

# FOR SALE

Baltimore County, MD

# COMMERCIAL LAND

OLD EASTERN AVENUE & PUNTE LANE | ESSEX, MARYLAND 21221

## AVAILABLE

1.43 ± Acres Total (2 parcels)

## ZONING

BL (Business Local)

## TRAFFIC COUNT

11,731 AADT (Old Eastern Ave)

## SALE PRICE

\$295,000

## HIGHLIGHTS

- ▶ 1.43 acres of BL-zoned land (2 parcels separated by Punte Ln)
- ▶ Just south of a signalized intersection with Eastern Boulevard/Route 150: 39,851 cars/day
- ▶ Easy access to I-95 and I-695
- ▶ 3 minute drive from Martin State Airport
- ▶ Close proximity to Middlesex Shopping Center (Shoppers), Waterview Town Center (Weis), Martin Plaza (Target, Kohl's), Food Lion and much more



STREET VIEW

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# BIRDSEYE

OLD EASTERN AVENUE & PUNTE LANE | ESSEX, MARYLAND 21221

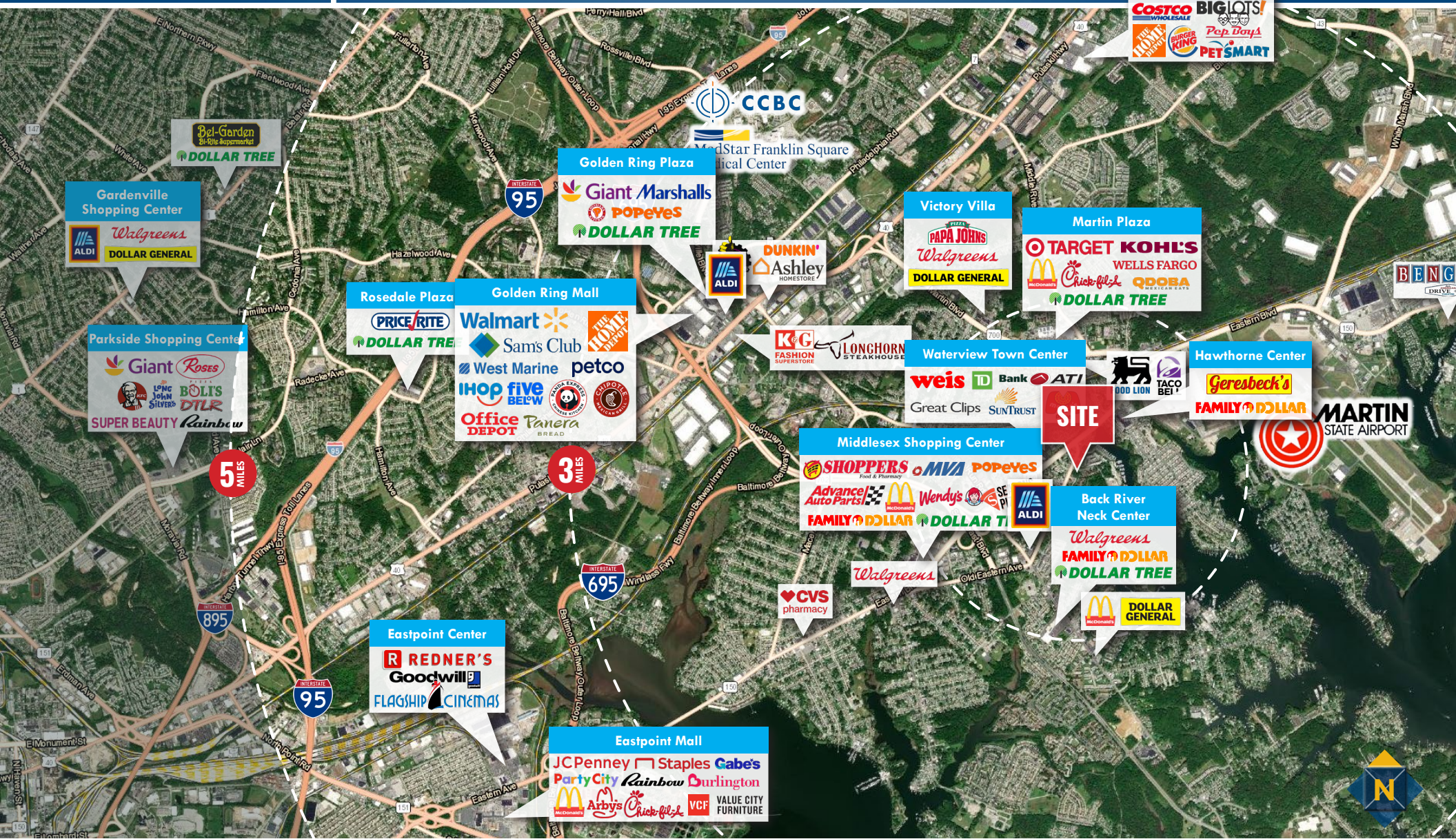


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# TRADE AREA

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# LOCATION / DEMOGRAPHICS (2021)

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<b>RESIDENTIAL POPULATION</b> 15,225 (1 MILE) 81,389 (3 MILES) 182,048 (5 MILES)	<b>NUMBER OF HOUSEHOLDS</b> 5,679 (1 MILE) 31,669 (3 MILES) 70,355 (5 MILES)	<b>AVERAGE HH SIZE</b> 2.66 (1 MILE) 2.54 (3 MILES) 2.57 (5 MILES)	<b>MEDIAN AGE</b> 39.2 (1 MILE) 38.0 (3 MILES) 38.9 (5 MILES)
<b>AVERAGE HH INCOME</b> \$73,970 (1 MILE) \$77,770 (3 MILES) \$81,753 (5 MILES)	<b>EDUCATION (COLLEGE+)</b> 39.1% (1 MILE) 49.2% (3 MILES) 51.3% (5 MILES)	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 91.6% (1 MILE) 93.2% (3 MILES) 93.6% (5 MILES)	<b>DAYTIME POPULATION</b> 12,412 (1 MILE) 71,999 (3 MILES) 160,758 (5 MILES)

**24%**  
**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

**17%**  
**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

**16%**  
**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

**13%**  
**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



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