



8950 YELLOW BRICK ROAD

ROSEDALE, BALTIMORE COUNTY, MARYLAND 21237

24,120 SF INDUSTRIAL BUILDING | 2.03 ACRES | 480 VOLTS / 1,600 AMPS | 5-MIN TO I-95 & ROUTE 40 PULASKI HWY

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Activity ID #ZAF0550026

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8950 YELLOW BRICK ROAD

Broker Of Record

BRIAN HOSEY

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8950 YELLOW BRICK ROAD


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01



EXECUTIVE SUMMARY

Offering Summary
Investment Overview

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OFFERING SUMMARY

8950 YELLOW BRICK RD



Listing Price
\$3,850,000



Square Feet
24,120 SF



Price/SF
\$159.62

FINANCIAL

Listing Price	\$3,850,000
Price/SF	\$159.62

PROPERTY

Square Feet	24,120 SF
Office Percentage	33% / 8,000 SF +/-
Lot Size	2.03 Acres
Year Built/Rear Addition Construction	11,940 SF (2007) 1980/2007
Zoning	ML-IM (Manufacturing, Light, Industrial, Major District)
APN	15-1800004992
To Be Delivered Vacant	0% Occupancy



8950 YELLOW BRICK ROAD

ROSEDALE, BALTIMORE COUNTY, MARYLAND 21237

INVESTMENT OVERVIEW

Situated at the heart of Baltimore County's thriving industrial sector, the property located at 8950 Yellow Brick Road offers a premier Owner/User or Investor opportunity. It sprawls 24,120 SF across a 2.03 acres prime location and boasts an extensive array of amenities and existing infrastructure. It offers Owner/Users and Investors a platform for stable business with great access to major through ways.

There is potential for expansion of the parking area in the front grassy lawn area. Additional dock doors may be cut in adjacent to the existing dock door, and there is potential for a bump out and depressed loading dock in the existing parking area. The warehouse can be opened up to more warehouse floor by approximately 4,000 Square Feet by the removal of drywall demising walls that were in place for the previous business needs. Both sections of roof have been reviewed and require minor maintenance and are in good repair. The Environmental Phase 1 report has come back clean as well.

8950 Yellow Brick Road's strategic location, modern amenities, and adaptable infrastructure offer businesses a gateway to long-term success and prosperity in the vibrant Rossville Industrial Park.

INVESTMENT HIGHLIGHTS

- 24,120 SF on 2.03 Acres
 - Minutes to I-95, I-695, and Route 40 Pulaski Highway
 - 2007 Construction Expansion Approximately 11,940 SF
- 3-Phase Electric Supply at 480 Volts / 1,600 Amps across Front and Rear Panels (2- 800 Amp Panels in Rear)
 - 1 Dock Door and 2 Drive In Doors
 - 13'-6" Max Clear Height
 - 2 Interior 12'x10' Fire Doors
- Compressed Air Supply Network with Option to Purchase Compressor Hood and Exhaust System
 - 8,000 SF +/- Office Space (Can be reduced by removing temporary walls)

