

12 Mellor Ave

IDEAL LOCATION FOR GHOST
KITCHEN

OFFERING MEMORANDUM

12 Mellor Ave
Catonsville, MD 21228

Brody Tennant

Tennant Commercial Advisors
Managing Director/Commercial Broker
(443) 717-2336
brody@tennantcommercial.com
Lic: 668584

Michael Overton

Tennant Commercial Advisors
Associate Broker
(301) 717-8032
mike@tennantcommercial.com
Lic: 36655



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www.tenantcommercial.com

12 MELLOR AVE

01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	12 Mellor Ave Catonsville MD 21228
BUILDING SF	1,837 SF
LAND ACRES	.029
LAND SF	1,250 SF
YEAR BUILT	1900

FINANCIAL SUMMARY

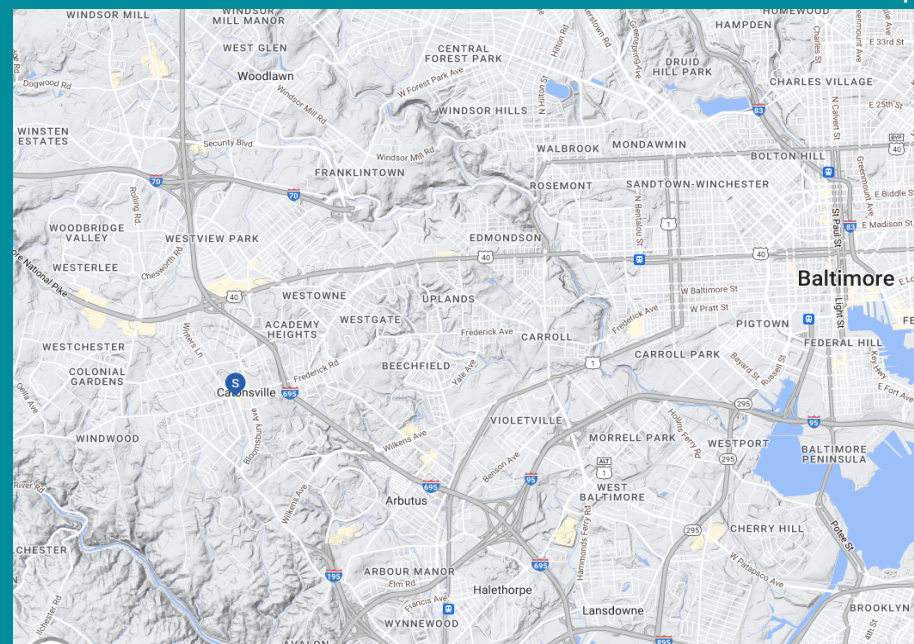
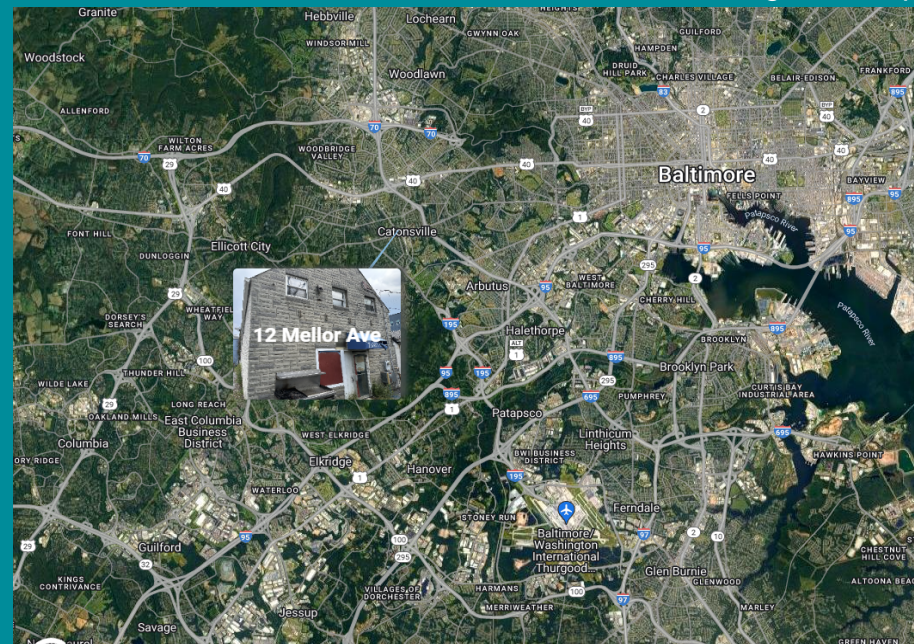
PRICE	\$500,000
PRICE PSF	\$272.18

