

GROUND LEASE

Baltimore County, MD

CORNER BR-ZONED LAND

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222

AVAILABLE

.5147 Acres

ZONING

BR (Business Roadside)

TRAFFIC COUNT

41,702 AADT (Merritt Blvd/Rt. 157)

9,985 AADT (North Point Rd)

RENTAL RATE

\$75,000/yr.

HIGHLIGHTS

- ▶ Fully signalized intersection
- ▶ Great corner location with ideal frontage and visibility on Merritt Blvd: 40,000+ cars/day
- ▶ Easy access to I-695, I-95/I-895
- ▶ Perfect for automotive, fast food, convenience
- ▶ Nearby retailers include AMF, Walmart, Burger King, Dunkin' Donuts, Thompson Hyundai/Mazda, Norris Ford/Honda, Gold's Gym, Dollar General, Giant, ALDI, Ollie's, Planet Fitness, Advance Auto & more!



STREET VIEW



Mike Gioioso | Vice President

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MACKENZIE
RETAIL

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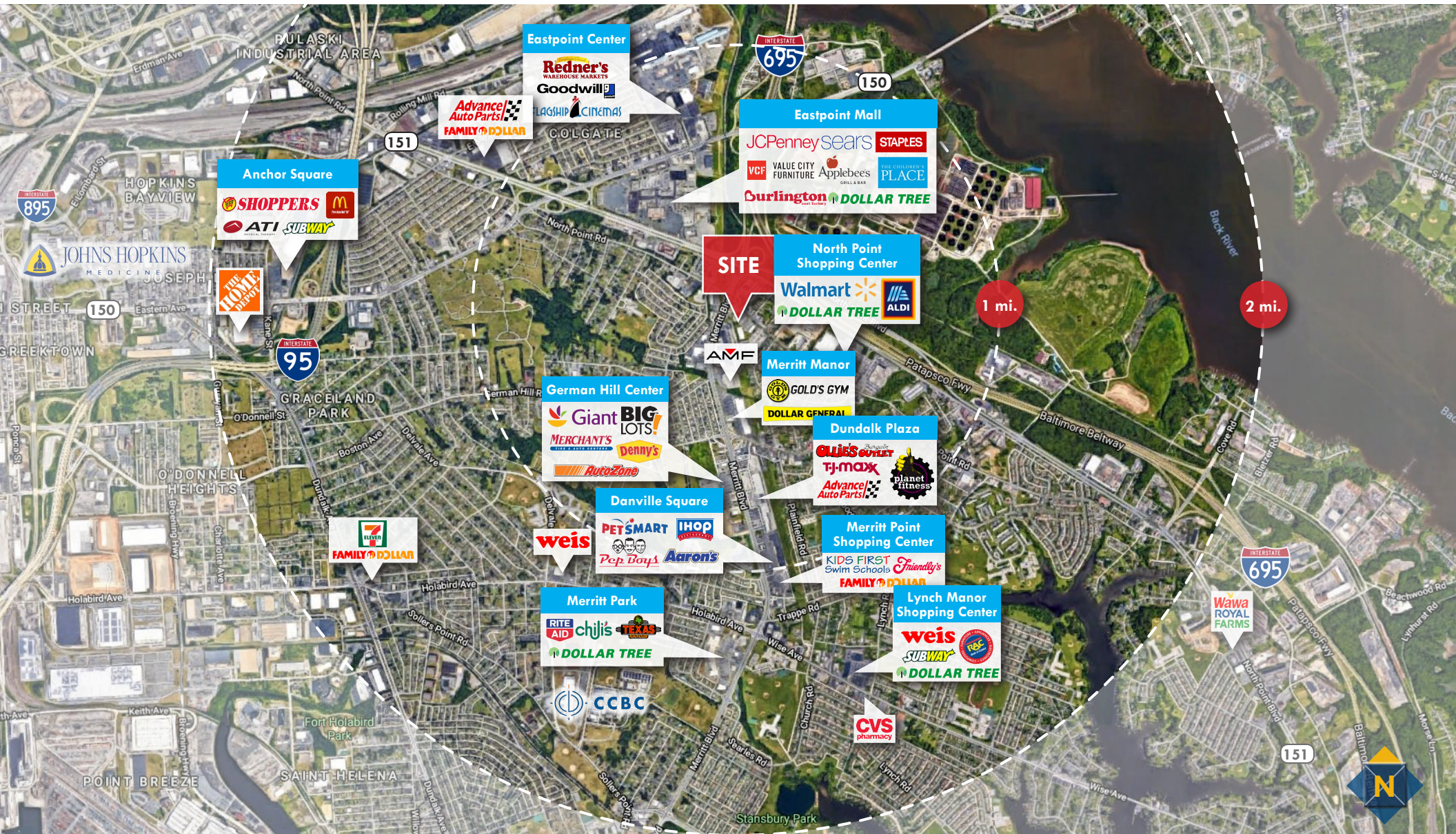
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TRADE AREA

