



FOR **LEASE/SALE**

FREESTANDING RETAIL/RESTAURANT

5 NEWPORT DRIVE | FOREST HILL, MARYLAND 21050

**ALL
FF&E
CONVEYS
WITH SALE**

**PRICE
REDUCED!**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,564 SF $\pm$ freestanding retail/restaurant building
- 2nd generation restaurant (former Pizza Hut)
- Ample on-site parking (80 surface spaces $\pm$)
- Two (2) curb cuts on Newport Drive
- All furniture, fixtures & equipment convey with sale
- Nearby retailers include ShopRite, Kohl's, Dunkin', Chick-fil-A, Enotria Restaurant & Grill, Wendy's, Wawa, McDonald's, Waffle House and more
- Convenient to Downtown Bel Air, the Harford Mall, Tollgate Marketplace, and The University of Maryland Upper Chesapeake Medical Center



BUILDING SIZE:

3,564 SF $\pm$

LOT SIZE:

1.24 ACRES $\pm$

YEAR BUILT:

1989

STORIES:

1

PARKING:

80 SURFACE SPACES

ZONING:

CI (COMMERCIAL INDUSTRIAL DIST.)

SALE PRICE:

\$1,400,000*

RENTAL RATE:

\$25.00 PSF, NNN*

* Real Estate Taxes = \$3.62 PSF, Insurance = \$0.95 PSF

AERIAL



284' ±

198' ±

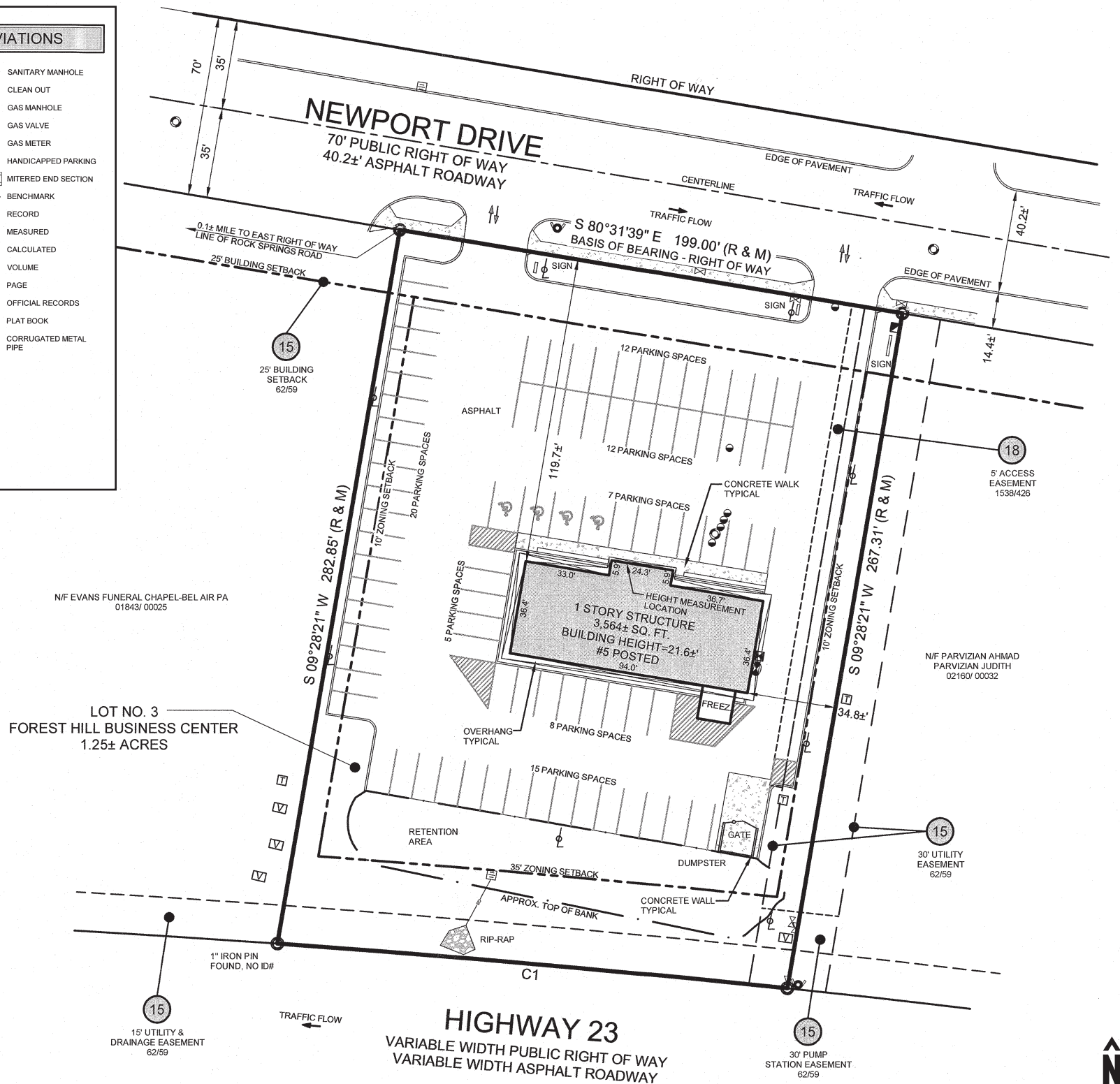
NEWPORT DR

PYLON SIGN



LEGEND OF SYMBOLS & ABBREVIATIONS

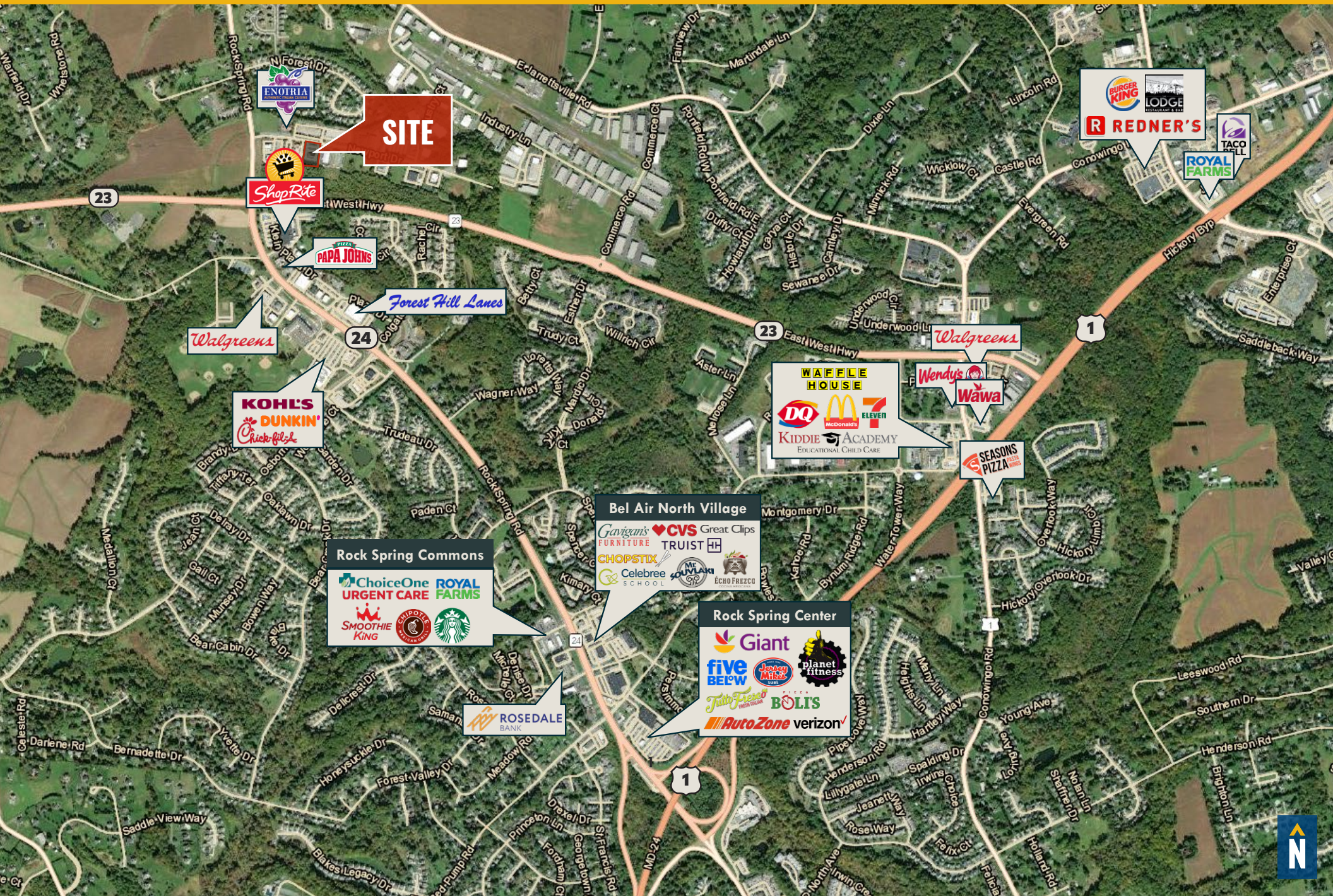
	POWER POLE		TRAFFIC SIGNAL BOX		SANITARY MANHOLE
	LIGHT POLE		SIGNAL LIGHT POLE		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT		GAS MANHOLE
	ELECTRIC MANHOLE		VAULT		GAS VALVE
	ELECTRIC METER		SIGN (AS NOTED)		GAS METER
	ELECTRIC VAULT		TOWER		HANDICAPPED PARKING
	TRANSFORMER		MONITORING WELL		MITERED END SECTION
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		(R) RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		(M) MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT		(C) CALCULATED
