

# FOR SALE

Baltimore County, MD

# 8543-8545 PHILADELPHIA ROAD

BALTIMORE, MARYLAND 21237

## AVAILABLE

LOT: 1.22 acres ±

### Building 1:

- 2,400 sf office/garage
- 2 drive in doors

### Building 2:

- 4,920sf +/- service warehouse space
- 4 oversized drive in doors

## ZONING

BR

## HIGHLIGHTS

- » Fenced in lot
- » 13,181 AADT
- » 3 existing curb cuts
- » 350 sf ± of road frontage

Building 1



Building 2





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# PARCEL AERIAL

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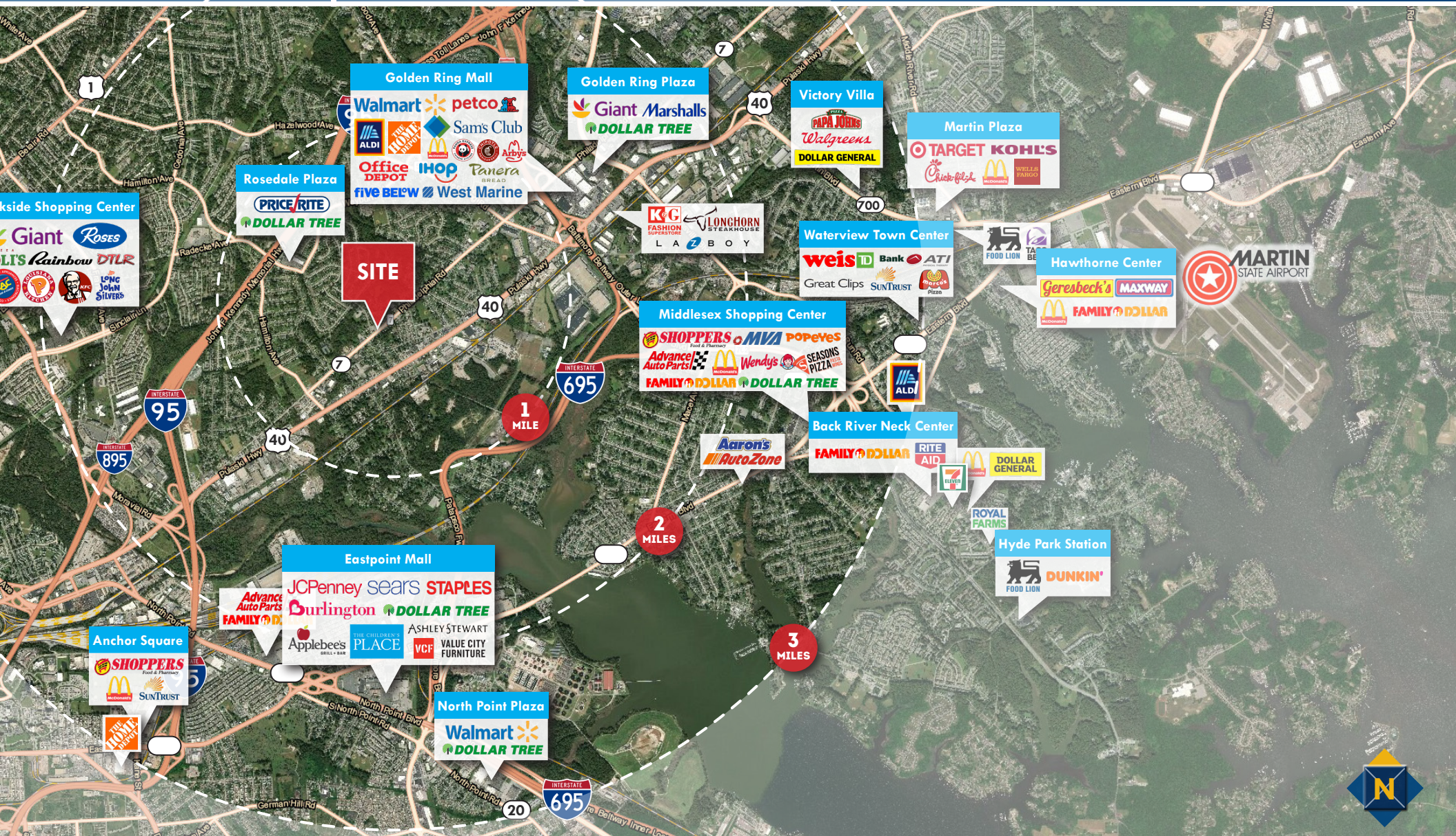


