

FOR LEASE

Baltimore County, MD

FREESTANDING RETAIL

4015 NORTH POINT BOULEVARD | DUNDALK, MARYLAND 21222

BUILDING SIZE

3,505 sf ±

LOT SIZE

.44 Acres ±

ZONING

BL (Business Local)

TRAFFIC COUNT

14,921 AADT (North Point Blvd)

RENTAL RATE

\$30.00 psf, NNN (or \$125,000/yr.)

HIGHLIGHTS

- ▶ .44 acre lot at a fully signalized intersection on North Point Blvd
- ▶ Currently improved by a 3,505 sf ± freestanding retail building
- ▶ Tremendous frontage (160+ ft.) and visibility (15,000 cars/day) on North Point Blvd/MD Rt. 151
- ▶ Pylon signage along Rt. 151
- ▶ Quick, easy access to I-695
- ▶ Available on a NNN lease or Ground Lease basis



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FOR LEASE

Baltimore County, MD

BIRDSEYE

4015 NORTH POINT BOULEVARD | DUNDALK, MARYLAND 21222



BEAR CREEK

NORTH POINT VILLAGE PARK

GRAND LODGE INDEPENDENT ORDER OF ODD FELLOWS MD

SITE

Wawa

A LifeBridge Health Partner
ExpressCare
URGENT CARE CENTERS

BURGER KING

REGIONAL REC CENTER AT NORTH POINT

ST CLARE
ST MONICA DR

OLD BATTLE GROUND RD

151 NORTH POINT BLVD 14,921 AADT

7-ELEVEN

McDonald's

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TRADE AREA

4015 NORTH POINT BOULEVARD | DUNDALK, MARYLAND 21222



4015 NORTH POINT BOULEVARD is a short 3-mile/5-minute drive to **TRADEPOINT ATLANTIC**, an upcoming 3,100-acre development coming to Sparrows Point in the Port of Baltimore. It is positioned to be North America's premier industrial gateway, driving the flow of commerce between the U.S. and global markets through unmatched access to land, rail and sea. The project benefits from immediate access to multiple interstate and regional road networks (95, 695, 895/Harbor Tunnel Thruway, 295/Baltimore-Washington Parkway), as well as Interstates 70 and 83, and is sure to be a major traffic generator for the local Dundalk community.

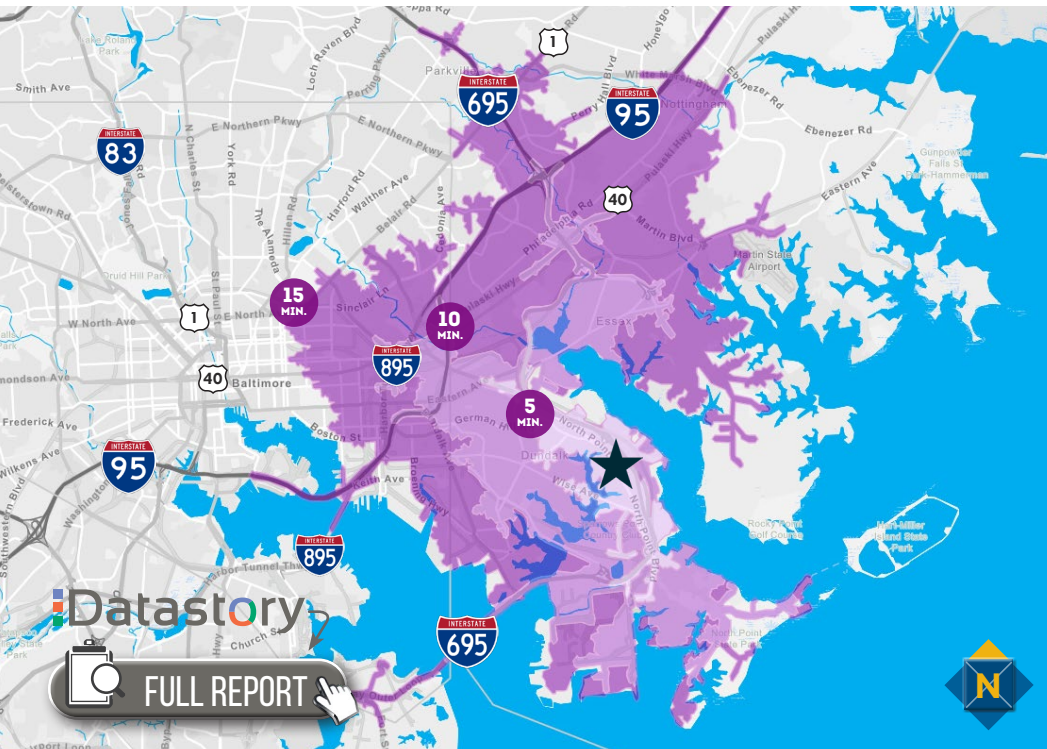
www.tradepointatlantic.com

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LOCATION / DEMOGRAPHICS (2019)

4015 NORTH POINT BOULEVARD | DUNDALK, MARYLAND 21222



RESIDENTIAL POPULATION 13,620 5 MIN. 70,841 10 MIN. 245,369 15 MIN.	NUMBER OF HOUSEHOLDS 5,071 5 MIN. 26,783 10 MIN. 93,836 15 MIN.	AVERAGE HH SIZE 2.67 5 MIN. 2.62 10 MIN. 2.60 15 MIN.	MEDIAN AGE 42.1 5 MIN. 40.5 10 MIN. 37.3 15 MIN.
AVERAGE HH INCOME \$71,421 5 MIN. \$71,103 10 MIN. \$69,755 15 MIN.	EDUCATION (COLLEGE+) 38.6% 5 MIN. 40.0% 10 MIN. 46.3% 15 MIN.	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.7% 5 MIN. 94.7% 10 MIN. 94.3% 15 MIN.	DAYTIME POPULATION 12,111 5 MIN. 67,385 10 MIN. 222,910 15 MIN.

41%
PARKS AND REC
2 MILES

[LEARN MORE](#)

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

30%
FRONT PORCHES
2 MILES

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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

9%
METRO FUSION
2 MILES

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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

8%
PLEASANTVILLE
2 MILES

[LEARN MORE](#)

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