	STORM DRAIN MANHOLE		WATER MANHOLE		VOL VOLUME
	STORM DRAIN INLET		BACKFLOW PREVENTER		PG PAGE
	STORM PIPE		WATER METER		O.R. OFFICIAL RECORDS
	GREASE TRAP		WELL HEAD		P.B. PLAT BOOK
	#5 REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED		POINT OF ACCESS		CMP CORRUGATED METAL PIPE
	OH OVERHEAD WIRES		E UNDERGROUND ELECTRIC LINE		
	GAS GAS		GAS LINE		
	W WATER		WATER LINE		
	SD STORM DRAIN		STORM DRAIN LINE		
	S SEWER		SEWER LINE		



INTERIOR PHOTOS



LOCAL TRADE AREA



SITE

ShopRite

PAPA JOHN'S

Forest Hill Lanes

Walgreens

KOHL'S
DUNKIN'
Chick-fil-A

Rock Spring Commons

ChoiceOne
URGENT CARE
ROYAL FARMS
SMOOTHIE KING
CHOPSTIX
STARBUCKS

ROSEDALE BANK

Bel Air North Village

Gavigan's FURNITURE
CVS
Great Clips
TRUIST
CHOPSTIX
Celebree SCHOOL
SOUL LANE
ECHO FREEZE

