

FOR SALE

Baltimore County, MD

WINDSOR
CORPORATE PARK

SUBWAY
DUNKIN'

BUON GIORNO

verizon

INTERSTATE
695

Martins
RESTAURANT • CATERING • CONFERENCE • CONVENTION

Hampton
by HILTON

Quality
INN
by choice hotels

12.6-ACRE DEVELOPMENT OPPORTUNITY

DOGWOOD ROAD &
LORD BALTIMORE DRIVE
WINDSOR MILL, MD 21244

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

John Harrington

☎ 410.494.4863

✉ jharrington@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Mike Ruocco

☎ 443.798.9338

✉ mruocco@mackenziecommercial.com

• 410-821-8585

Henry Deford

☎ 410.494.4861

✉ hdeford@mackenziecommercial.com

• 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

Tim Harrington

☎ 410.494.4855

✉ timharrington@mackenziecommercial.com

• www.MACKENZIECOMMERCIAL.com

FOR SALE

Baltimore County, MD

DEVELOPMENT OPPORTUNITY

DOGWOOD ROAD & LORD BALTIMORE DRIVE | WINDSOR MILL, MARYLAND 21244

ACREAGE BREAKDOWN

AC

A	6829 DOGWOOD RD	0.50 AC
B	6835 DOGWOOD RD	0.92 AC
C	6841 DOGWOOD RD	1.48 AC
D	6845 DOGWOOD RD	3.52 AC
E	EDWARDS AVE	0.17 AC
F	6724 EDWARDS AVE	0.63 AC
G	6726 EDWARDS AVE	0.62 AC
H	EDWARDS AVE	0.91 AC
I	6727 EDWARDS AVE	1.40 AC
J	6731 EDWARDS AVE	0.48 AC
K	6737 EDWARDS AVE	1.00 AC
L	6739 EDWARDS AVE	0.48 AC
M	6741 EDWARDS AVE	0.48 AC

TOTAL 12.59 AC

Note: Acreage is derived from public record, and is therefore approximate only.

HIGHLIGHTS

- ▶ Adjacent to the iconic Martin's West Banquet Facility and across from Windsor Corporate Park
- ▶ Easy access to Security Blvd, Liberty Rd and Interstate 695
- ▶ Convenience retail within walking distance
- ▶ Tremendous corner visibility at a signalized intersection
- ▶ Extremely flexible (BM) zoning
- ▶ Next to the Hampton Inn and Quality Inn hotels

INCREDIBLE DEVELOPMENT POTENTIAL!

PERMITTED USES
INCLUDE INDUSTRIAL/
FLEX, RETAIL, OFFICE,
AUTO DEALERSHIP
AND MORE!

FLEXIBLE BUSINESS MAJOR (BM) ZONING!