SECTION 2

02

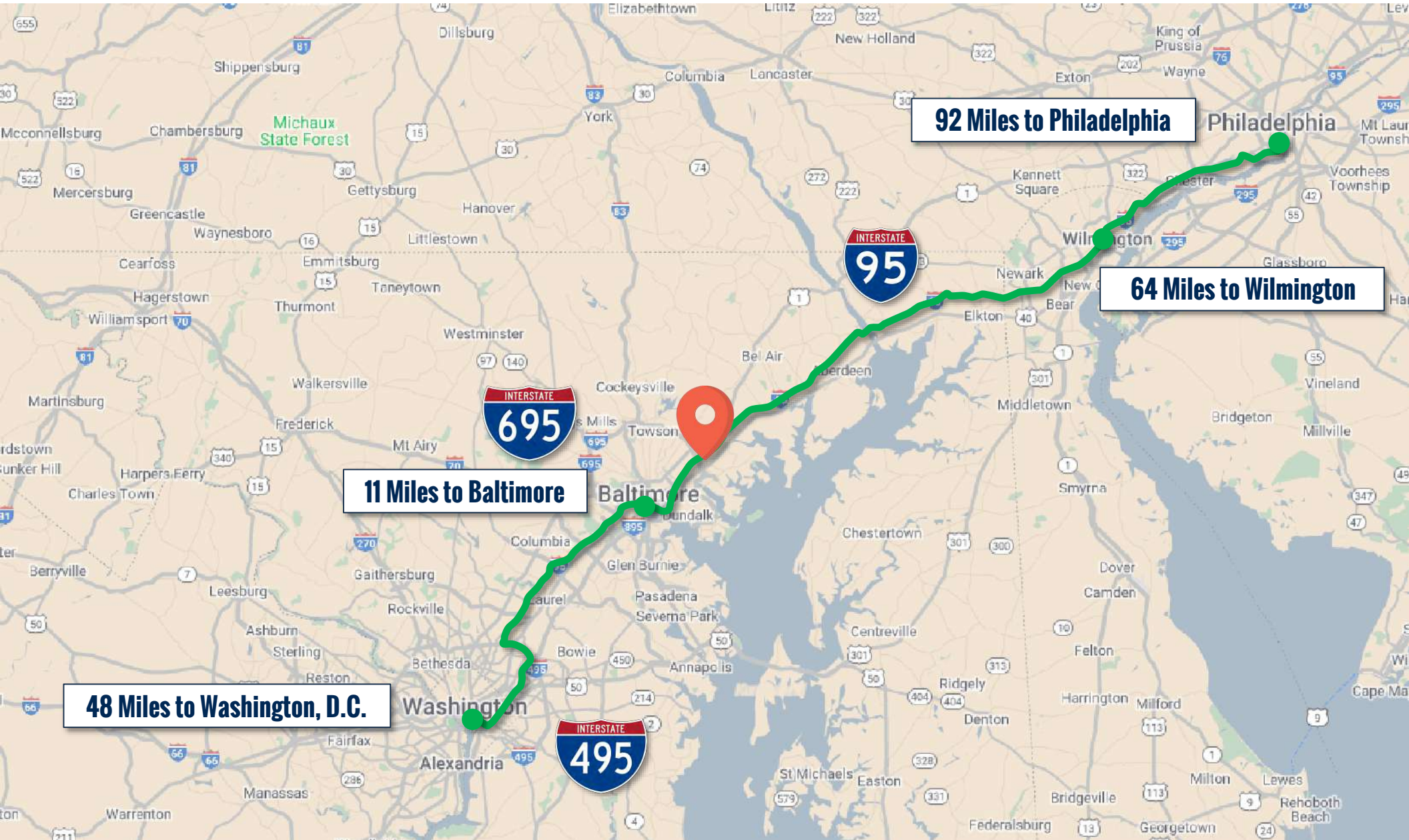
PROPERTY INFORMATION

Regional, Local, Retail, & Property Maps
Photos
ML- IM Zoning
Property Attributes
