

# 10801 Philadelphia Rd & 5418 Ebenezer Rd

White Marsh, MD 21162



**Faisal Ali \***

Associate

O: 443.921.9359 | C: 410.206.5970

faisalali@troutdaniel.com

www.troutdaniel.com



**Arthur W. Putzel**

Principal and Broker

O: 443.921.9326 | C: 410.971.2949

aputzel@troutdaniel.com

www.troutdaniel.com



**LOCATION DESCRIPTION**

10801 Philadelphia Road consists of 5.25 Acres of BM zoning, with an existing 5500 +/-sq ft retail building in front of the property and a Vacant 8400 +/-sq ft building at the rear side of the property. 5418 Ebenezer Rd is 3.75 +/- acres of land with ML zoning. Both properties are being offered together for lease. This is a great opportunity for Redevelopment or for current building use.

**OFFERING SUMMARY**

Lease Rate:	Negotiable
10801 Philadelphia Rd & 5418 Ebenezer Rd (Available SF):	13,000 (+/-) SF
Lot Size:	9 (+/-) Acres
Traffic Counts:	17,420 on Philadelphia Rd, 10,045 on Ebenezer, Pulaski Hwy 33,000 (+/-)
Zoning:	BM & ML

**PROPERTY HIGHLIGHTS**

- Extremely high median household income of \$110,000 within a 2-mile radius.
- Flexible zoning – the bulk of the site is zoned Business, Major (BM) allowing a range of uses including car dealerships, urgent care, shopping centers, self-storage, mixed-use, warehousing, fast food
- Rarely-available large, commercially-zoned acreage.
- Signalized intersection of two major roads – MD 7 (Philadelphia Road) and Ebenezer Road.
- Combined 27,000 vehicle traffic count on Ebenezer and Philadelphia Road
- Easy access to U.S. 40 with a traffic count of 33000 +/- VPD
- Properties are well located in proximity to Johns Hopkins White Marsh, Kaiser Permanente, White Marsh Mall, The Avenue at White Marsh, Amazon, FedEx, major retailers, CarMax and three other car dealerships.

**RECENT DEVELOPMENTS**

- Nottingham Ridge Logistics Center | 751,000 SF Industrial Development
- Retail Development | Royal Farms | Volvo & Nissan Dealerships
- Self-Storage | GreenSpace Self-Storage
- New Hotel Development | HomewoodSuites by Hilton | 155 KeysHoliday Inn Hotel
- Holiday Inn Hotel
- HoneyGo Run Apartments



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Timonium, MD 21093

Visit Us  
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Call Us  
410.435.4004





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**TD&A**  
TROUT DANIEL & ASSOCIATES