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	14,599	107,212	289,345
2024 Median HH Income	\$108,879	\$80,807	\$74,125
2024 Average HH Income	\$151,910	\$113,651	\$110,929

- 12 Mellor Ave presents an exceptional opportunity for business owners seeking a welcoming community. The mix of residential and commercial properties in the area creates a dynamic environment conducive to various uses, such as retail, professional offices, or service-oriented businesses.
- With easy access to major highways, this location not only offers a welcoming community feel but also the strategic advantages needed for growth and success. Whether for personal use or investment, 12 Mellor Ave is a prime choice in Catonsville.
- Ideal for a Ghost Kitchen or catering business that can take advantage of a central location in a thriving community.



- 12 Mellor Ave in Catonsville, MD, is strategically located in a vibrant suburban area that offers significant commercial advantages. Situated near key thoroughfares, the location provides excellent visibility and accessibility for potential customers. The surrounding neighborhood is a mix of residential and commercial properties, fostering a steady flow of foot traffic and a supportive community atmosphere.
- Local amenities include a variety of shops, cafes, and restaurants, which enhance the appeal for businesses looking to attract both locals and visitors. Additionally, the proximity to major highways facilitates easy access to Baltimore and other surrounding regions, making it an ideal spot for businesses that rely on commuting clients or logistics.
- The area is also home to several educational institutions and community centers, creating opportunities for partnerships and outreach. With its blend of residential support and commercial potential, 12 Mellor Ave offers a promising environment for businesses aiming to thrive in Catonsville.