Survey
Property Map
Interior Layout

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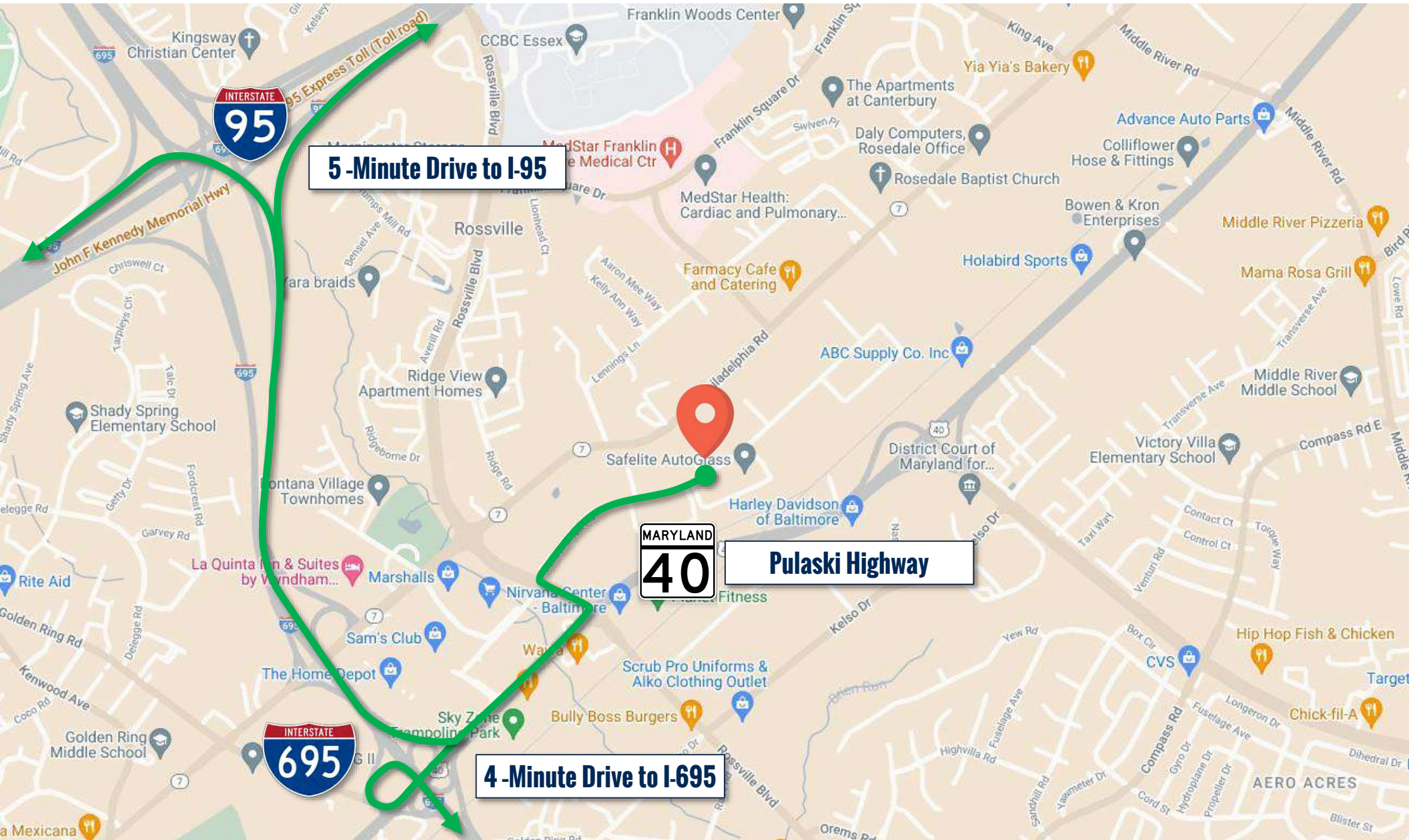
8950 YELLOW BRICK ROAD

