



# 1.32 AC ± OF COMMERCIAL LAND

LELAND AVENUE & GREENBRIAR STREET | MIDDLE RIVER, MARYLAND 21220

FOR  
SALE

SEE PG. 3  
CONCEPTUAL  
FOR 7,200 SF  
BUILDING

LELAND AVE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1.32 acres  $\pm$  of BM-zoned land
- Prior engineering for a 7,200 SF  $\pm$  building
- Public water and sewer available
- Easy access to Martin Boulevard, Eastern Boulevard, Pulaski Highway, I-695 and I-95
- Immediate proximity to Martin State Airport
- Permitted uses include but are not limited to: retail sales, personal services, restaurant, bank, office, tavern, food store, medical clinic, service garage, warehouse, automobile sales, night club, arcade, car wash, funeral establishment, animal boarding

LOT SIZE:	1.32 ACRES $\pm$
ZONING:	BM (BUSINESS MAJOR)
SALE PRICE:	\$325,000



# CONCEPTUAL



**GREENBRIAR ST**

**LELAND AVE**

**COVERED DOCK**  
30' x 20'

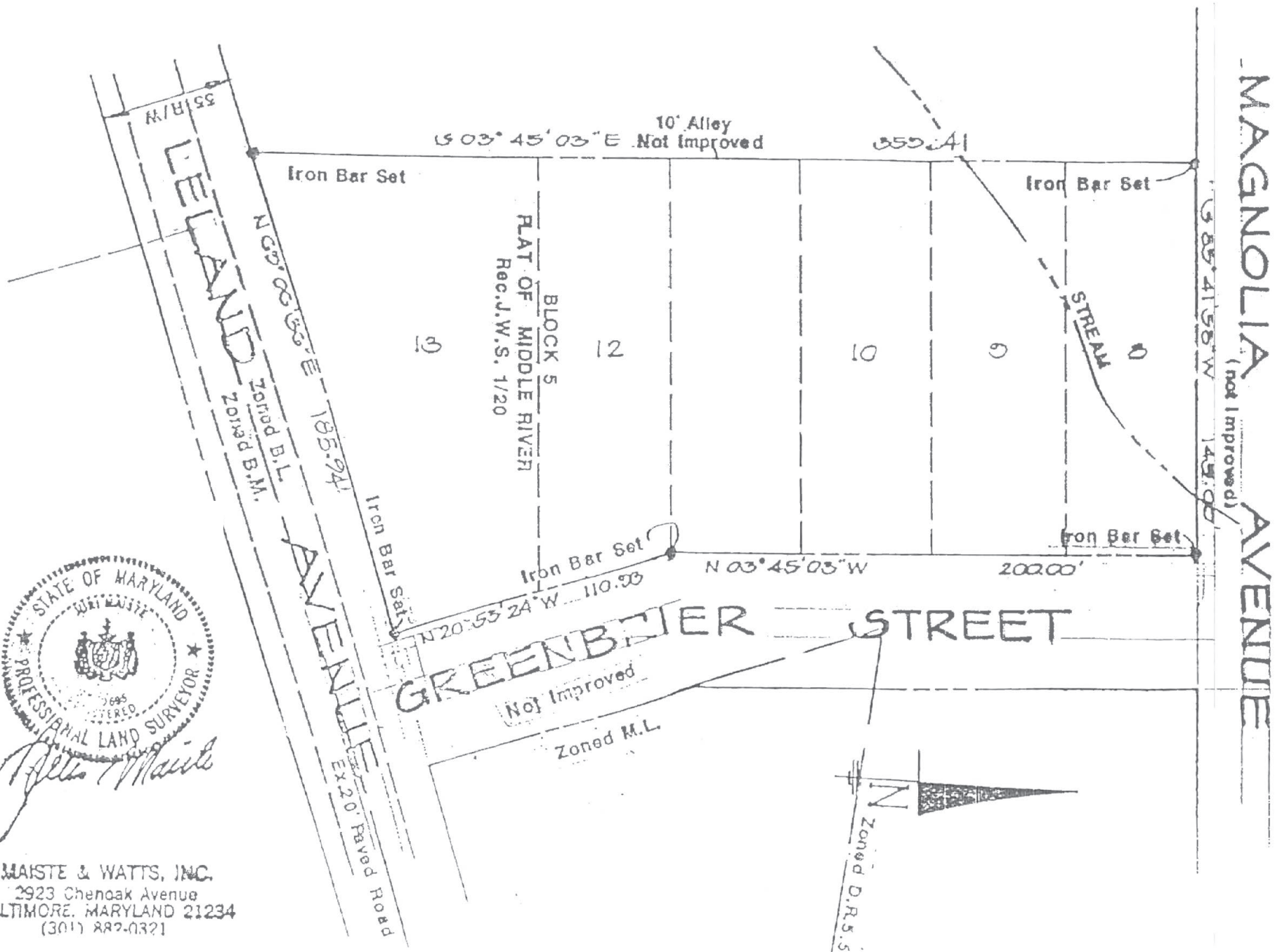
**UNIT B**  
3,200 SF  
(80' x 40')

