

EMPIRE AIRPORT SOUTH



OFFERING SUMMARY

ELEVATOR ACCESS:	Yes (1)
YEAR BUILT:	1984
ZONING:	W-1

PROPERTY OVERVIEW

The location is directly across the street from BWI landing zone with a public bus stop service. Routes 100-295-97 & Quarterfield surround the site with ease of access. Abundant surface parking. Building is zoned W-1 with a courier & 24-hour shuttle service as options for hire. Landlord Lease and seamless application process. On site property manager and partial owner of the building.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2301 Dorsey Rd, Suite 102-03	\$900 per month	250 SF
2301 Dorsey Rd, Suite 102-05	Negotiable	387 SF
2301 Dorsey Rd, Suite 106 F	\$500 per month	120 SF
2301 Dorsey Rd, Suite 110	\$2,500 per month	2,000 SF

KW COMMERCIAL
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Annapolis, MD 21401

SUSAN ROSKO-THOMAS
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2301 DORSEY RD, GLEN BURNIE, MD 21061

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Each Office Independently Owned and Operated kwcommercial.com

FLOOR PLAN

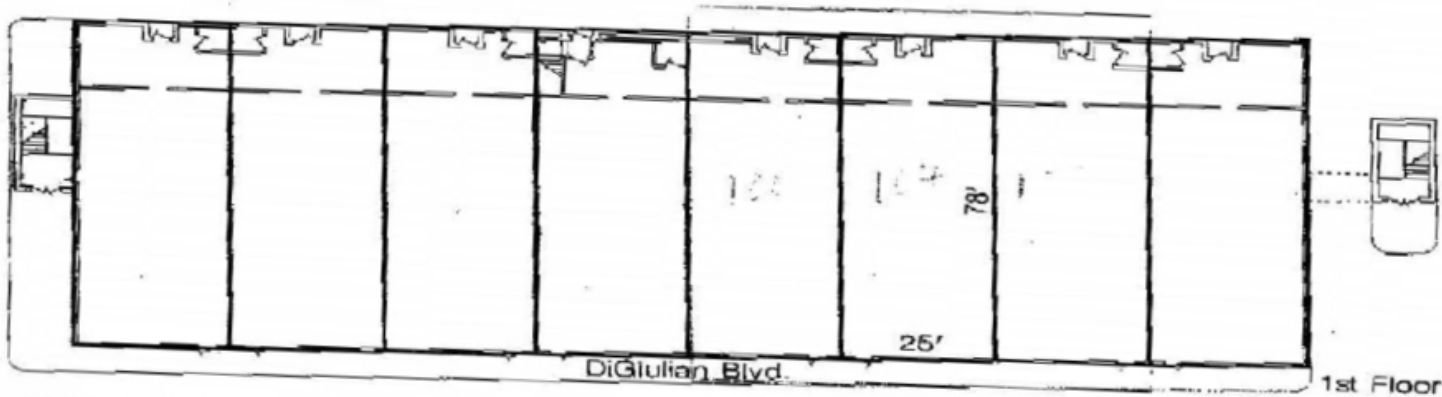


AIRPORT SOUTH BUILDING is an attractive, newly-completed, two-story office building located adjacent to Baltimore-Washington International Airport.

TOTAL BUILDING AREA (approx.) — 31,000 sq. ft.

EXTERIOR — granite and aggregate-faced precast panels and insulated glass

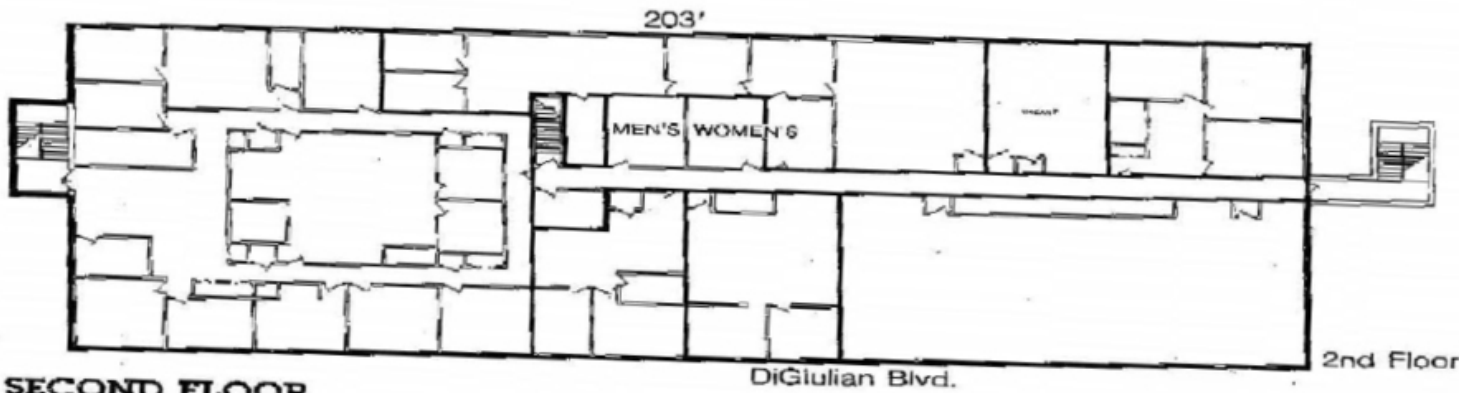
HVAC — electric heat and air-conditioning heat pump



FIRST FLOOR

Handwritten notes:
2301 to 2315 SF Office
2301 to 2315 Rental Area + 1st

Each first floor unit has individual exterior entrance and private restrooms. Utilities are separately metered.