REGIONAL MAP



8950 YELLOW BRICK ROAD

LOCAL MAP



8950 YELLOW BRICK ROAD

RETAILER MAP



8950 YELLOW BRICK ROAD

INDUSTRIAL PARK MAP



8950 YELLOW BRICK ROAD

INDUSTRIAL PARK MAP



8950 YELLOW BRICK ROAD

INTERIOR PHOTOS

Rear Section: Clear Height Min. Approx. 13'-0" / Max. Approx. 13'-6" & Approx. 12'x12' Drive In Door

8950 YELLOW BRICK ROAD

INTERIOR PHOTOS

Rear Section: Clear Height Min. Approx. 13'-0" / Max. Approx. 13'-6" & Approx. 12'x12' Drive In Door

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INTERIOR PHOTOS

Front Section: Clear Height Min. Approx. 12'-2" / Max. Approx. 13'-4" - Adjacent to Dock Door

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INTERIOR PHOTOS

Front Section: Clear Height Min. Approx. 12'-2" / Max. Approx. 13'-4" - Adjacent to Dock Door

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EXTERIOR PHOTOS



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EXTERIOR PHOTOS



8950 YELLOW BRICK ROAD

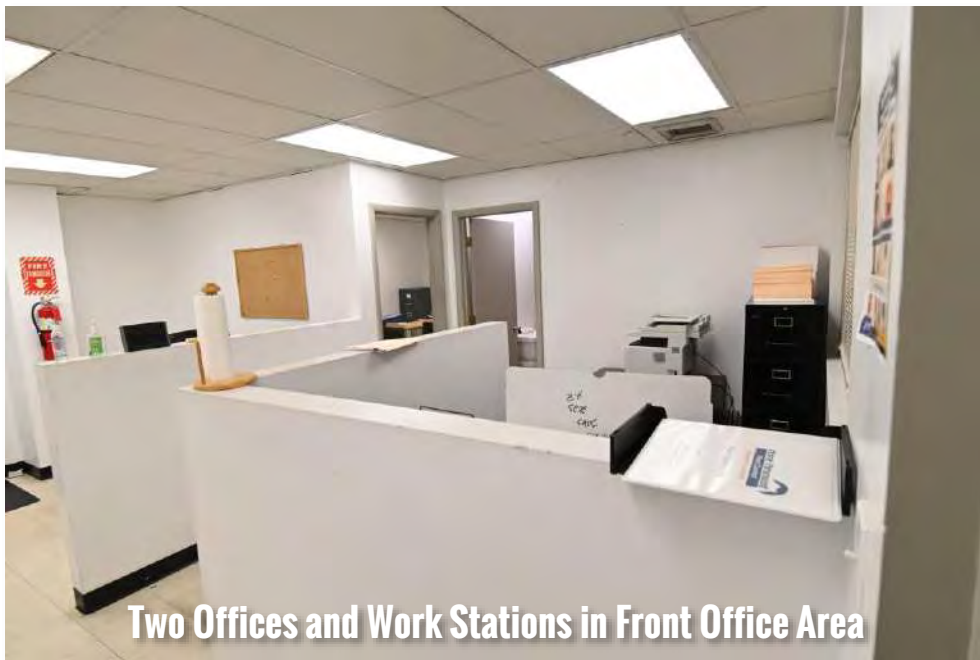
INTERIOR PHOTOS



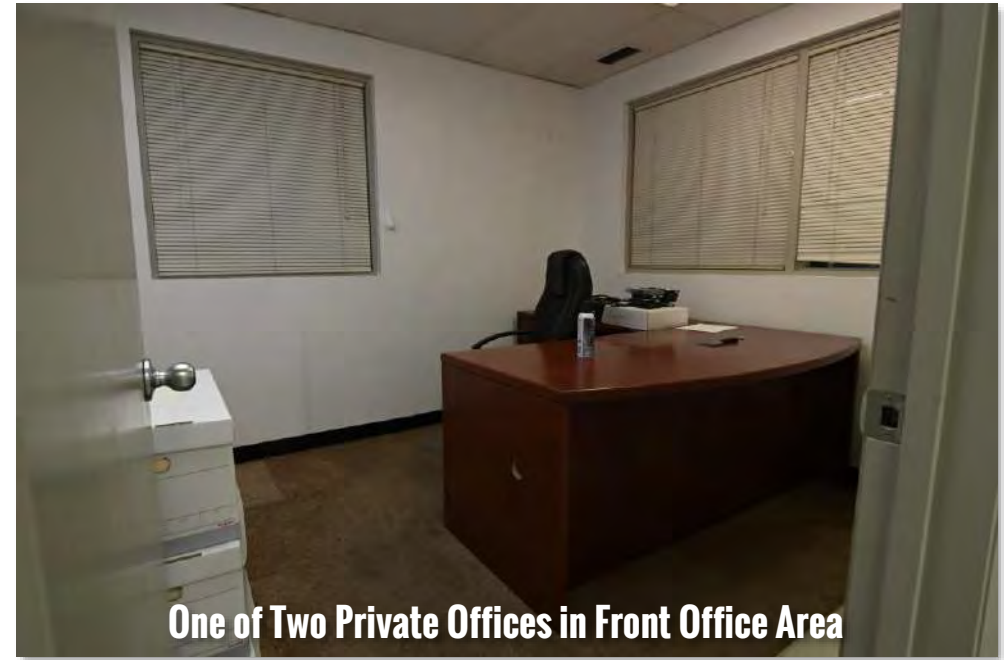
Welcome Area & Front Desk



Work Stations Adjacent to Welcome Area



Two Offices and Work Stations in Front Office Area



One of Two Private Offices in Front Office Area

8950 YELLOW BRICK ROAD

INTERIOR PHOTOS



Warehouse Rear Section Men's & Women's Restrooms



Main Office Hallway with Men's & Women's Restrooms



Conference Room - Table Dimensions Approx. 8' L x 4' W



Corner Office Space - Southeast Corner

8950 YELLOW BRICK ROAD

ML-IM ZONING

ML: MANUFACTURING, LIGHT

Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging or processing of goods or services.

Typical Uses Permitted by Right: Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, laboratory, office, medical clinic, excavation not involving explosives, equipment and material storage yard, brewery.

Typical Uses Permitted by Special Exception: Excavation using explosives, landfill, truck stop and trucking facility.

Notes:

- Various retail or service uses may be permitted by right when the ML zone is part of a planned industrial park at least 25 acres in net area or in an IM district.
- Various automotive uses may be permitted by special exception when the ML zone is part of a planned industrial park at least 25 acres in net area or in an IM district.
- Interim uses may be permitted under special conditions.

IM: INDUSTRIAL, MAJOR DISTRICT

Intent: To encourage greater use of prime industrial land. Nonauxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM.

Typical Uses Permitted by Right: Uses permitted by the underlying zone, auxiliary retail, service and semi-industrial uses such as banks, barbershops, dry cleaning facilities, contractor's shops, machinery sales/repair, hotels and motels, office supply stores, taverns.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone, car washes, truck and car service garages. Height and Area Requirements: Same as underlying zone.