**UNIT A**  
4,000 SF  
(100' x 40')

~24'



# PLAT: EXISTING



# MARKET AERIAL



## Nottingham Square

LOWE'S TARGET VCF VALUE CITY FURNITURE  
BEST BUY DICK'S SPORTING GOODS Chick-fil-ee Panera BREAD  
DUCK & DONUTS Michaels Party City McDonald's

## Nottingham Commons

MOM'S ORGANIC MARKET Applebees FIVE BEL'W  
merritt clubs SALLY BEAUTY petco  
TJ-MAXX T. WALLEY CAVA edorrito

## The Avenue at White Marsh

AMC THEATRES BARNES & NOBLE STARBUCKS BANDITOS FAMOUS FOOTWEAR  
OLD NAVY CURIOUS OYSTER Newmans Bar Louie KOBE COLD STONE  
ULTA LOFT carter's Brown Rice RED BRICK STATION chji's

## King's Court Shopping Center

VSC TRACTOR SUPPLY CO. OPI  
Pizza Hut DUNKIN'  
CCBC

## Costco Plaza

COSTCO WHOLESALE BIG LOTS!  
THE HOME DEPOT BURGER KING Pop Day's PET SMART

## Golden Ring Plaza

Giant Marshalls  
POPEYES DOLLAR TREE

## MedStar Franklin Square Medical Center

## Victory Villa

PAPA JOHN'S  
WALGREENS  
LLAR GENERAL

## Martin Plaza

TARGET KOHL'S  
WELLS FARGO  
McDonald's Chick-fil-ee DOLLAR GENERAL  
SITE

## Carroll Island SC

Walmart  
7-Eleven Advance! Auto Parts  
BENCIES DRIVE-IN

## Golden Ring Mall

Walmart  
sam's club THE HOME DEPOT  
West Marine petco  
IHOP five BEL'W  
Office DEPOT Panera BREAD

## Middlesex Shopping Center

SHOPPERS Food & Pharmacy MVA POPEYES  
Advance! Auto Parts McDonald's Wendy's SEASONS PIZZA  
FAMILY DOLLAR DOLLAR TREE ALDI

## Hawthorne Center

Geresbeck's  
FAMILY DOLLAR

MARTIN STATE AIRPORT

## Eastpoint Center

Goodwill  
FLAGSHIP CINEMAS  
REDNER'S  
DUNKIN'

## Eastpoint Mall

JCPenney Burlington  
VCF VALUE CITY FURNITURE THE CHILDREN'S PLACE SHOE CITY  
Staples Rainbow Gabe's  
McDonald's Arby's Chick-fil-ee Checkers

## Country Ridge Shopping Center

FAMILY DOLLAR Dollar Tree F&B Essex Pharmacy & Surgicals  
COUNTRY RIDGE BINGO  
CHILD CARE

McDonald's DOLLAR GENERAL

FOOD LION  
DUNKIN'