12.6 AC ± TOTAL



John Harrington

☎ 410.494.4863

✉ jharrington@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Mike Ruocco

☎ 443.798.9338

✉ mruocco@mackenziecommercial.com

• 410-821-8585

Henry Deford

☎ 410.494.4861

✉ hdeford@mackenziecommercial.com

• 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103

Tim Harrington

☎ 410.494.4855

✉ timharrington@mackenziecommercial.com

• www.MACKENZIECOMMERCIAL.com

FOR SALE

Baltimore County, MD

BIRDSEYE

DOGWOOD ROAD & LORD BALTIMORE DRIVE | WINDSOR MILL, MARYLAND 21244



FOR SALE

Baltimore County, MD

ZONING

DOGWOOD ROAD & LORD BALTIMORE DRIVE | WINDSOR MILL, MARYLAND 21244

BUSINESS MAJOR (BM) ZONING

INTENT: LARGE SCALE COMMERCIAL

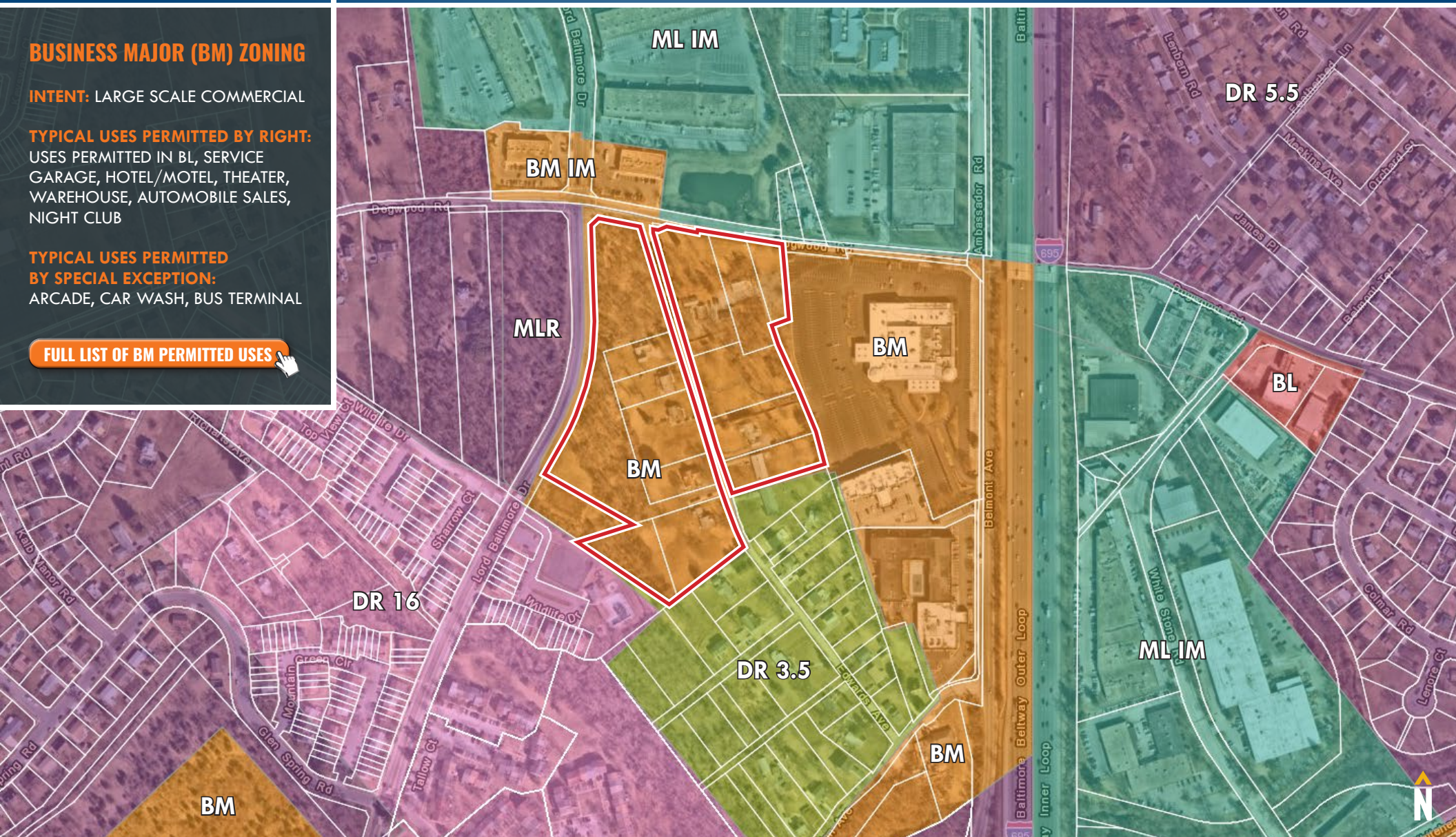
TYPICAL USES PERMITTED BY RIGHT:

USES PERMITTED IN BL, SERVICE GARAGE, HOTEL/MOTEL, THEATER, WAREHOUSE, AUTOMOBILE SALES, NIGHT CLUB

TYPICAL USES PERMITTED BY SPECIAL EXCEPTION:

ARCADE, CAR WASH, BUS TERMINAL

[FULL LIST OF BM PERMITTED USES](#)