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# TRADE AREA

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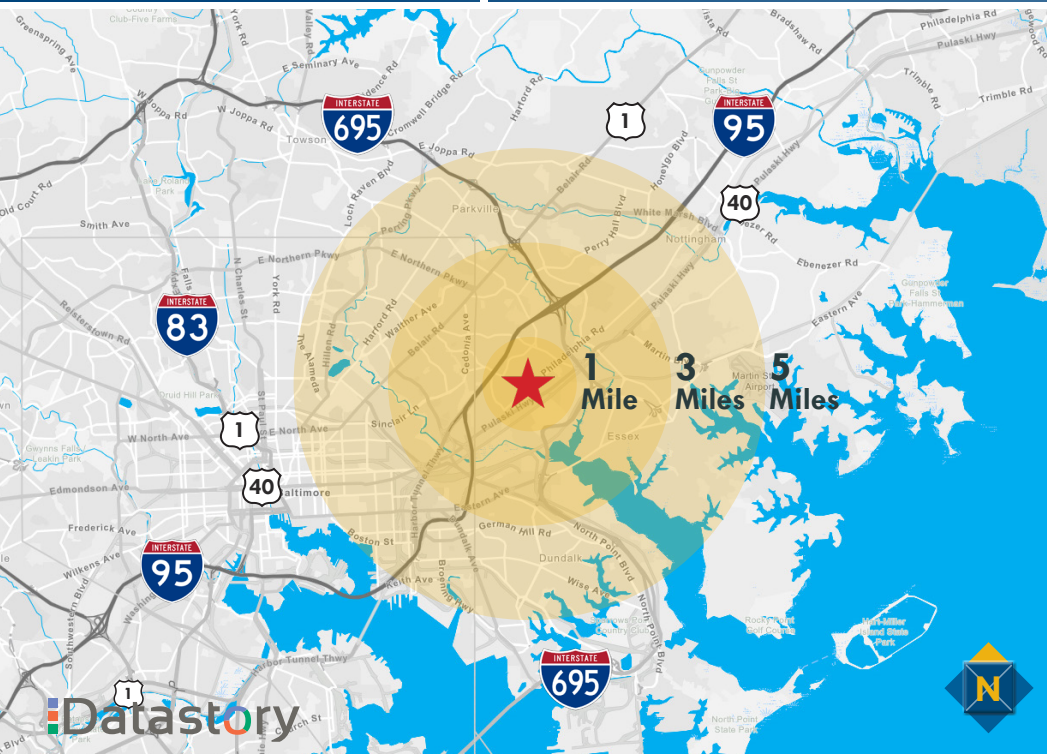


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# DEMOGRAPHICS

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<p><b>RESIDENTIAL POPULATION</b></p> <p>10,198 1 MILE</p> <p>114,417 3 MILES</p> <p>400,263 5 MILES</p>	<p><b>NUMBER OF HOUSEHOLDS</b></p> <p>3,821 1 MILE</p> <p>44,143 3 MILES</p> <p>155,844 5 MILES</p>	<p><b>AVERAGE HH SIZE</b></p> <p>2.67 1 MILE</p> <p>2.56 3 MILES</p> <p>2.53 5 MILES</p>	<p><b>MEDIAN AGE</b></p> <p>44.7 1 MILE</p> <p>39.0 3 MILES</p> <p>37.5 5 MILES</p>
<p><b>AVERAGE HH INCOME</b></p> <p>\$78,103 1 MILE</p> <p>\$71,408 3 MILES</p> <p>\$74,154 5 MILES</p>	<p><b>EDUCATION (COLLEGE+)</b></p> <p>48.9% 1 MILE</p> <p>48.6% 3 MILES</p> <p>52.0% 5 MILES</p>	<p><b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b></p> <p>94.2% 1 MILE</p> <p>94.8% 3 MILES</p> <p>94.5% 5 MILES</p>	<p><b>DAYTIME POPULATION</b></p> <p>9,301 1 MILE</p> <p>100,329 3 MILES</p> <p>355,469 5 MILES</p>

**26% PARKS AND REC**  
2 MILES

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.

**2.51 AVERAGE HH SIZE**

**40.9 MEDIAN AGE**

**\$60,000 MEDIAN HH INCOME**

**20% BRIGHT YOUNG PROFESSIONALS**  
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

**2.41 AVERAGE HH SIZE**

**33.0 MEDIAN AGE**

**\$54,000 MEDIAN HH INCOME**

**11% METRO FUSION**  
2 MILES

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

**2.52 AVERAGE HH SIZE**

**48.0 MEDIAN AGE**

**\$75,000 MEDIAN HH INCOME**

**10% COMFORTABLE EMPTY NESTERS**  
2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

**2.65 AVERAGE HH SIZE**

**29.3 MEDIAN AGE**

**\$35,700 MEDIAN HH INCOME**