3 MILES

MIDDLE RIVER



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



16,833

88,684

174,756

## DAYTIME POPULATION



12,063

82,909

152,216

## AVERAGE HOUSEHOLD INCOME



\$91,679

\$97,370

\$104,741

## NUMBER OF HOUSEHOLDS



6,348

35,242

68,175

## MEDIAN AGE

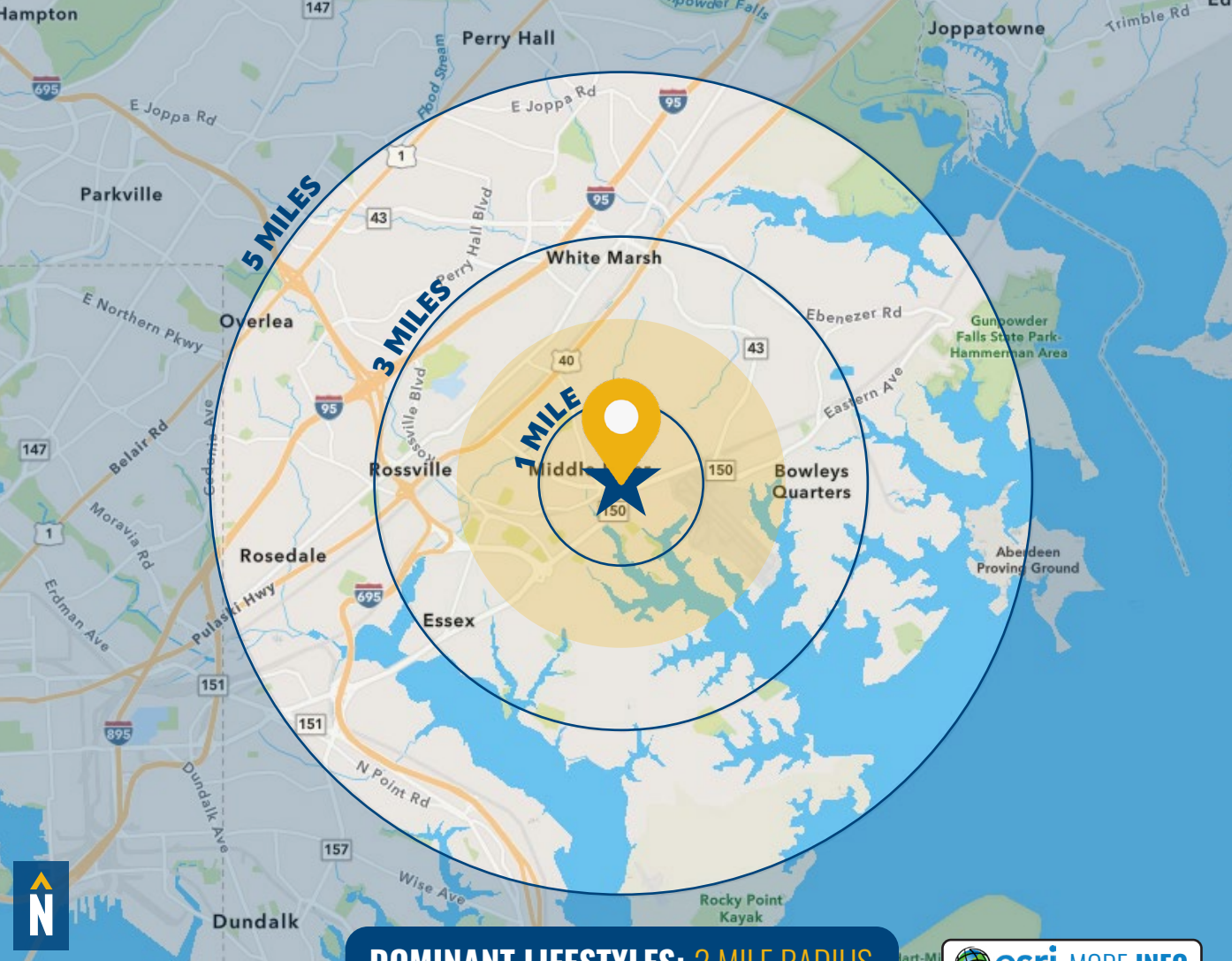


36.8

38.4

39.5

FULL DEMOS REPORT



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[MORE INFO](#)

**27%** KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

**8%** MODERATE METROS



MEDIAN

AGE: 38.1

HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

**6%** FLOURISHING FAMILIES



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

# FOR MORE INFO **CONTACT:**



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