

RETAIL FOR SALE

1306 LINDEN AVENUE

1306 Linden Avenue, Halethorpe, MD 21227



OFFERING SUMMARY

SALE PRICE:	\$560,000 Building \$145,000 Parking Lot
NUMBER OF UNITS:	1 building, 1 parking lot
YEAR BUILT:	2014
PARKING LOT:	0.122 Acres
BUILDING SIZE:	2,280 SF
ZONING:	BL
PRICE / SF:	\$309.21

PROPERTY OVERVIEW

Income producing, fully leased 2,280 SF retail building with 3 years remaining and adjacent parking lot FOR SALE. Located in downtown Halethorpe, walking distance to retail shops, restaurants and residential neighborhoods.

PROPERTY HIGHLIGHTS

- Located conveniently close to Route 1, 695 and 95
- 1 mile from Halethorpe Commuter Rail (Penn Line)
- 2.9 miles from St Denis Commuter Rail (Camden Line)

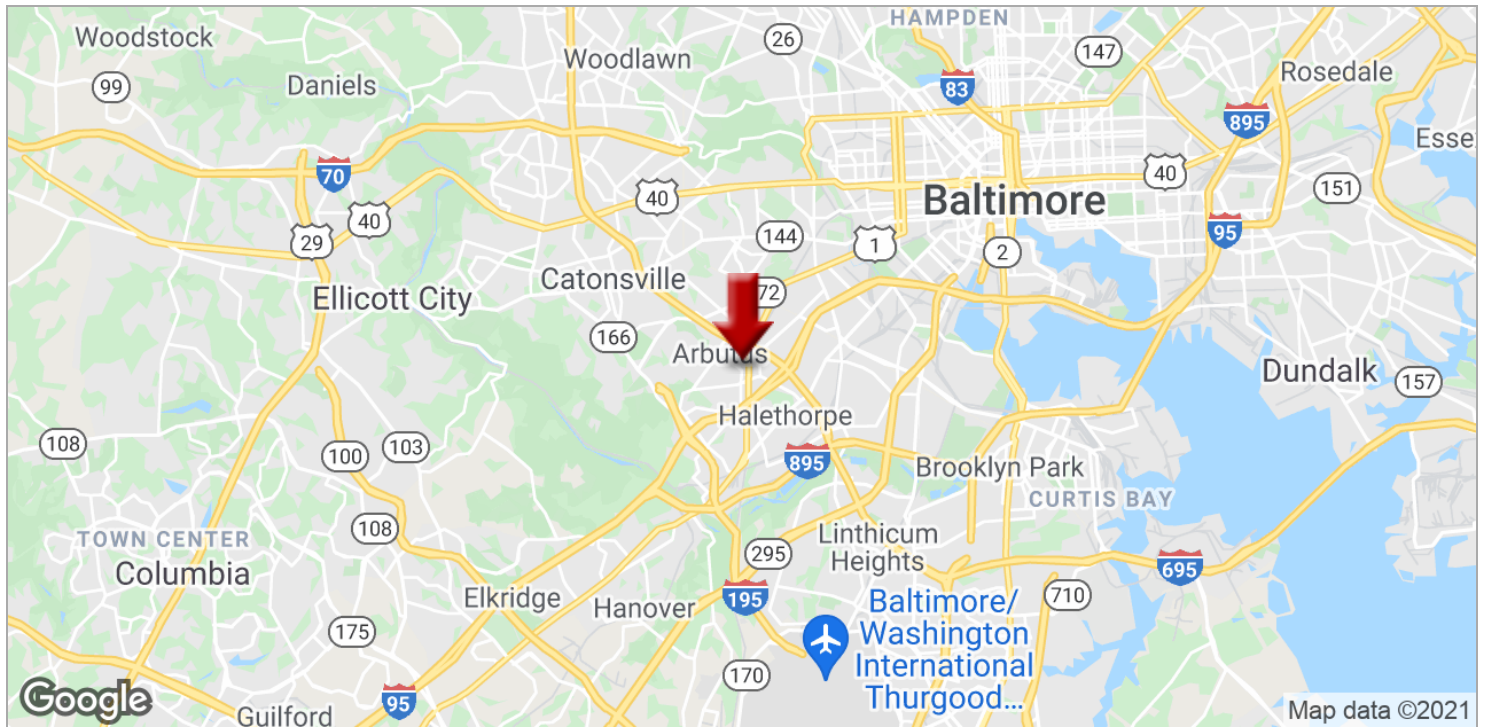
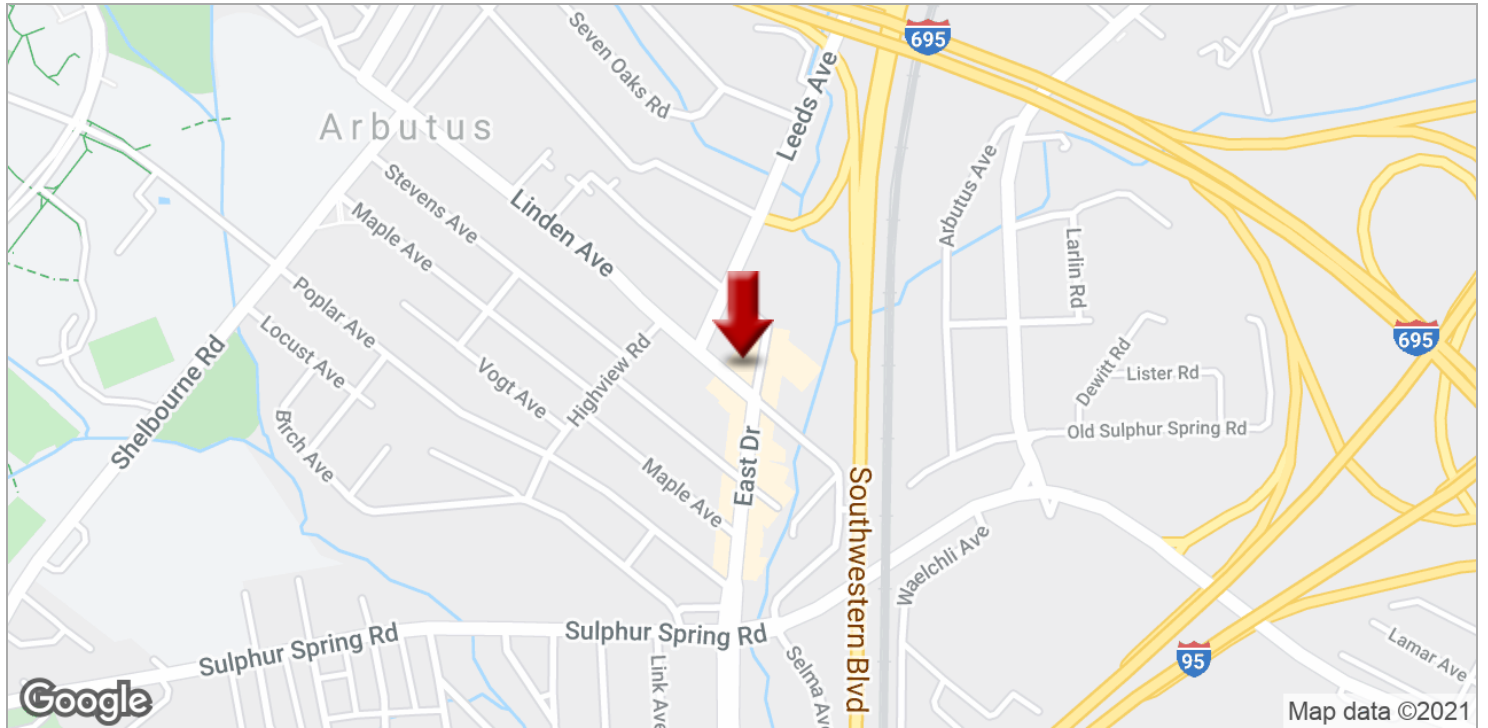
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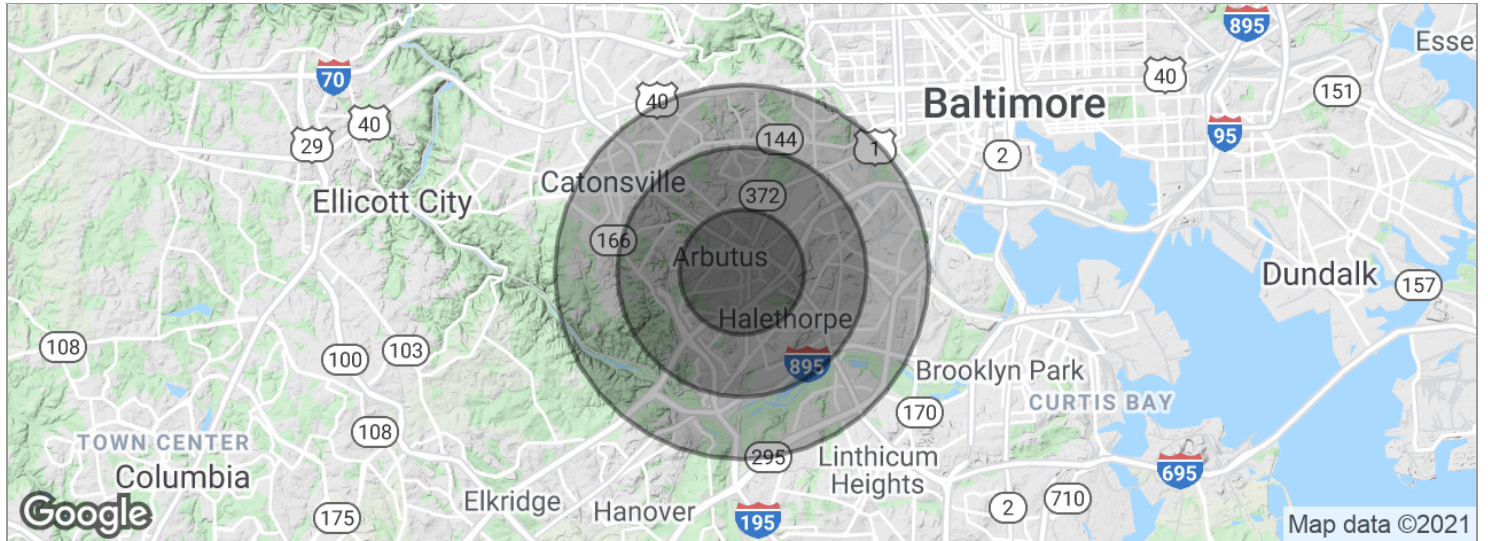
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,281	48,124	106,107
Median age	33.4	39.6	37.5
Median age (male)	33.9	39.5	36.4
Median age (Female)	32.1	39.0	38.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,883	18,106	39,550
# of persons per HH	2.6	2.7	2.7
Average HH income	\$65,306	\$61,769	\$63,695
Average house value	\$264,133	\$269,130	\$270,916

* Demographic data derived from 2010 US Census

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