12 MELLOR AVE

02 Property Description

Property Features

Aerial Map

PROPERTY FEATURES

BUILDING SF	1,837
LAND SF	1,250
LAND ACRES	.029
YEAR BUILT	1900
ZONING TYPE	BL
NUMBER OF STORIES	2





12 Mellor Ave

12 MELLOR AVE

Demographics

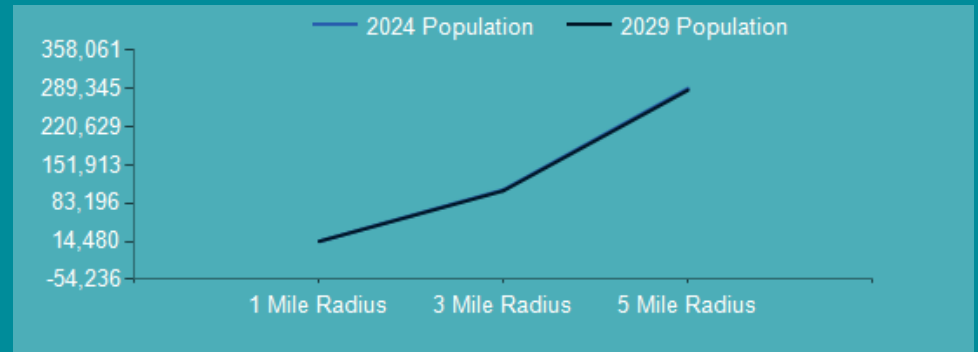
Demographics

03

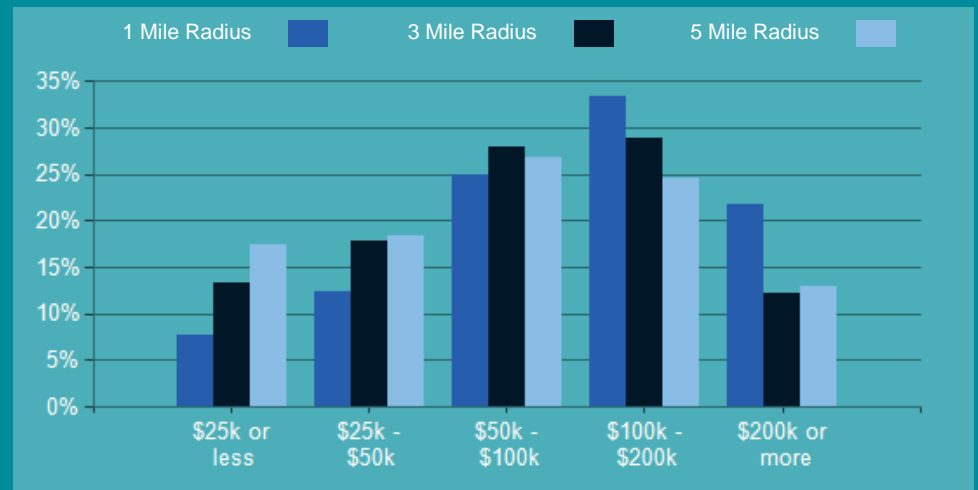
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,682	103,606	289,092
2010 Population	13,870	103,927	291,134
2024 Population	14,599	107,212	289,345
2029 Population	14,480	105,592	286,063
2024-2029: Population: Growth Rate	-0.80%	-1.50%	-1.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	263	3,183	12,086
\$15,000-\$24,999	138	2,281	7,082
\$25,000-\$34,999	225	2,660	7,672
\$35,000-\$49,999	413	4,674	12,527
\$50,000-\$74,999	670	6,382	16,072
\$75,000-\$99,999	622	5,119	13,341
\$100,000-\$149,999	1,066	7,350	16,580
\$150,000-\$199,999	667	4,580	10,524
\$200,000 or greater	1,131	5,049	14,175
Median HH Income	\$108,879	\$80,807	\$74,125
Average HH Income	\$151,910	\$113,651	\$110,929

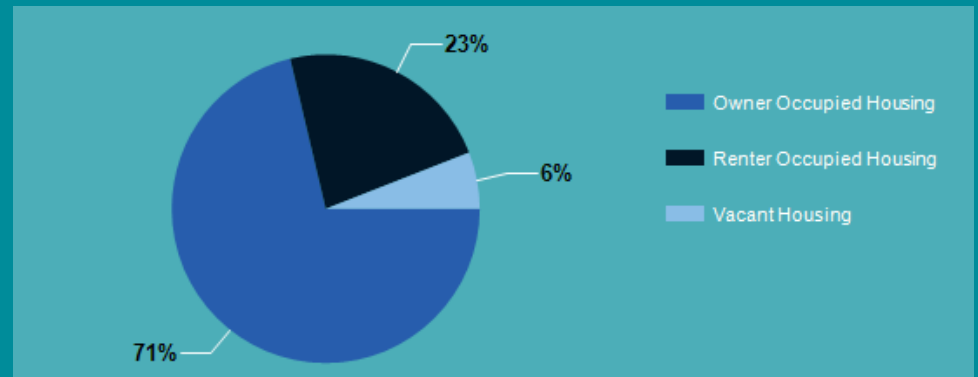
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,382	42,746	118,934
2010 Total Households	5,140	40,303	109,945
2024 Total Households	5,202	41,285	110,067
2029 Total Households	5,192	41,114	110,140
2024 Average Household Size	2.66	2.46	2.56
2024-2029: Households: Growth Rate	-0.20%	-0.40%	0.05%