baltimorecountymd.gov

8950 YELLOW BRICK ROAD

PROPERTY ATTRIBUTES

CATEGORY	DETAILS	DESCRIPTION
POWER	3 PHASE, 480 VOLTS, 1,600 AMPS, 76,800 WATTS, VIA UNDERGROUND CONDUIT	4 STEP DOWN TRANSFORMERS: 2 - 480 VOLTS TO 240 VOLTS & 2 - 480 VOLTS TO 110 VOLTS
CLEAR HEIGHT	FRONT: MIN 12'-2" / MAX 13'-4" +/-	REAR: MIN 13'-0" / MAX 13'-6" +/- TO BOTTOM OF 2'-2" +/- BEAM
GAS	2 LB MEDIUM PRESSURE SERVICE	SERVICE INSTALLED 2016
COLUMN WIDTH	FRONT: 38'-8" W x 29'-8" D +/-	REAR: 56'-5" W x 23'-8" D +/-
DOCK DOOR	8' W x 8' H +/-, DOCK DOOR HEIGHT 41.5"	DOCK LIGHT, NEW DOCK DOOR BUMPERS & DOCK DOOR SEAL (2024)
DRIVE INS	FRONT: 11' W x 11' H +/-	REAR: 12' W x 12' H +/-, 2 - 12' W x 10' H +/- INTERIOR FIRE DOORS
LEVELERS	0	NO LEVELER AT DOCK DOOR
FIRE SUPPRESSION	NO DRY OR WET SPRINKLERS	
FLOOR	6" +/- CONCRETE SLAB	STEEL WIRE MESH REINFORCEMENT
MAN DOORS	6 KEYED, KEY LOG OF KEY OWNERSHIP	EAST 2, WEST 3, NORTH 0, SOUTH 1
OFFICE AREA	33% +/-	8,000 SF +/-
A/C UNITS	6	EAST 1, WEST 5, (3 INSTALLED IN 2015)
RTUS	2	ATOP REAR SECTION, IN WORKING ORDER
HEATERS	2	MODINE (2016 INSTALLED)
BUILDING REAR ADDITION	11,600 SF +/-	2007 CONSTRUCTION
PARKING SPACES	28 +/-	WEST 19, EAST 9 +/- (ON EACH SIDE OF PARKING LOT)
INTERIOR LIGHTING	HIGH EFFICIENCY T-5 LIGHTING	
EXTERIOR LIGHTING	EAST 4, WEST 4, NORTH 0, SOUTH 2	
TV & INTERNET	COMCAST/XFINITY	CAT5, 25 WAPS, UBIQUITY BRAND, 25 DROP SWITCHES, APPROX. 75% BUILDING COVERAGE IN WH & OFFICE
WATER & SEWER	BALTIMORE COUNTY	
RAIN LEADERS	EAST 7, WEST 2, NORTH 0, SOUTH 2	
CAMERAS	8 LAVIEW, HARDWIRED POIS, 25 DROP SWITCHES	EXTERIOR: EAST 3, WEST 4, NORTH 0, SOUTH 1, DIRECTED TOWARD MAN DOORS, DRIVE IN DOORS, & DOCK DOOR
RACKING AVAILABLE	BRAND: PENCC (OAKS, PA), INSTALLED 2019, PREVIOUSLY RACKED 3 HIGH	36 UPRIGHTS & 150 BEAMS, 92" LENGTH SECTIONS
SIGN	8' X 5'-3" / 4'-7"	ARCED TOP OF SIGN, RIVER ROCK INSTALLED AROUND THE BASE (2023)
CAR STOPS	12	LOCATED ON WEST SIDE OF PARKING AREA
DUMPSTER PAD	1	110" D x 118" W
OWNERSHIP	FEE SIMPLE	

8950 YELLOW BRICK ROAD

PROPERTY ATTRIBUTES

Strategic Location: Positioned within the bustling Rossville Industrial Park, the property enjoys unrivaled access to major transportation routes I-95, I-695, and MD Route 40 (Pulaski Hwy), fostering seamless connectivity and logistical efficiency for businesses.

Generous Space: With over 24,000 SF of floor area and expansive land, the property provides ample room for diverse commercial activities, from warehousing and distribution to light manufacturing and assembly, accommodating the evolving needs of tenants.

Robust Infrastructure: Powered by a 3-Phase Electric Supply at 480 Volts across 1,600 Amps, complemented by 4 Step-Down Transformers, the property ensures a reliable and abundant power supply essential for sustained industrial operations.

Versatile Layout: Featuring Clear Heights ranging from 12'-2" to 13'-6" and demised office areas, the property offers flexibility for tailored customization, maximizing space utilization and operational efficiency based on tenant requirements.

Modern Amenities: Equipped with a comprehensive suite of amenities including a Dock Door, Drive In Doors, keyed Man Doors for secure access, HVAC units, hanging heaters, and a pressurized air supply network for pneumatic tools to connect, the property caters to the demands of contemporary industrial enterprises.

Building Infrastructure Upgrades: Recent enhancements such as the installation of a fire wall, roof upgrades, security system enhancements, and landscaping improvements underscore the property's commitment to functionality, safety, and aesthetic appeal, ensuring a modern and well-maintained facility. The heaviest piece of machinery on the floor is a 3,900 LB +/- forklift with 4,000 LB +/- carrying capacity.

