



# 0.85 ACRES ± BL ZONED LAND

200A BACK RIVER NECK RD | ESSEX, MARYLAND 21221

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Fully entitled proposed 8,300sf +/- single story Retail/Office bldg. with basement
- Active Grading Permit in hand for the proposed site plan
- Utilities accessible via Back River Neck Road. (Water, Sewer, 3-Phase Electric)
- 16,191 AADT (Back River Neck Rd)
- 108' frontage on Back River Neck Rd
- BL (Business Local) Zoning allows for variety of uses including: Retail sales, personal services, restaurant, bank, office, tavern, food store & medical clinic
- Property is positioned within Baltimore County's Community Revitalization District

LOT SIZE:	0.85 ACRES ±
PARKING:	5/1000 SF (PROPOSED)
ZONING:	BL
SALE PRICE:	\$650,000

RENDERING OF PROPOSED 8,300 SF ± STRIP CENTER



# PROPOSED SITE PLAN



BACK RIVER NECK RD

16,191 AADT

PROPOSED SIGN

8,300 SF ±  
RETAIL BUILDING



WILLIAMS AVE



# CONCEPTUAL PLAN

BACK RIVER NECK RD

16,191 AADT



2,250 SF ±  
DRIVE THRU BUILDING

WILLIAMS AVE



# LOCAL BIRDSEYE



Country Ridge Shopping Center

FAMILY DOLLAR

DOLLAR TREE

Essex Pharmacy & Surgicals

COUNTRY RIDGE BINGO

CHILD CARE



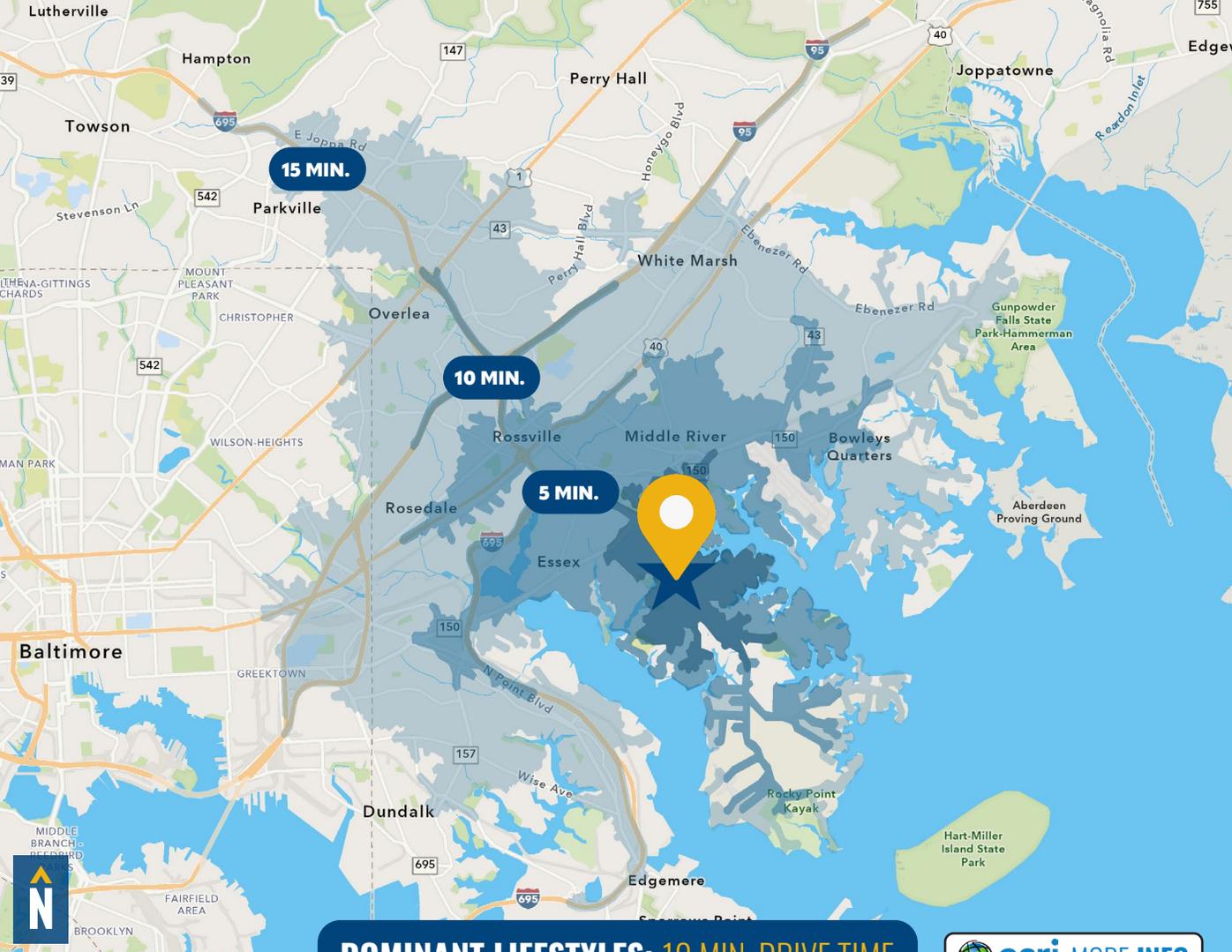
WILLIAMS AVE

SITE

BACK RIVER NECK RD







**DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME**

[esri MORE INFO](#)

