


FOR SALE

 Baltimore County, MD

INDUSTRIAL WAREHOUSE

9124 LENNINGS LANE
ROSEDALE, MARYLAND 21237

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INDUSTRIAL WAREHOUSE

9124 LENNINGS LANE | ROSEDALE, MARYLAND 21237

BUILDING SIZE

8,244 sf

LOT SIZE

3.541 Acres

ZONING

BL (Business Local)

Partial DR 3.5 (Density Residential) Zoning

SALE PRICE

\$1,250,000

HIGHLIGHTS

- ▶ 8,244 sf industrial warehouse situated on 3.54 acres
- ▶ Ample on-site parking (75 surface spaces ±)
- ▶ Easy access to Rt. 7, Rt. 40 and Interstates 95 and 695
- ▶ Ideal location to serve multiple markets including Rosedale, Nottingham/White Marsh, Middle River and Essex
- ▶ Nearby retailers include Target, Walmart, Costco, Sam's Club, ALDI, The Home Depot, IHOP, Panera Bread, Chipotle, Arby's, Dunkin', McDonald's and more!



PERMITTED USES INCLUDE:

Brewery, Convalescent Home, Office, Business/Trade School, Automobile Parking, Medical Clinic, Social Club/Fraternal Organization, Tavern, Veterinarian's Office

**IMMEDIATELY
ADJACENT TO
MEDSTAR FRANKLIN
SQUARE MEDICAL
CENTER AND
CCBC!**

LENNINGS LN



FOR SALE

Baltimore County, MD

AERIAL/ZONING

9124 LENNINGS LANE | ROSEDALE, MARYLAND 21237



MedStar Franklin Square
Medical Center

BL
ZONING

DR 3.5
ZONING

LENNINGS LN



Mike Ruocco | Vice President

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FOR SALE

Baltimore County, MD

BIRDSEYE

9124 LENNINGS LANE | ROSEDALE, MARYLAND 21237



FOR SALE

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TRADE AREA

ROSEDALE, MARYLAND 21237

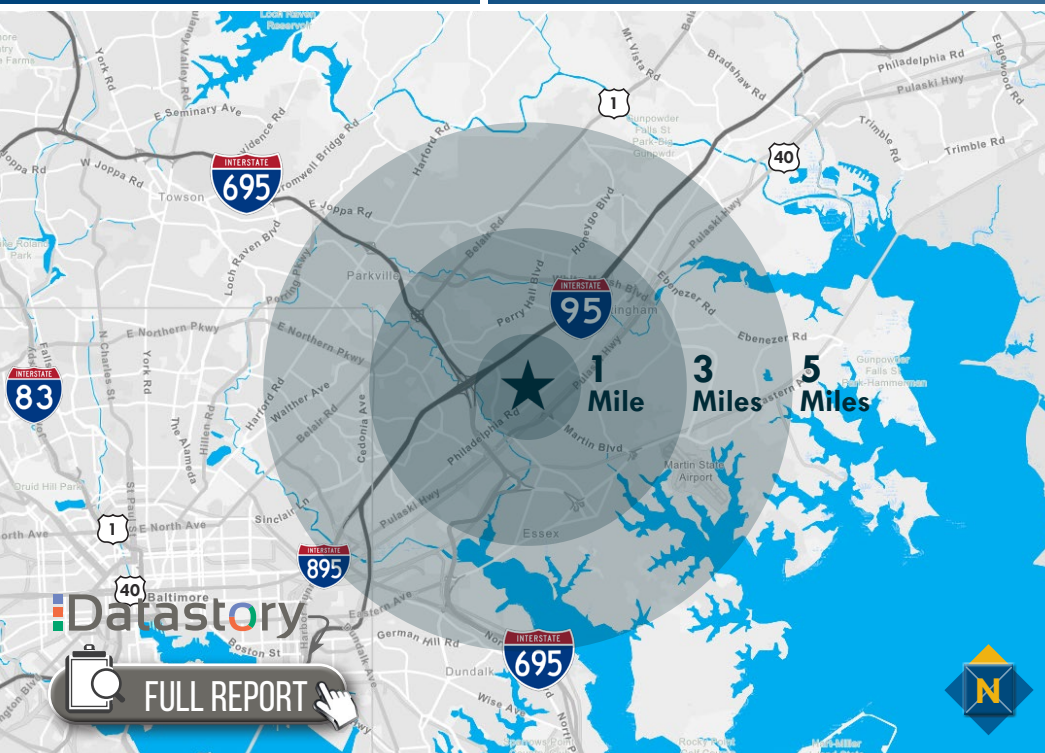


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LOCATION / DEMOGRAPHICS (2020)

9124 LENNINGS LANE | ROSEDALE, MARYLAND 21237



RESIDENTIAL POPULATION

8,774
1 MILE
96,493
3 MILES
273,682
5 MILES

NUMBER OF HOUSEHOLDS

3,349
1 MILE
27,774
3 MILES
108,557
5 MILES

AVERAGE HH SIZE

2.52
1 MILE
2.53
3 MILES
2.50
5 MILES

MEDIAN AGE

35.6
1 MILE
38.4
3 MILES
39.5
5 MILES

AVERAGE HH INCOME

\$82,891
1 MILE
\$85,221
3 MILES
\$84,779
5 MILES

EDUCATION (COLLEGE+)

61.8%
1 MILE
56.6%
3 MILES
57.4%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.6%
1 MILE
89.6%
3 MILES
89.2%
5 MILES

DAYTIME POPULATION

11,056
1 MILE
91,182
3 MILES
238,829
5 MILES

36%
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

LEARN MORE

14%
ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

LEARN MORE

13%
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

LEARN MORE

12%
FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

LEARN MORE