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Close In Aerial Map



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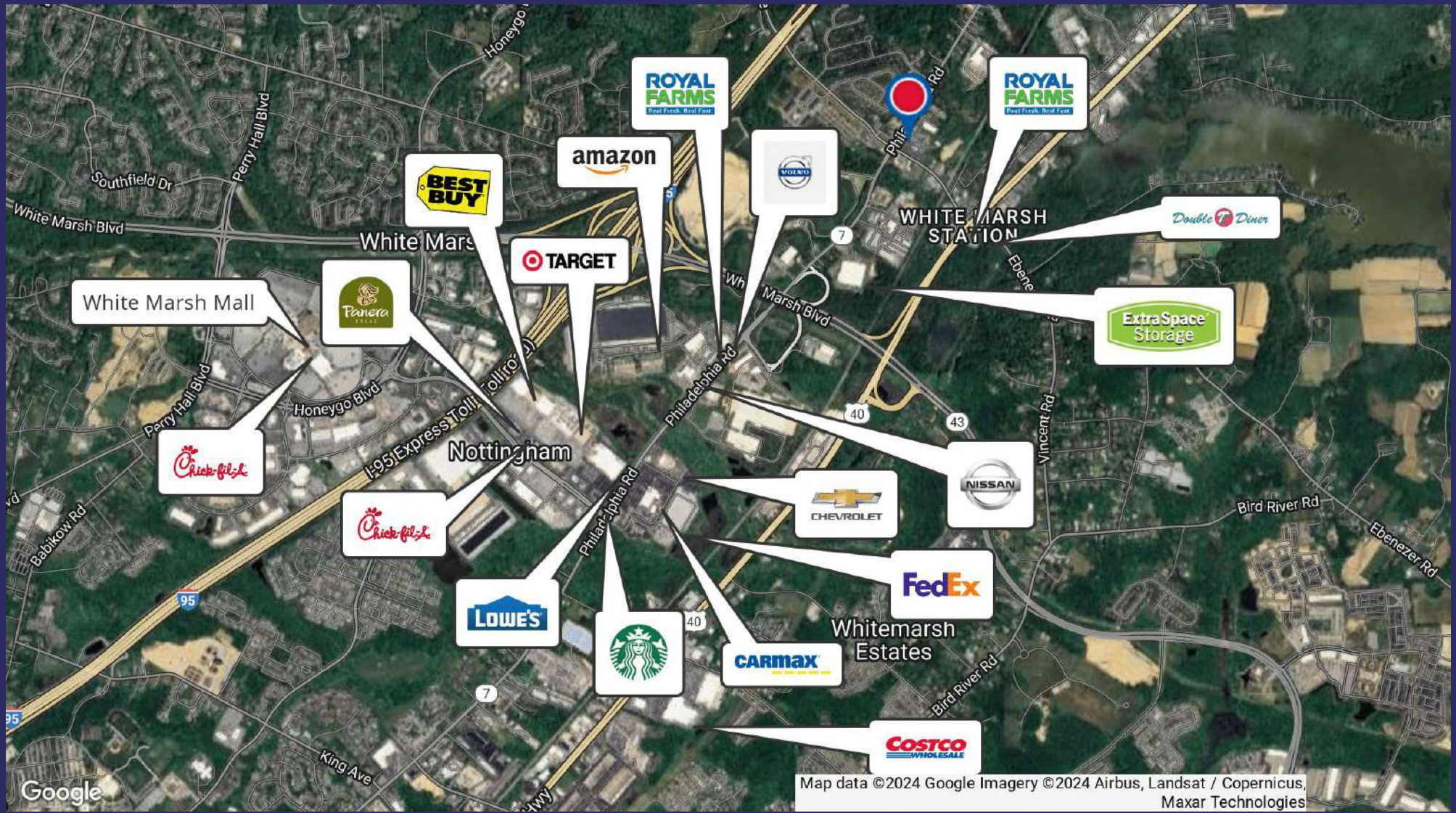
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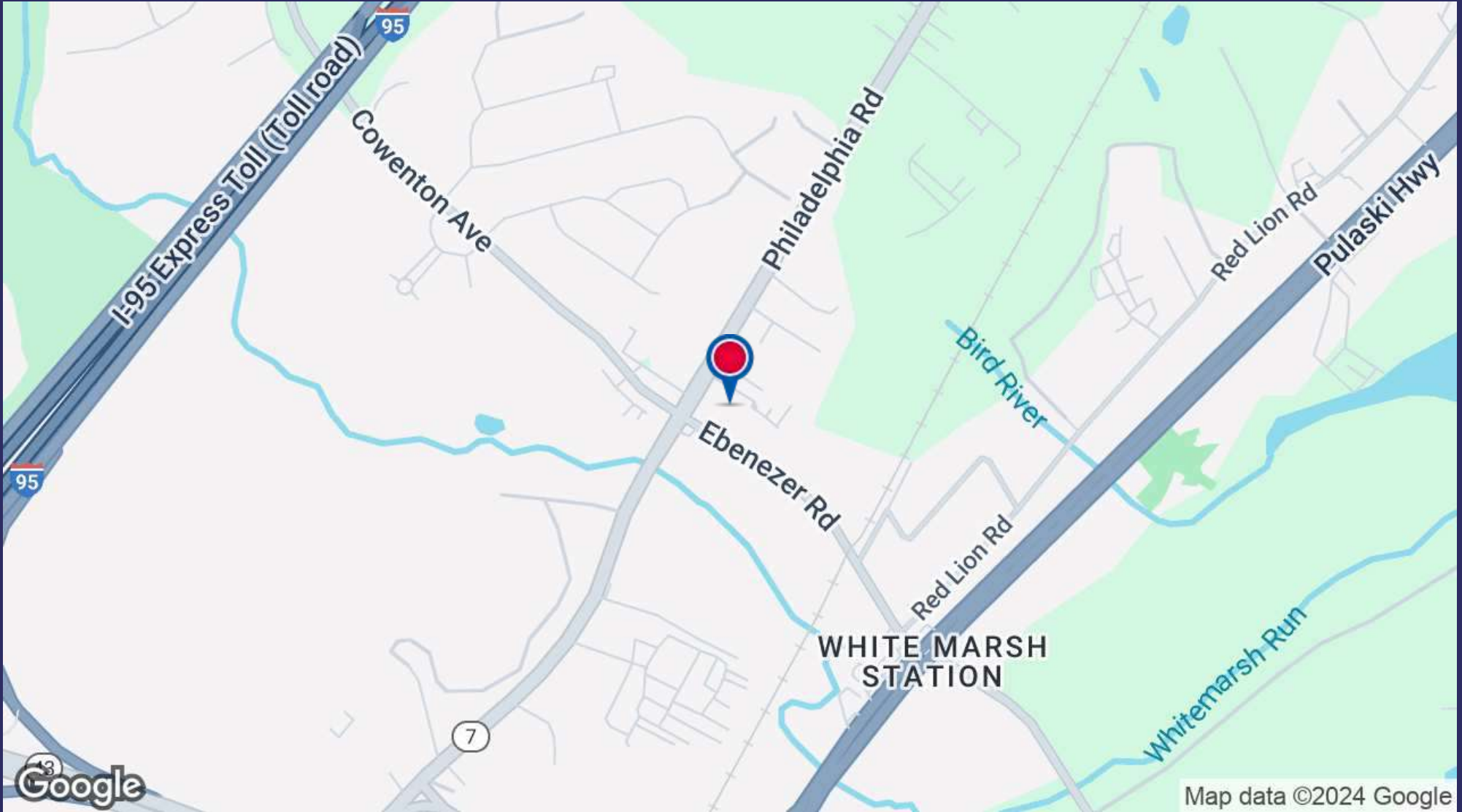
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## KEY FACTS

3,188  
Population

38  
Average Age

  
\$213,223  
Average Household Income

  
3.1  
Average Household Size

## 1 Min Drive time

## KEY FACTS

61,157  
Population

40  
Average Age

  
\$153,097  
Average Household Income

  
2.7  
Average Household Size

## 3 Min Drive time

## KEY FACTS

159,634  
Population

42  
Average Age

  
\$134,846  
Average Household Income



  
2.6  
Average Household Size

## 5 Min Drive time



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