



# RETAIL/FLEX BUILDING

1749-1751 E. JOPPA ROAD | PARKVILLE, MARYLAND 21234

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 11,574 SF  $\pm$  retail/flex building on 1.14 acres  $\pm$
- 100% leased to CollisionRight (\$92M in revenue in 2024)
- Twelve (12) drive-ins
- New roof
- Excellent parking (75 spaces  $\pm$ )
- 2 existing curb cuts
- Entire property is paved and lit
- Great visibility on E. Joppa Road (25,000+ vehicles per day)
- Easy access to I-695, I-83 and Towson Corridor

BUILDING SIZE:

11,574 SF  $\pm$

LOT SIZE:

1.137 ACRES  $\pm$  (2 PARCELS)

YEAR BUILT:

1974

CLEAR HEIGHT:

18'  $\pm$

DRIVE-INS:

12

ELECTRIC:

3 PHASE

ZONING:

BM (BUSINESS MAJOR)

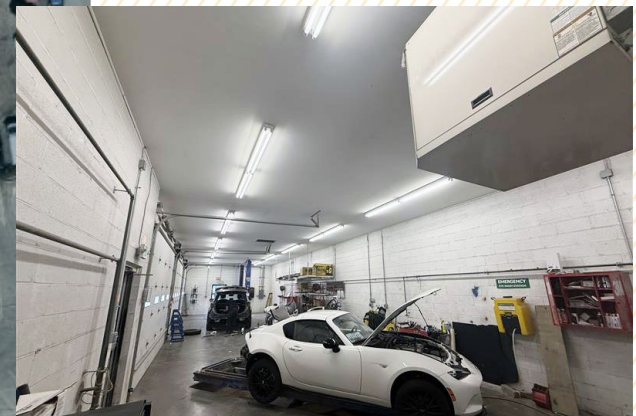




# AERIAL

- ▲ DRIVE-IN: 12' X 14'
- ▲ DRIVE-IN: 16' X 10'
- ▲ DRIVE-IN: 10' X 10'

E JOPPA RD





# RENT ROLL

CURRENT NOI:

**\$259,783.72**

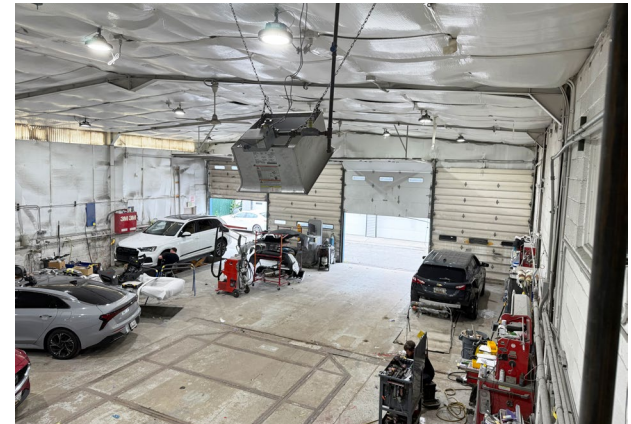
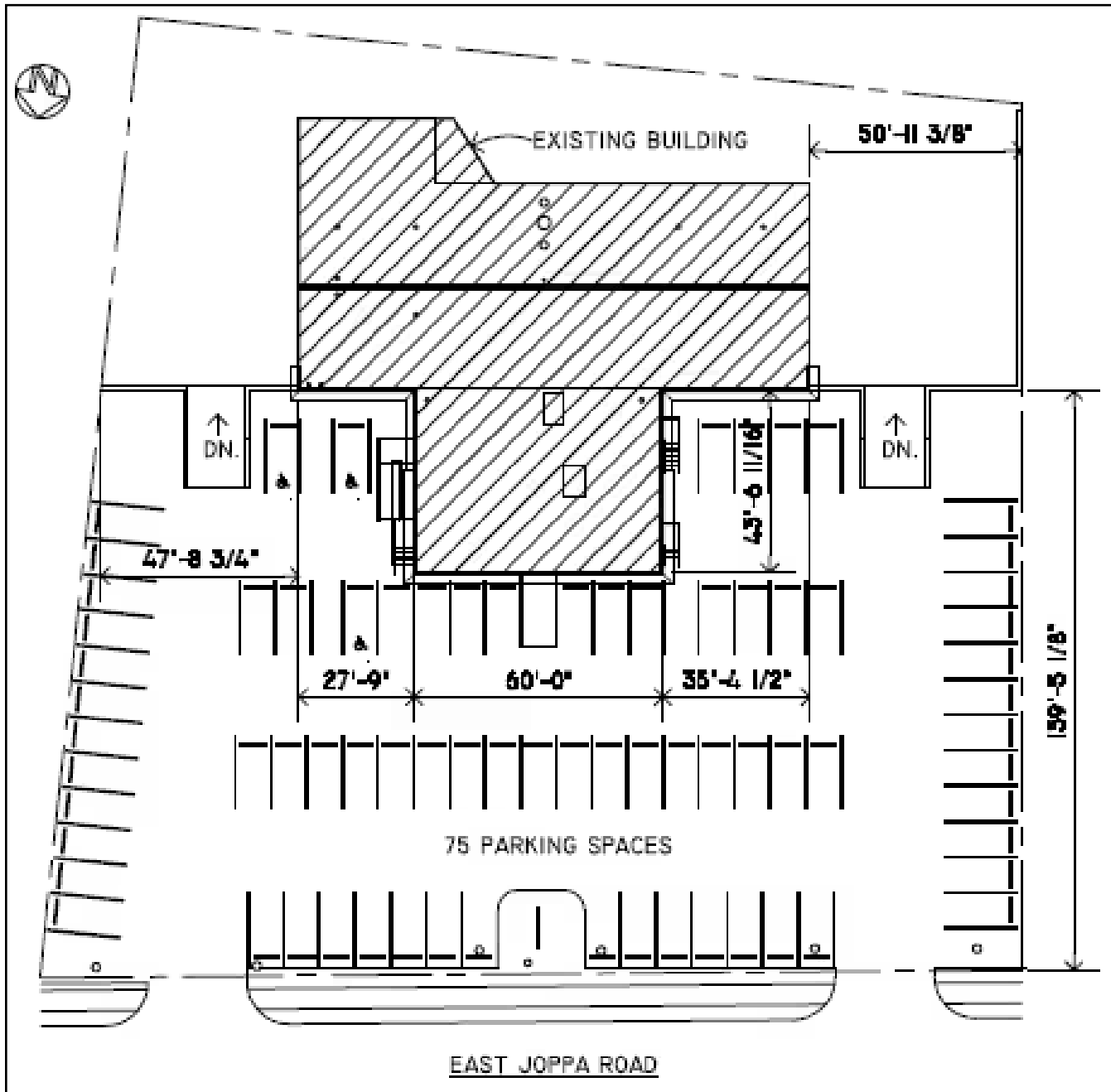
120 Months

Start Date	End Date	Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
8/1/21	7/31/22	\$20.76	\$20,000.00	\$240,000.00
8/1/22	7/31/23	\$21.18	\$20,400.00	\$244,800.00
8/1/23	7/31/24	\$21.60	\$20,808.00	\$249,696.00
8/1/24	7/31/25	\$22.03	\$21,224.16	\$254,689.92
8/1/25	7/31/26	\$22.47	\$21,648.64	\$259,783.72
8/1/26	7/31/27	\$22.92	\$22,081.62	\$264,979.39
8/1/27	7/31/28	\$23.38	\$22,523.25	\$270,278.98
8/1/28	7/31/29	\$23.85	\$22,973.71	\$275,684.56
8/1/29	7/31/30	\$24.32	\$23,433.19	\$281,198.25
8/1/30	7/31/31	\$24.81	\$23,901.85	\$286,822.22





# SITE PLAN





# LOCAL BIRDSEYE





# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 695**  
0.6 MILES  
2 MIN. DRIVE

**INTERSTATE 83**  
4.8 MILES  
6 MIN. DRIVE

**INTERSTATE 95**  
5.5 MILES  
8 MIN. DRIVE

**PORT OF BALTIMORE**  
14.5 MILES  
20 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL  
THURGOOD MARSHALL AIRPORT  
23.3 MILES  
28 MIN. DRIVE