2024 Household Income

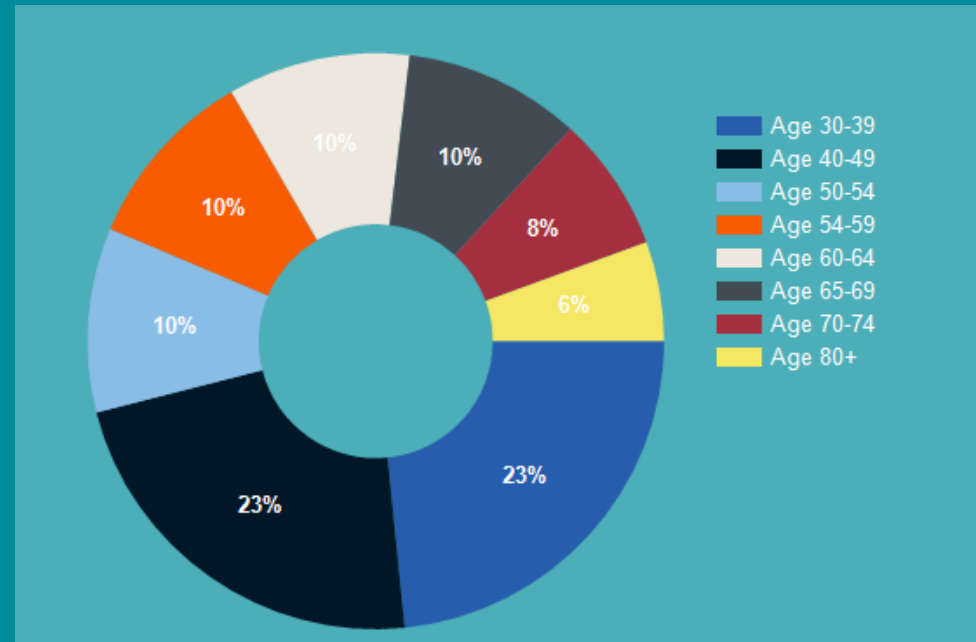


2024 Own vs. Rent - 1 Mile Radius

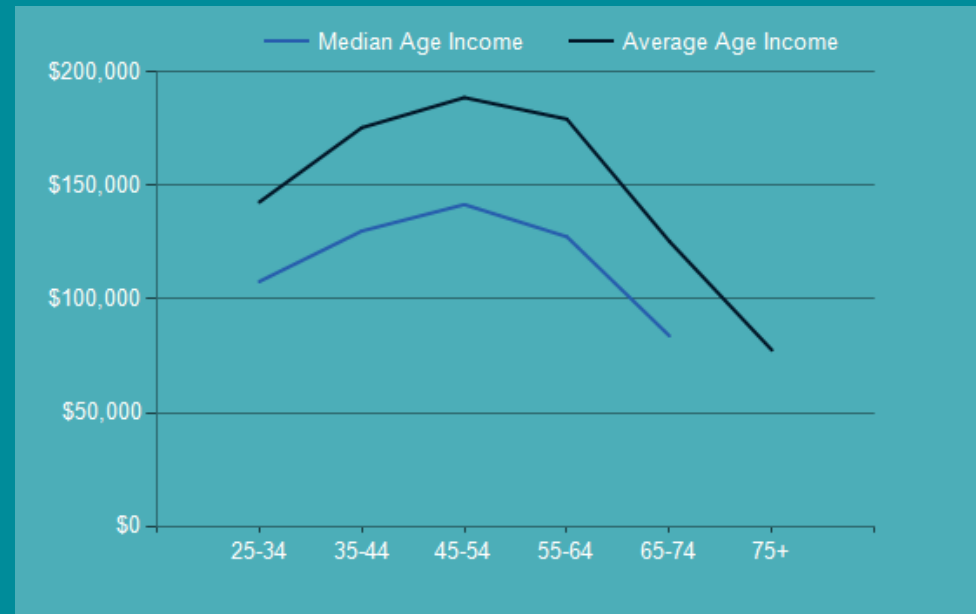


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	970	7,804	20,586
2024 Population Age 35-39	1,069	7,495	20,217
2024 Population Age 40-44	1,067	7,024	19,941
2024 Population Age 45-49	904	5,926	16,863
2024 Population Age 50-54	903	6,047	17,332
2024 Population Age 55-59	896	6,014	17,577
2024 Population Age 60-64	891	6,607	18,585
2024 Population Age 65-69	865	6,000	16,095
2024 Population Age 70-74	663	4,777	12,253
2024 Population Age 75-79	487	3,653	9,118
2024 Population Age 80-84	285	2,380	5,564
2024 Population Age 85+	316	2,944	6,319
2024 Population Age 18+	11,479	85,863	226,358
2024 Median Age	40	39	39
2029 Median Age	41	40	40



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,778	\$85,868	\$76,080
Average Household Income 25-34	\$142,744	\$113,205	\$103,430
Median Household Income 35-44	\$130,004	\$105,037	\$92,800
Average Household Income 35-44	\$175,543	\$137,392	\$131,267
Median Household Income 45-54	\$141,679	\$108,341	\$102,336
Average Household Income 45-54	\$188,780	\$143,804	\$143,850
Median Household Income 55-64	\$127,498	\$93,445	\$81,532
Average Household Income 55-64	\$179,315	\$127,377	\$123,504
Median Household Income 65-74	\$83,873	\$61,308	\$54,957
Average Household Income 65-74	\$125,495	\$92,061	\$87,203
Average Household Income 75+	\$77,597	\$67,137	\$64,650



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