SECOND FLOOR

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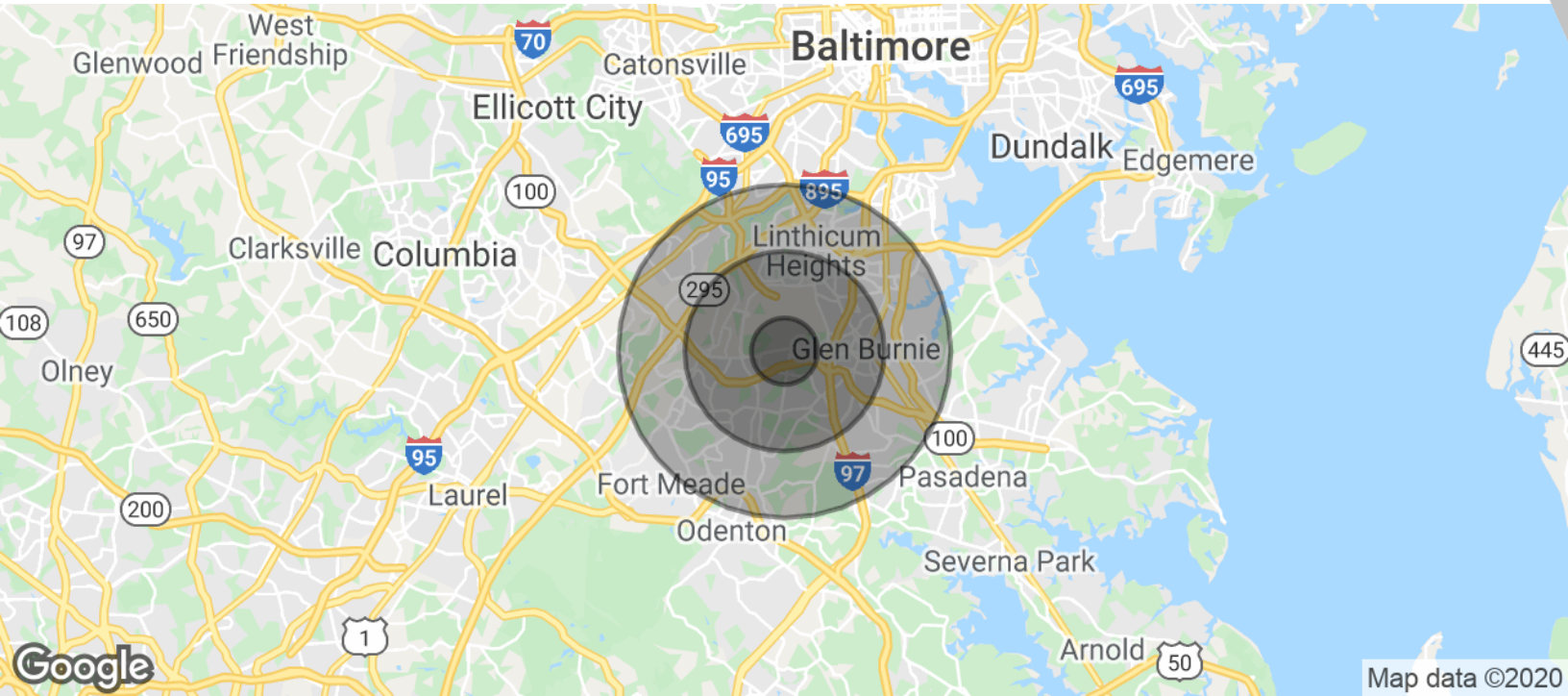
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,706	41,938	168,068
Average age	44.8	39.2	36.5
Average age (Male)	45.1	37.9	34.7
Average age (Female)	44.4	40.4	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	602	15,195	62,729
# of persons per HH	2.8	2.8	2.7
Average HH income	\$123,734	\$92,431	\$83,297
Average house value	\$431,639	\$395,542	\$349,863

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Susan Rosko-Thomas has been a pacesetter in real estate sales and investments since 1978. She had owned and operated her own successful Susan Rosko Thomas Personal Touch - ERA Brokerage franchise in the BWI Inner Harbor area for 13-years prior to acquisitioning her 40 agents to CBRB. After over 20-years with Coldwell Banker, Susan went back solo to owning and operating her own brokerage as CRCT, LLC which she continues to operate to this day. She has also aligned herself as-of 2019 with Keller Williams Select Realtors, where she is the Director of Growth to the commercial division.

Annapolis

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