Income Stability: While the current tenant, Acutronic (moved in January 2015), is relocating to the Austin, TX MSA for business related purposes, the property's desirable features, strategic location, and flexible layout position it favorably for attracting new tenants or accommodating diverse business needs, ensuring income stability and potential growth in the dynamic Baltimore, Maryland MSA.

Stable Utility Costs: Historically reasonable utility costs, with BGE bills averaging between \$1,300-\$2,500 per month and Comcast/Xfinity bills around \$300 per month, contribute to predictable operating expenses, enhancing long-term income stability and financial viability.

Environmental Compliance: With meticulously maintained landscaping, stormwater management measures, and recent drainage system maintenance, the property demonstrates compliance with environmental regulations and a commitment to sustainability, minimizing environmental impact. Landscaping costs have been approximately \$2,000 per year for mowing.

8950 YELLOW BRICK ROAD

PROPERTY ATTRIBUTES

- **Location:** Rossville Industrial Park
- **Size:** 24,120 square feet on 2.03 acres
- **Parking:** Approximately 28 parking spaces
- **Electric:** 3-Phase supply at 480 Volts, 1,600 Amps, totaling approximately 77,000 Watts
- **Transformers:** 4 Step-Down Transformers, 2 - 480 Volts to 240 Volts & 2 - 480 Volts to 110 Volts
- **Infrastructure:**
 - 2 RTUs
 - 6 A/C Exterior Units Total located on each side of the Building
 - 4- 5 Ton Blowers, 92% Efficient Carrier Units (2- 2015 Install) on West Side
 - 1- 2 Ton Blower, 92% Efficient Carrier Unit on West Side
 - 1- 5 Ton Blower, 92% Efficient Carrier Unit (2015 Install) on East side
 - 6 Interior Split Systems
 - 2 Hanging Heaters by Modine in the Rear Section (2016 Install)
- **Construction:**
 - Open Web Truss & Steel beam Construction
 - Metal Roof
 - CMU & Framing/Drywall Interior Walls
 - 1.5'+/- Thick Fire Wall
- **Access:**
 - Dock Door: 8' W x 8' H +/- with Dock Light, Dock Door Bumpers, and Dock Seals Installed in 2024
 - Drive-in Doors:
 - Front: 11' W x 11' H +/-
 - Rear: 12' W x 12' H +/-
 - Interior: 2- 12' x 10' +/- Fire Doors
 - 6 Keyed Man Doors for Ingress and Egress
- **Column Widths:**
 - Front: Approx. 38'-8" W x 29'-8" D
 - Rear: Approx. 56'-5" W x 23'-8" D
- **Vacating Tenant Information:**
 - Current tenant, Acutronic, Relocating to the Austin, Texas MSA

8950 YELLOW BRICK ROAD

PROPERTY ATTRIBUTES

- **Technology:**

- CAT 5 Fiber Optic
- 2 CAT 5 Wireless Access Points (WAPs) located on each side of the main hallway
- 25 Drops Switches across approximately 75% of the building
- Security System with LaView cameras, Hard Wired on POIS
- Cell Tower Located Northwest of Property

- **Exterior Features:**

- Monument sign for company branding, likely adjustable for new tenants or owners signage
- Landscaped surroundings, including Rose-of-Sharon bushes and fresh river rock installation

- **Utility Costs:**

- Average BGE bills ranging from approximately \$1,300 to \$2,500 per month
- Comcast/Xfinity bill approximately \$300 per month

- **Maintenance:**

- Concrete floors no major repairs since Acutronic (2015)
- Periodic maintenance for front metal roof, approx. every 2 years, entailed replacing and tightening screws

- **Environmental Features:**

- Storm drain maintenance and storm drain inspection completed (2023)
- Grading for Stormwater Management (SWM) completed on the East Side (2023)
- 3 Trees at the Front of the Property & Rose-of-Sharon bushes across building entrance
- Wooded area behind the building extends to North property line approx. 150 feet

- **Furniture and Equipment:**

- Front Desk, L-shaped (Approx. 10' x 5')
- Conference Room Table (Approx. 8' L x 4' W)
- Both are planned to remain with the building
- Hot Water Heater Located in Office Area Men's Restroom
- 3 Picnic Tables: 2 Plastic/Metal, 1 Wooden

