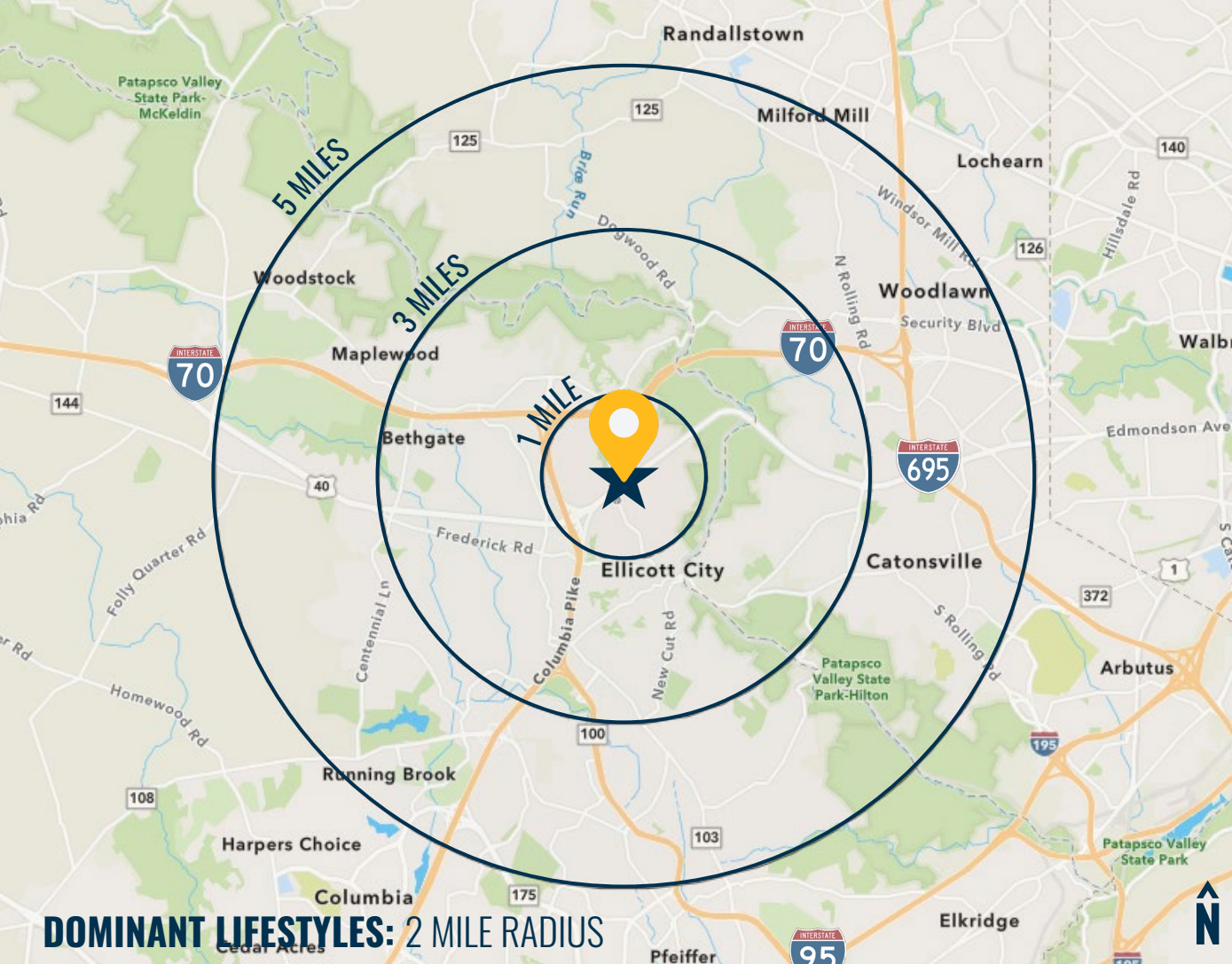


38.3

41.7

40.8

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

39%

ENTERPRISING PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: 35.3

Median Household Income: \$86,600

15%

GOLDEN YEARS



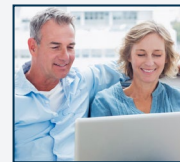
Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

Median Age: 52.3

Median Household Income: \$71,700

13%

PLEASANTVILLE



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.

Median Age: 42.6

Median Household Income: \$92,900



CONTACT:



CHRIS WALSH
SENIOR VICE PRESIDENT

410.494.4857
CWALSH@mackenziecommercial.com



DENNIS BOYLE
SENIOR VICE PRESIDENT

443.798.9339
DBOYLE@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.