

# FOR SALE

Baltimore County, MD

# LAND / RETAIL PAD SITE

601 MAIN STREET | REISTERSTOWN, MARYLAND 21136

## AVAILABLE

1.54 Acres  $\pm$  which includes a former service station (1,758 sf) and convenience store (2,770 sf)

## ZONING

BM AS (Business Major)

## TRAFFIC COUNT

17,080 AADT (Main St./Rt. 140)

## SALE PRICE

\$1,500,000

## HIGHLIGHTS

- ▶ Prime Reisterstown corner retail opportunity at signalized intersection
- ▶ Rare opportunity to obtain 1.54 Acres  $\pm$  of BM-AS zoned land
- ▶ Adjacent to busy shopping center anchored by Brick Bodies gym
- ▶ Perfect for gas/convenience, car wash, fast food, fast casual restaurant, hotel, etc.
- ▶ 77 feet of frontage on Main St. (17,080 vehicles per day)



Henry Deford | Vice President

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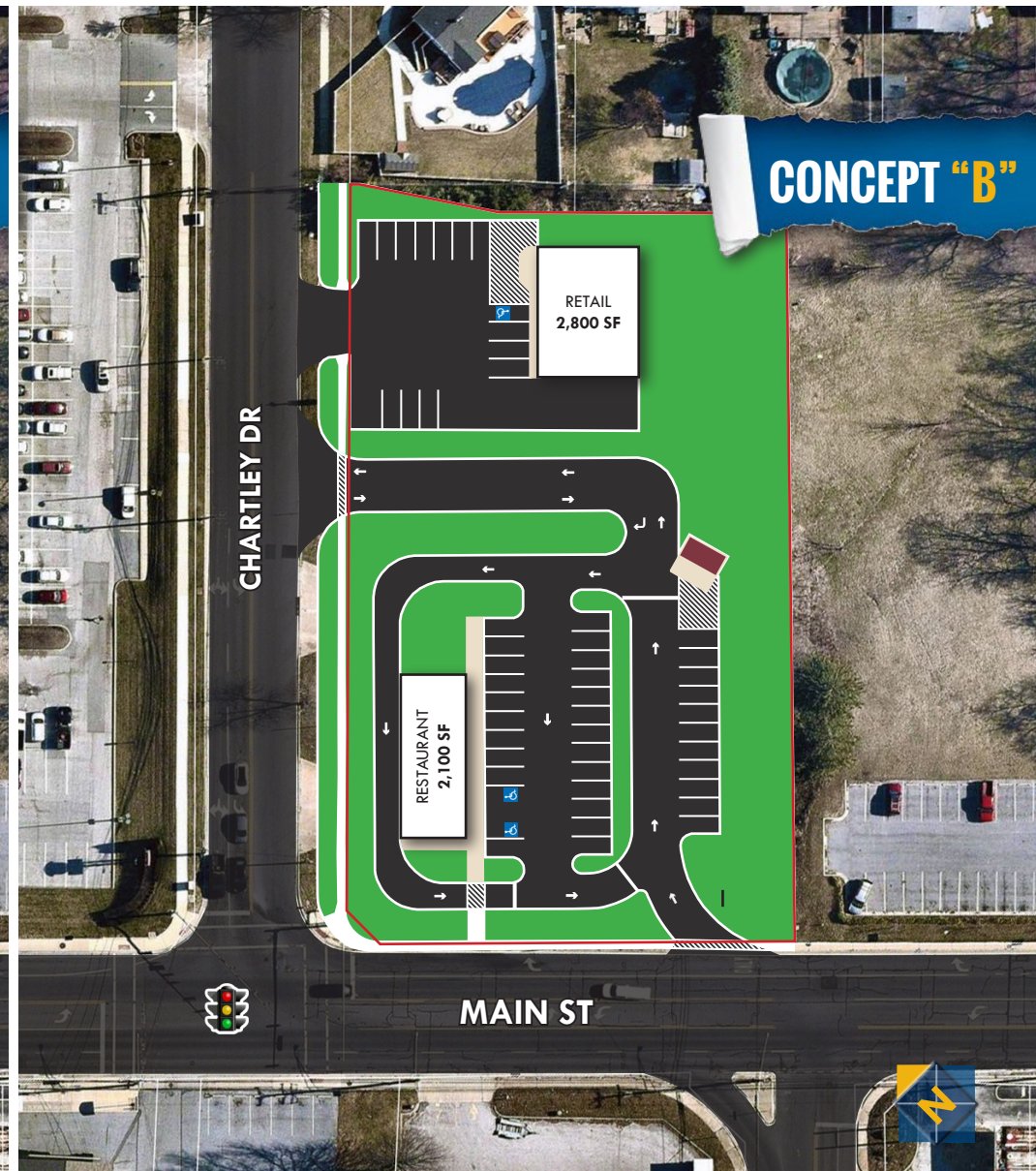
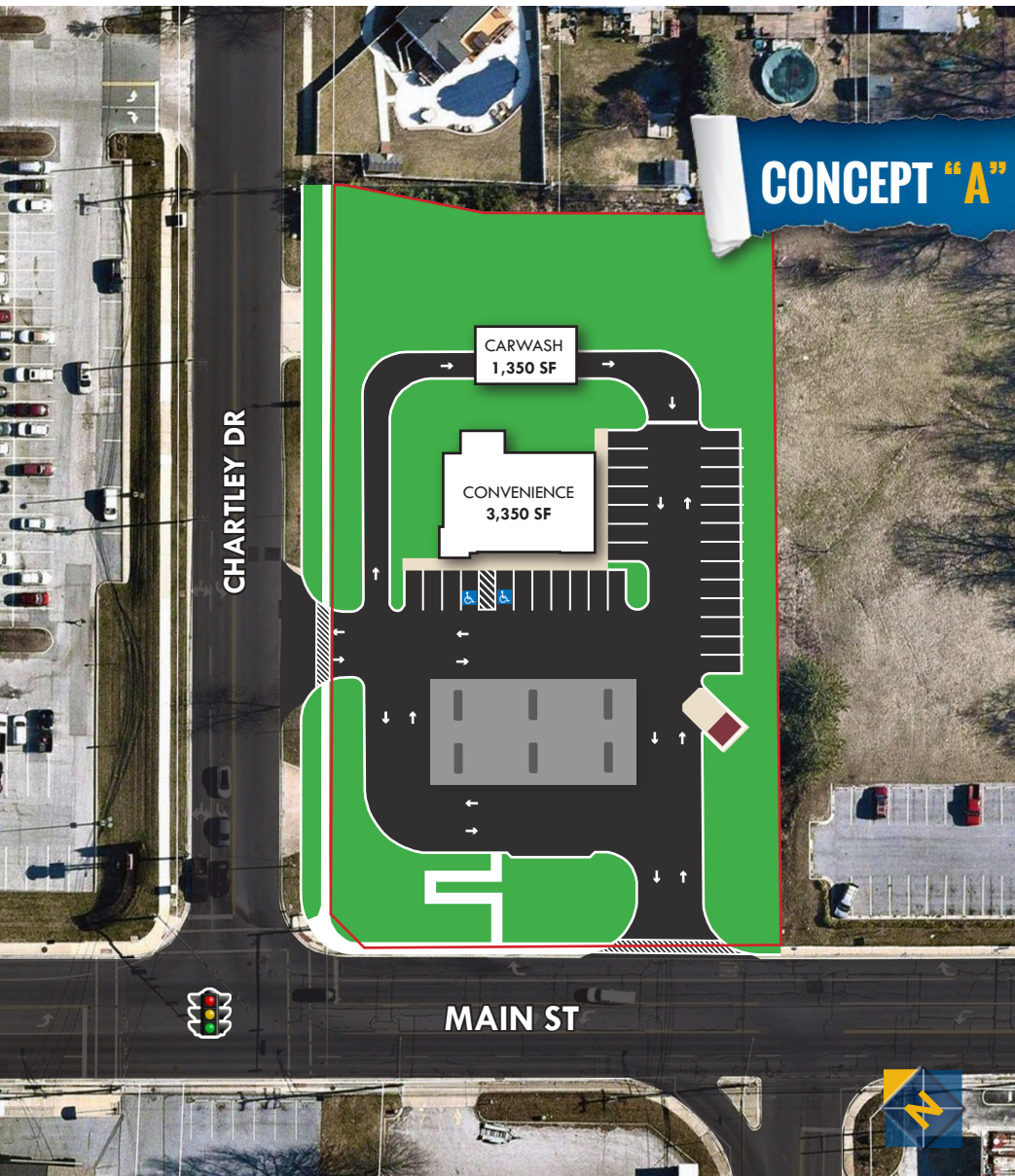