John Harrington

📞 410.494.4863

✉️ jharrington@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Mike Ruocco

📞 443.798.9338

✉️ mruocco@mackenziecommercial.com

• 410-821-8585

Henry Deford

📞 410.494.4861

✉️ hdeford@mackenziecommercial.com

• 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

Tim Harrington

📞 410.494.4855

✉️ timharrington@mackenziecommercial.com

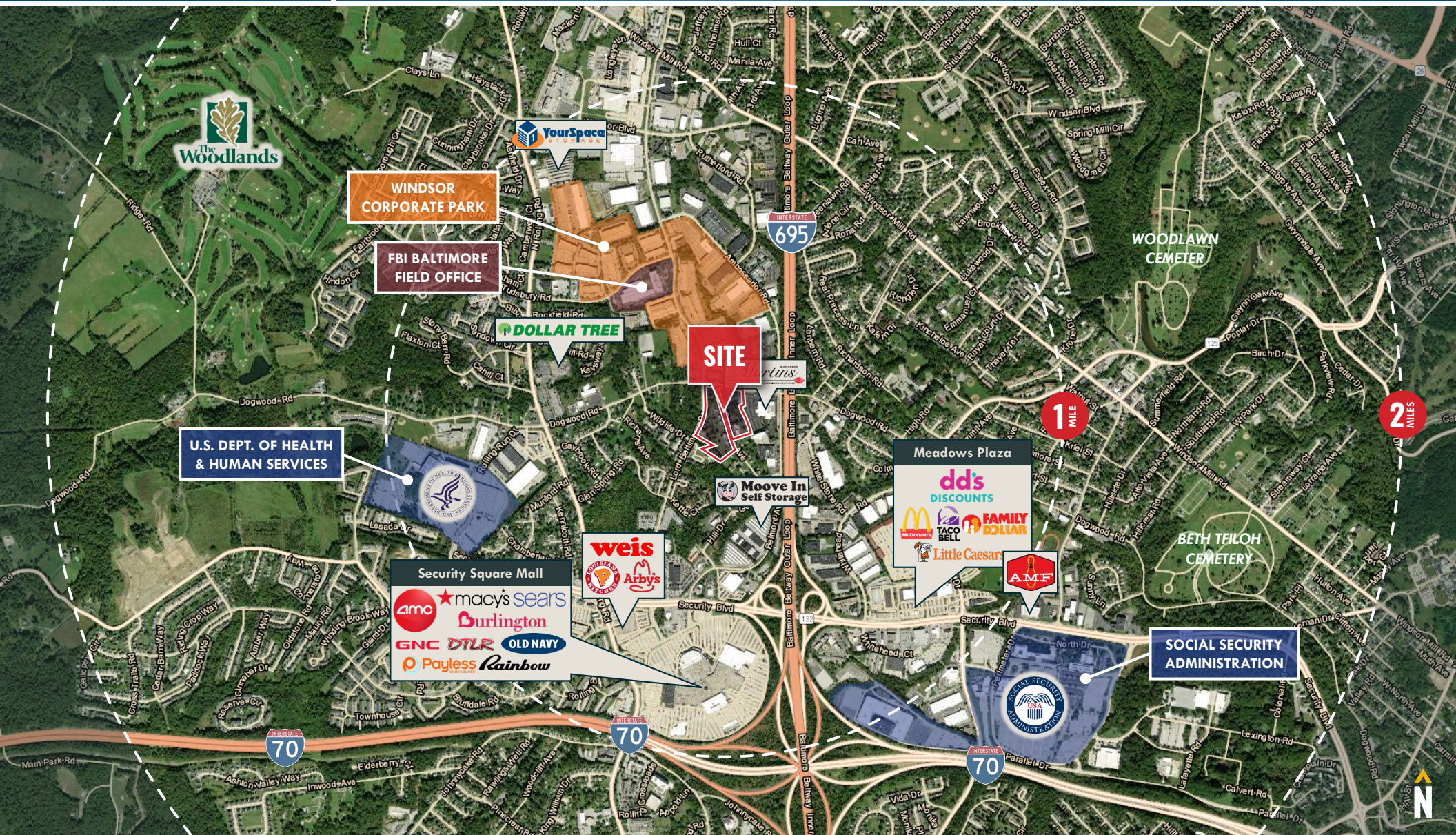
• www.MACKENZIECOMMERCIAL.com

FOR SALE

Baltimore County, MD

TRADE AREA

DOGWOOD ROAD & LORD BALTIMORE DRIVE | WINDSOR MILL, MARYLAND 21244

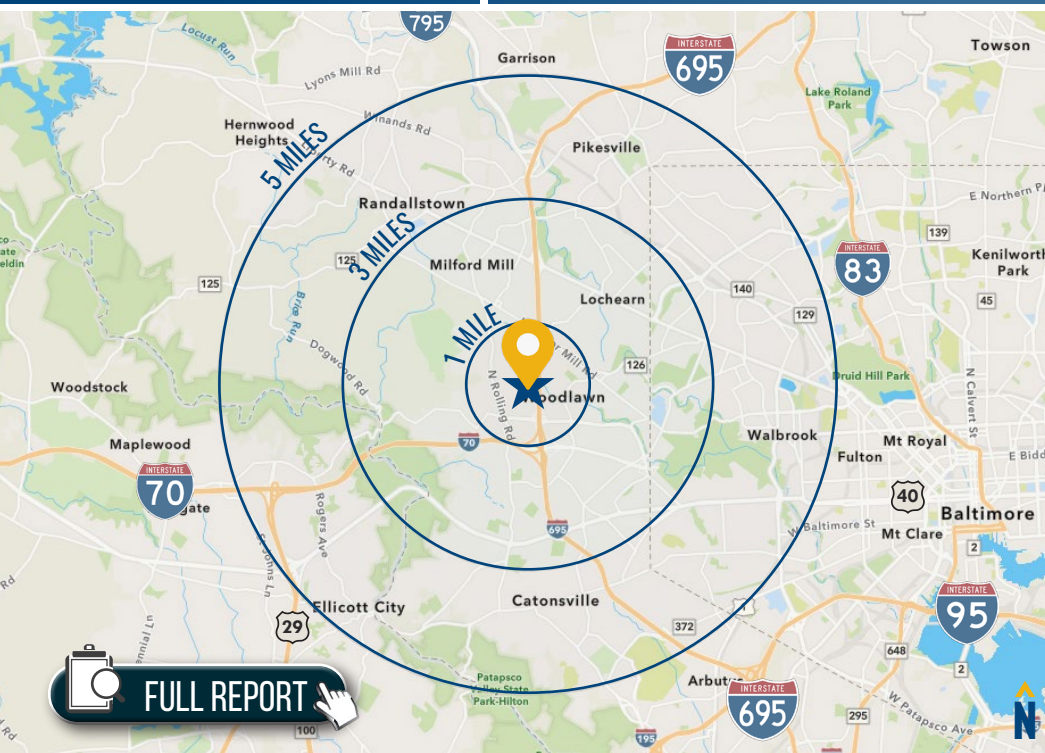


FOR SALE

Baltimore County, MD

LOCATION / DEMOGRAPHICS (2022)

DOGWOOD ROAD & LORD BALTIMORE DRIVE | WINDSOR MILL, MARYLAND 21244



RESIDENTIAL POPULATION

10,939
1 MILE
111,699
3 MILES
335,702
5 MILES

NUMBER OF HOUSEHOLDS

4,271
1 MILE
43,219
3 MILES
130,743
5 MILES

AVERAGE HH SIZE

2.54
1 MILE
2.56
3 MILES
2.50
5 MILES

MEDIAN AGE

36.4
1 MILE
39.3
3 MILES
39.8
5 MILES

AVERAGE HH INCOME

\$98,466
1 MILE
\$96,862
3 MILES
\$97,695
5 MILES

EDUCATION (COLLEGE+)

57.1%
1 MILE
62.6%
3 MILES
62.6%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.0%
1 MILE
95.2%
3 MILES
94.6%
5 MILES

DAYTIME POPULATION

19,408
1 MILE
109,261
3 MILES
312,243
5 MILES

23%

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

18%

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

16%

FAMILY FOUNDATIONS

2 MILES

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.71
AVERAGE HH SIZE

39.6
MEDIAN AGE

\$43,100
MEDIAN HH INCOME

LEARN MORE

12%

METRO FUSION

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

LEARN MORE

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

John Harrington

410.494.4863

jharrington@mackenziecommercial.com

Mike Ruocco

443.798.9338

mruocco@mackenziecommercial.com

Henry Deford

410.494.4861

hdeford@mackenziecommercial.com

Tim Harrington

410.494.4855

timharrington@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.