**BALTIMORE, MD**  
16.5 MILES  
20 MIN.

**WASHINGTON, DC**  
52.3 MILES  
1 HR. 0 MIN.

**PHILADELPHIA, PA**  
98.1 MILES  
1 HR. 30 MIN.

**RICHMOND, VA**  
169.0 MILES  
2 HRS. 30 MIN.





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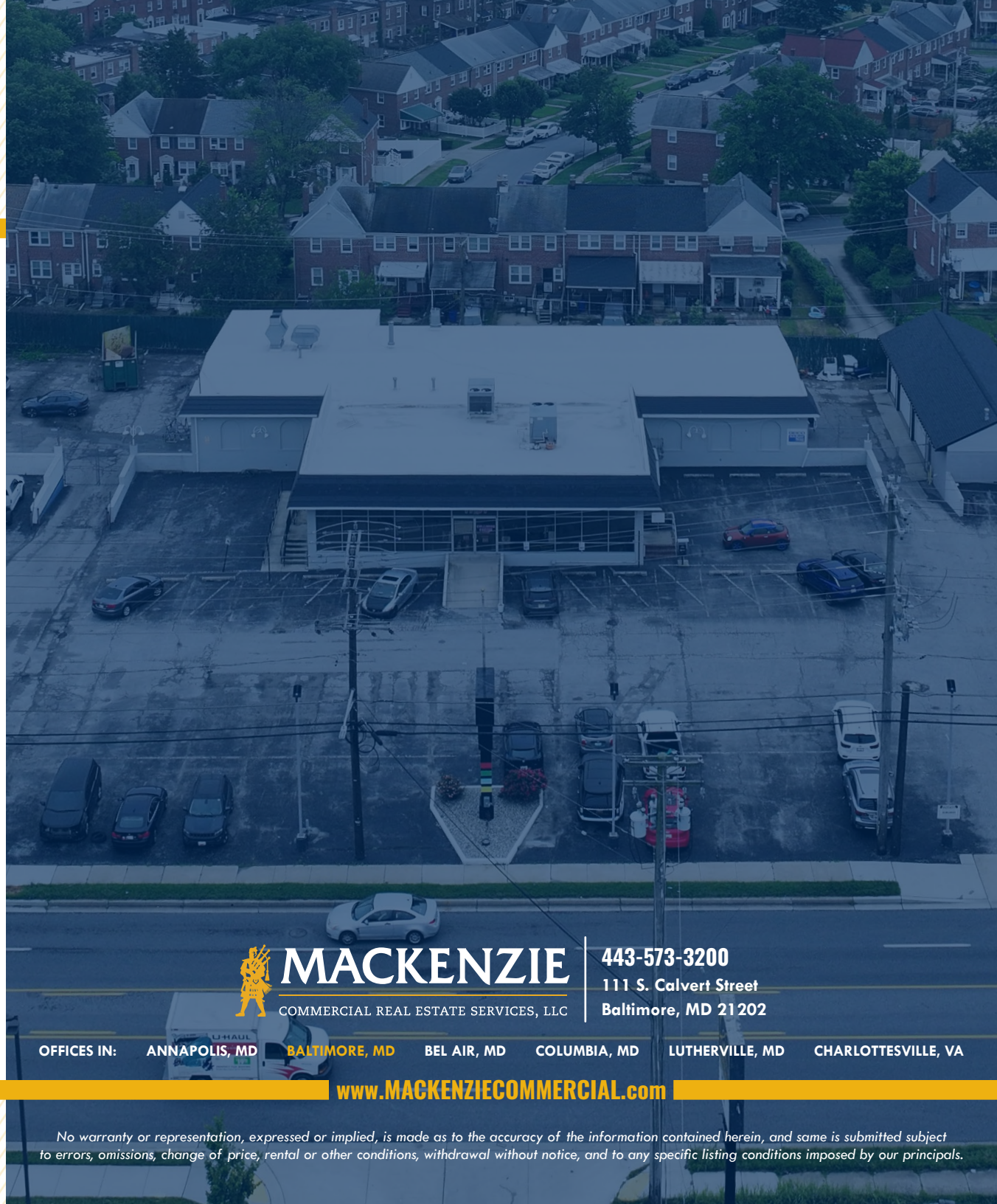
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



## MACKENZIE

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