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# SITE PLAN CONCEPTS

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# BIRDSEYE

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# TRADE AREA

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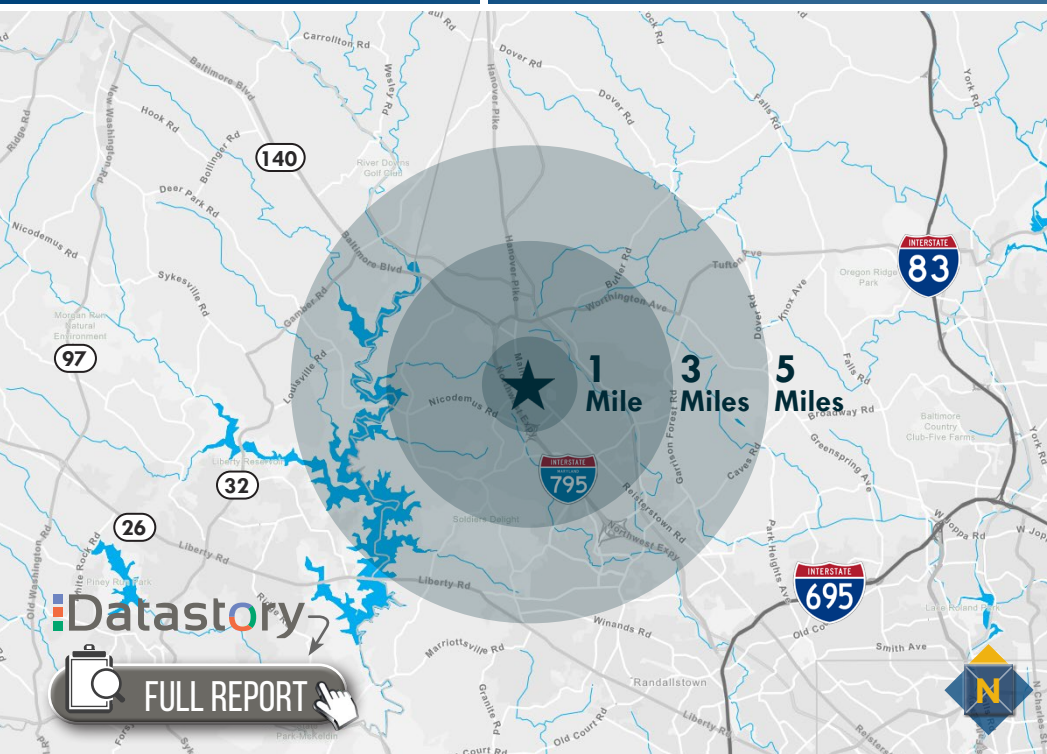


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# LOCATION / DEMOGRAPHICS

601 MAIN STREET | REISTERSTOWN, MARYLAND 21136



## RESIDENTIAL POPULATION

12,184  
1 MILE  
49,797  
3 MILES  
86,223  
5 MILES

## NUMBER OF HOUSEHOLDS

4,505  
1 MILE  
18,964  
3 MILES  
33,342  
5 MILES

## AVERAGE HH SIZE

2.65  
1 MILE  
2.58  
3 MILES  
2.53  
5 MILES

## MEDIAN AGE

37.8  
1 MILE  
37.9  
3 MILES  
37.3  
5 MILES

## AVERAGE HH INCOME

\$72,370  
1 MILE  
\$96,149  
3 MILES  
\$99,053  
5 MILES

## EDUCATION (COLLEGE+)

68.5%  
1 MILE  
72.1%  
3 MILES  
74.0%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.8%  
1 MILE  
95.8%  
3 MILES  
96.0%  
5 MILES

## DAYTIME POPULATION

9,255  
1 MILE  
38,222  
3 MILES  
75,157  
5 MILES

20%  
SAVVY  
SUBURBANITES  
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85  
AVERAGE HH SIZE  
45.1  
MEDIAN AGE  
\$108,700  
MEDIAN HH INCOME

LEARN MORE

15%  
PLEASANTVILLE  
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88  
AVERAGE HH SIZE  
42.6  
MEDIAN AGE  
\$92,900  
MEDIAN HH INCOME

LEARN MORE

14%  
SOCCER MOMS  
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97  
AVERAGE HH SIZE  
37.0  
MEDIAN AGE  
\$90,500  
MEDIAN HH INCOME

LEARN MORE

13%  
CITY LIGHTS  
2 MILES

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

2.59  
AVERAGE HH SIZE  
39.3  
MEDIAN AGE  
\$69,200  
MEDIAN HH INCOME

LEARN MORE

**MACKENZIE**  
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