Rock Spring Center

Giant
five BELOW
Planet Fitness
Jersey Mike's
BOLI'S
AutoZone
verizon

BURGER KING
LODGE
REDNER'S

TACO BELL
ROYAL FARMS

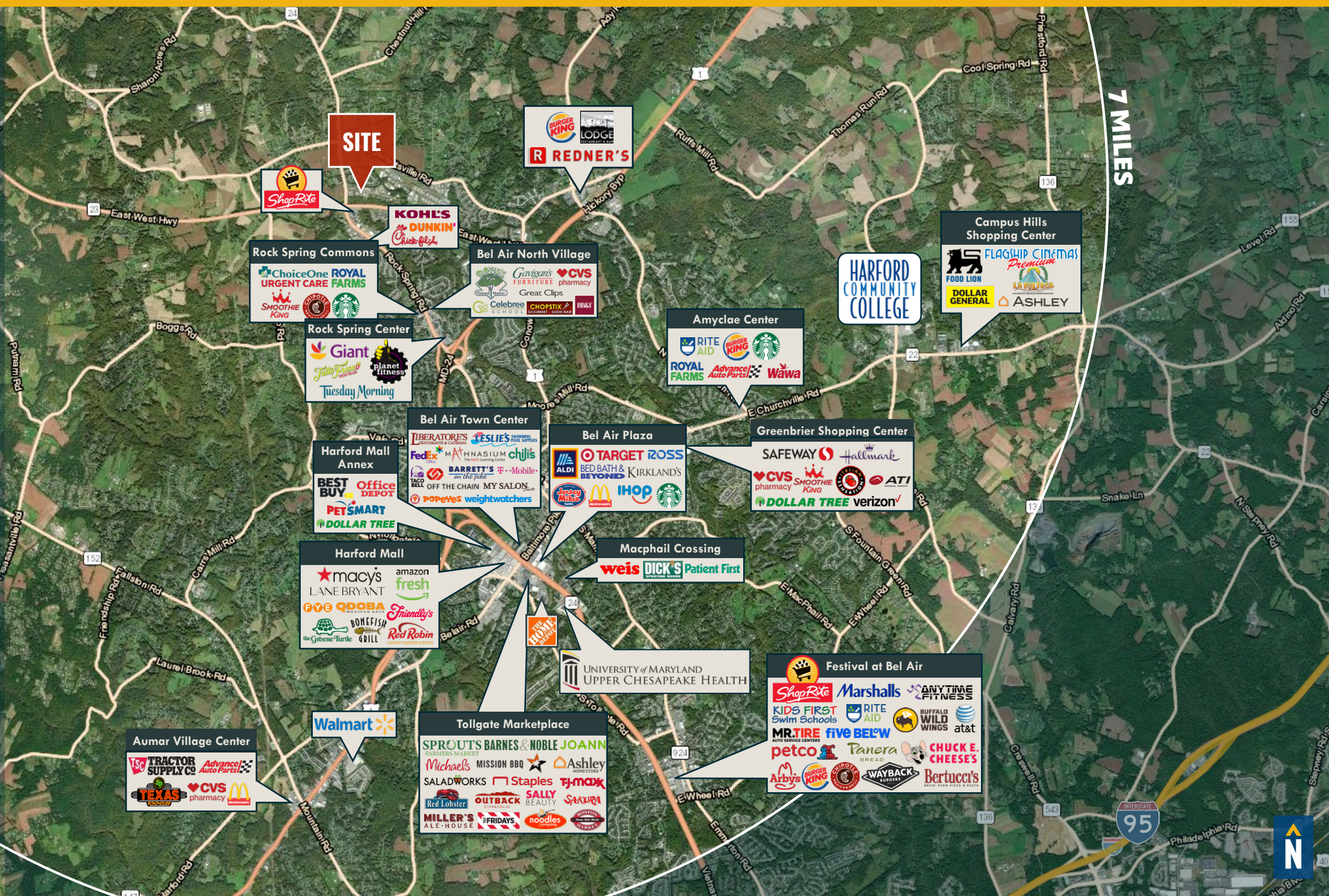
Walgreens

Wendy's
Wawa

SEASONS PIZZA



REGIONAL TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,787

33,410

75,325

DAYTIME POPULATION



5,506

27,675

76,754

AVERAGE HOUSEHOLD INCOME



\$146,539

\$147,808

\$142,598

NUMBER OF HOUSEHOLDS



1,406

12,341

28,418

MEDIAN AGE

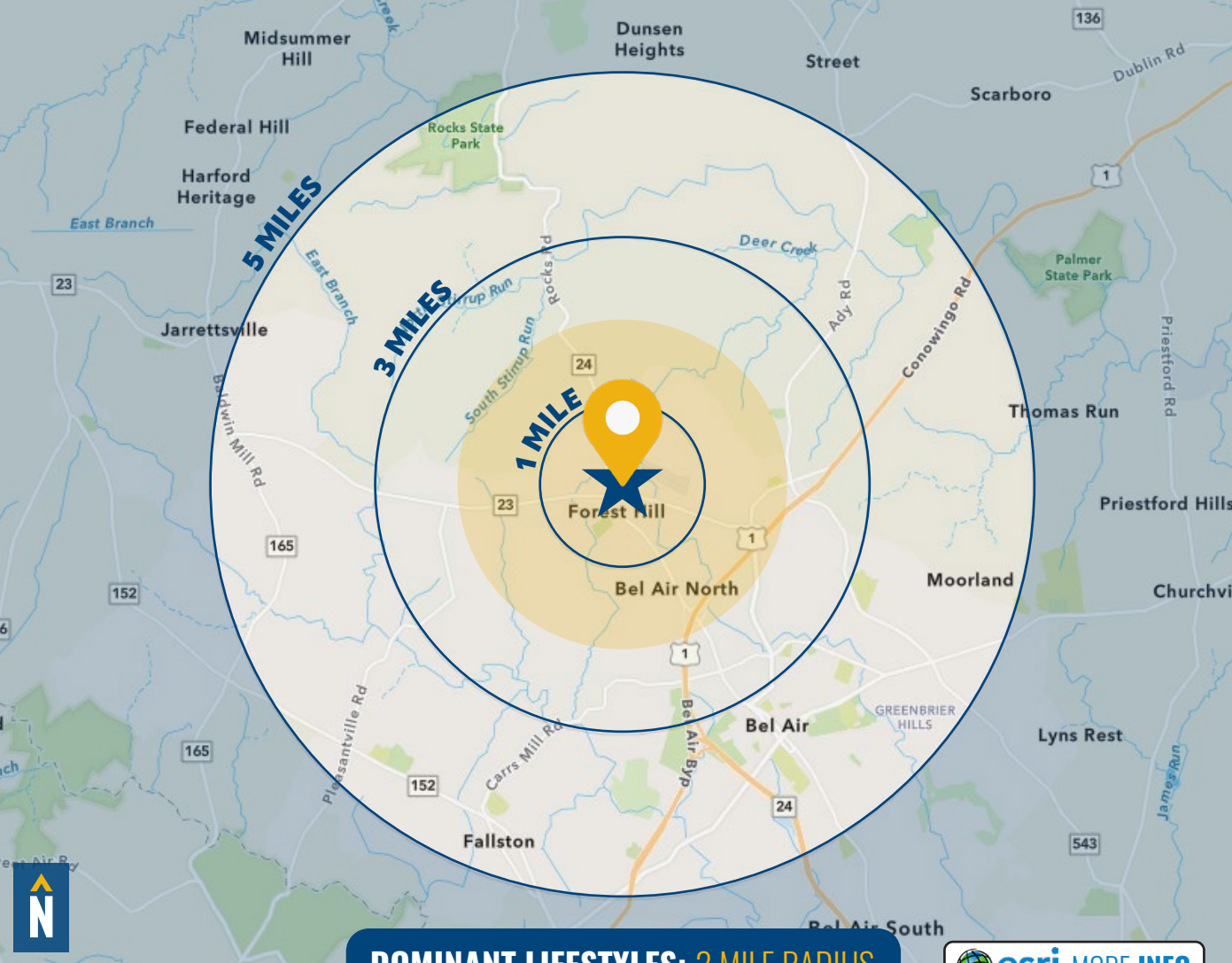


42.2

42.0

42.6

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

47%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696

13%

PROFESSIONAL
PRIDE

MEDIAN

AGE: 38.6

HH INCOME: \$187,750

12%

FLOURISHING
FAMILIES

MEDIAN

AGE: 39.0

HH INCOME: \$111,751

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

FOR MORE INFO **CONTACT:**



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



PATRICK J. SMITH

SENIOR REAL ESTATE ADVISOR

847.346.2701

PJSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.