**22%** **KIDS AND KIN**

**MEDIAN**  
AGE: 33.3  
HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

**13%** **DREAMBELT**

**MEDIAN**  
AGE: 41.5  
HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

**7%** **MODERATE METROS**

**MEDIAN**  
AGE: 38.1  
HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

# DEMOGRAPHICS

2025



## RESIDENTIAL POPULATION



## DAYTIME POPULATION



## AVERAGE HOUSEHOLD INCOME



## NUMBER OF HOUSEHOLDS



## MEDIAN AGE



[FULL DEMOS REPORT](#)

# FOR MORE INFO **CONTACT:**



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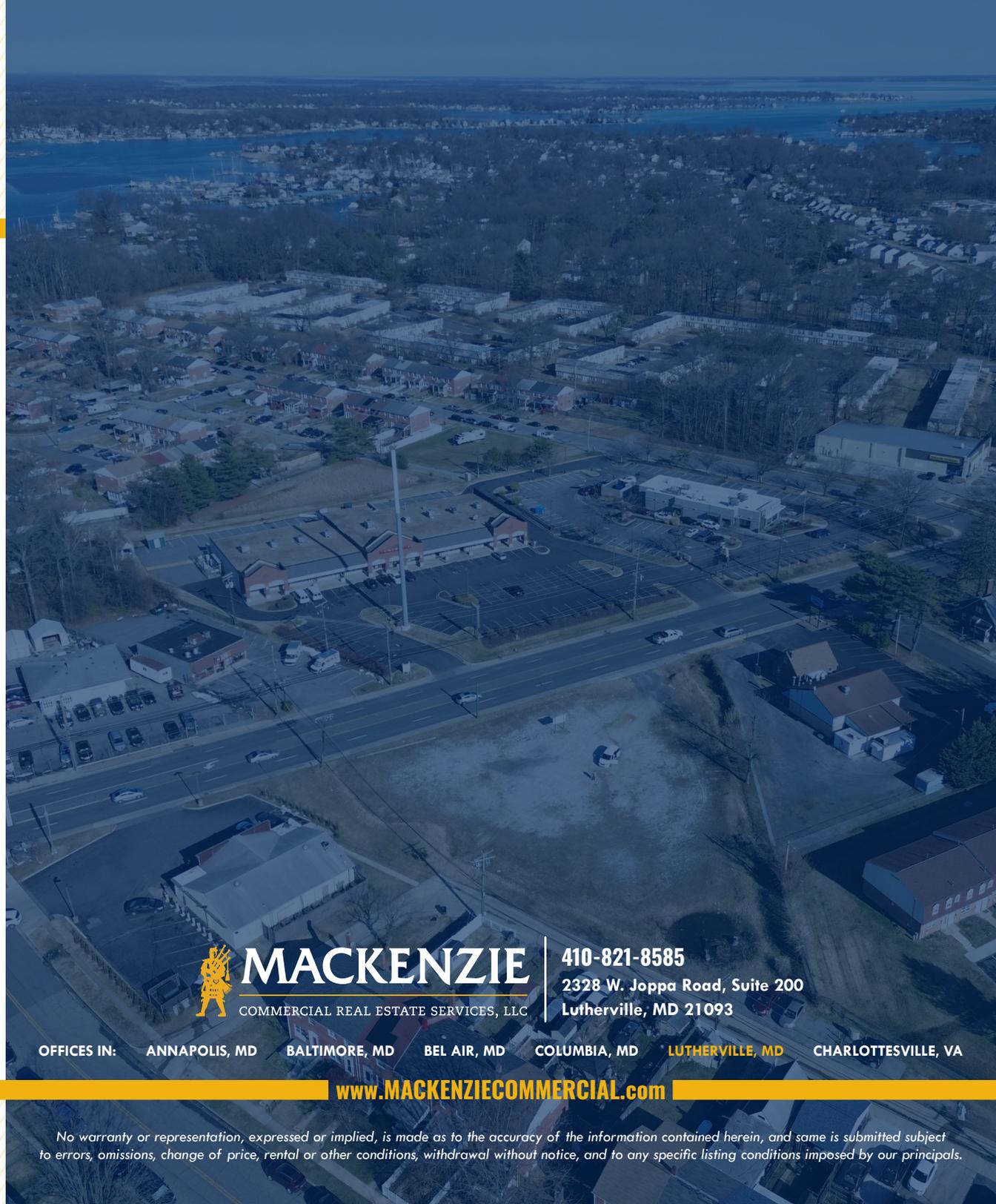


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