- **Landscaping Costs:**

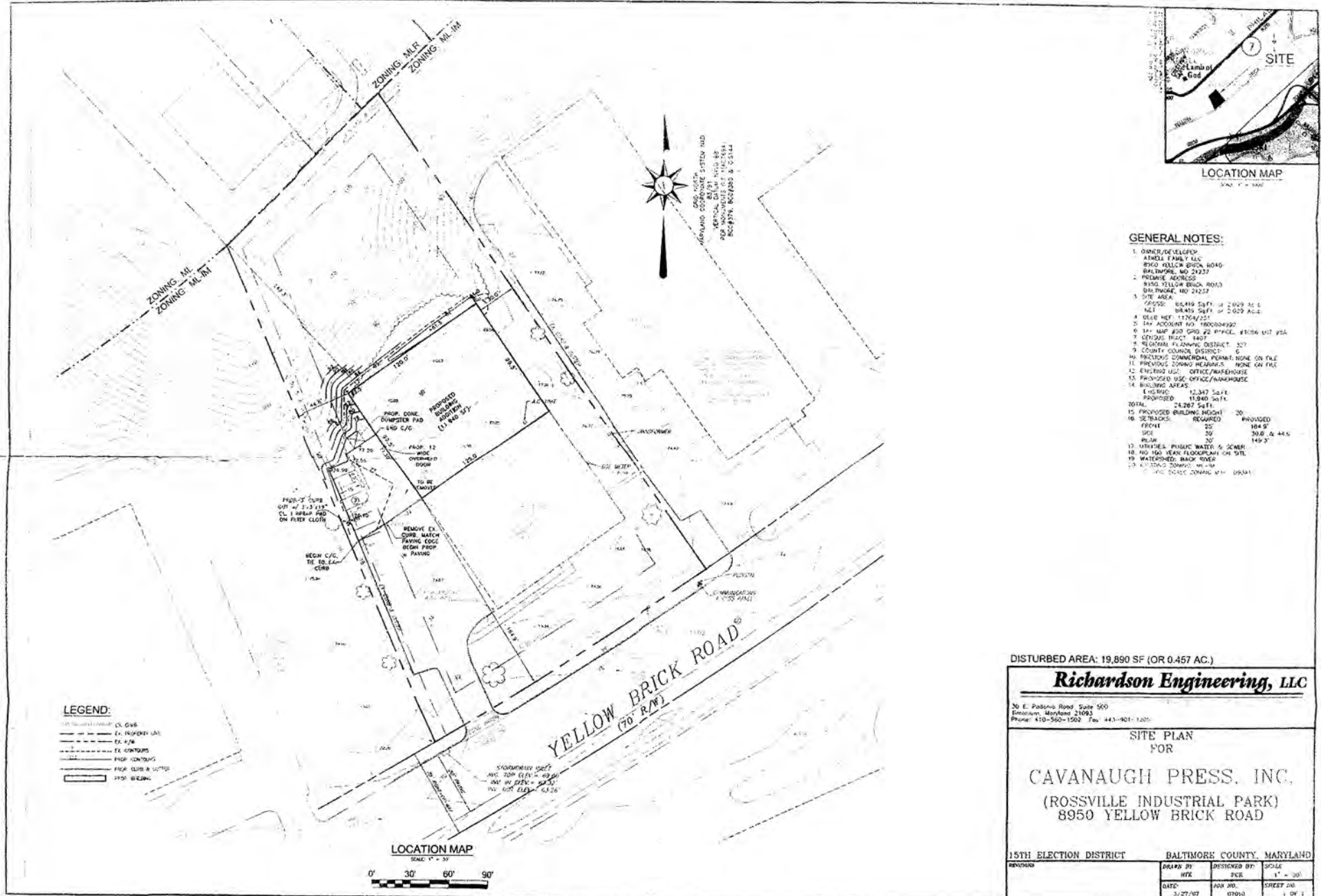
- Approximately \$2,000 per year for mowing

- **Fire Safety:**

- Fire Department Connection (FDC) located behind the curb along the front property line

8950 YELLOW BRICK ROAD

SURVEY



DISTURBED AREA: 19,890 SF (OR 0.457 AC)