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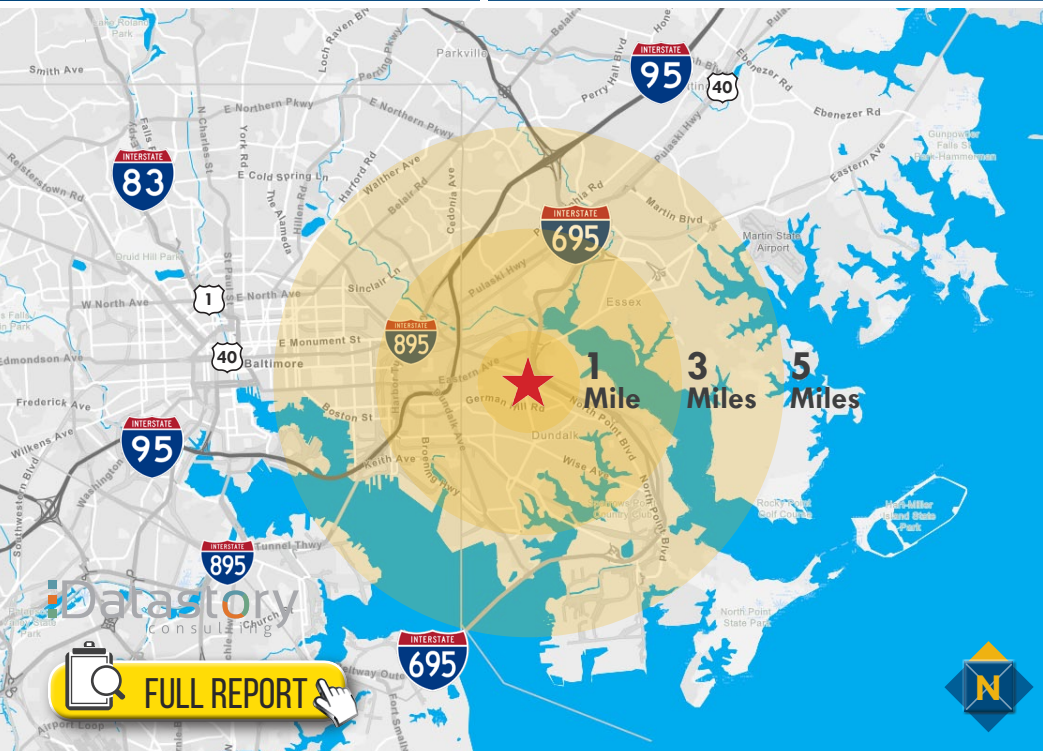
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GROUND LEASE

Baltimore County, MD

LOCATION / DEMOGRAPHICS

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222



RESIDENTIAL POPULATION

11,521
1 MILE
103,786
3 MILES
299,977
5 MILES

NUMBER OF HOUSEHOLDS

4,090
1 MILE
39,364
3 MILES
116,496
5 MILES

AVERAGE HH SIZE

2.74
1 MILE
2.62
3 MILES
2.55
5 MILES

MEDIAN AGE

40.1
1 MILE
38.9
3 MILES
36.8
5 MILES

AVERAGE HH INCOME

\$58,483
1 MILE
\$60,378
3 MILES
\$67,448
5 MILES

EDUCATION (COLLEGE+)

31.7%
1 MILE
38.9%
3 MILES
48.4%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

92.8%
1 MILE
92.7%
3 MILES
92.6%
5 MILES

DAYTIME POPULATION

13,204
1 MILE
100,469
3 MILES
281,386
5 MILES

48%

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.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

LEARN MORE

40%

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.

2.55
AVERAGE HH SIZE

34.2
MEDIAN AGE

\$39,000
MEDIAN HH INCOME

LEARN MORE

2%

RUSTBELT
TRADITIONS
2 MILES

This large market of stable, hard-working consumers boasts an above average net worth, is family-oriented and values time spent at home. They are budget aware shoppers that favor American-made products.

2.47
AVERAGE HH SIZE

39.0
MEDIAN AGE

\$51,800
MEDIAN HH INCOME

LEARN MORE

2%

RETIREMENT
COMMUNITIES
2 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.86
AVERAGE HH SIZE

52.0
MEDIAN AGE

\$35,000
MEDIAN HH INCOME

LEARN MORE



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