Richardson Engineering, LLC

30 E. Paterson Road Suite 500
Emmorton, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1207

SITE PLAN FOR

CAVANAUGH PRESS, INC.
(ROSSVILLE INDUSTRIAL PARK)
8950 YELLOW BRICK ROAD

8950 YELLOW BRICK ROAD

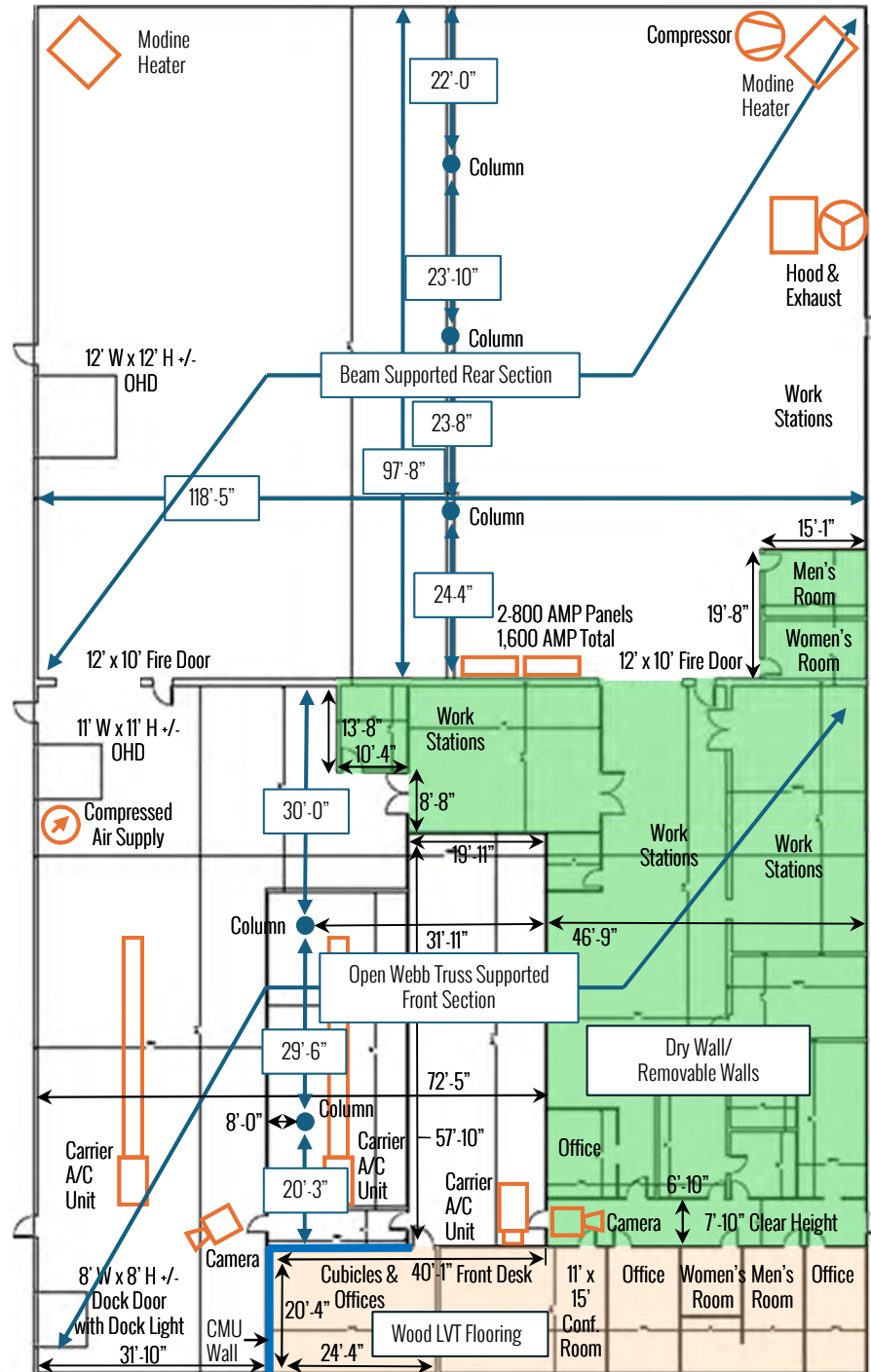
PROPERTY MAP



All dimensions and locations are approximate.

8950 YELLOW BRICK ROAD

INTERIOR LAYOUT



All dimensions and locations are approximate.



SECTION 3

03



MARKET OVERVIEW

Market Overview
Demographics

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8950 YELLOW BRICK ROAD

MARKET OVERVIEW

BALTIMORE

Strategically located at the center of the Eastern Seaboard in central Maryland, the Baltimore metro spans Baltimore, Anne Arundel, Carroll, Harford, Howard and Queen Anne's counties, as well as the city of Baltimore. The city was split off as an independent entity in 1851, and is situated 45 miles northeast of the administrative capital of the federal government. Baltimore's port on the Chesapeake Bay is closer to major Midwestern markets than any other large seaport on the East Coast, nurturing a large shipping industry. The metro area contains over 2.8 million people, of which around 589,000 reside in the city of Baltimore. Population growth is gradually returning to the core as multiple public agencies and businesses move into new offices here. Between 2022 and 2024, over 3,000 State of Maryland employees changed their workplaces to offices located in Downtown Baltimore.

METRO HIGHLIGHTS



STRONG BIOMEDICAL INDUSTRY

Johns Hopkins University is one of the most distinguished biomedical research facilities in the U.S. and attracts a multitude of research firms.



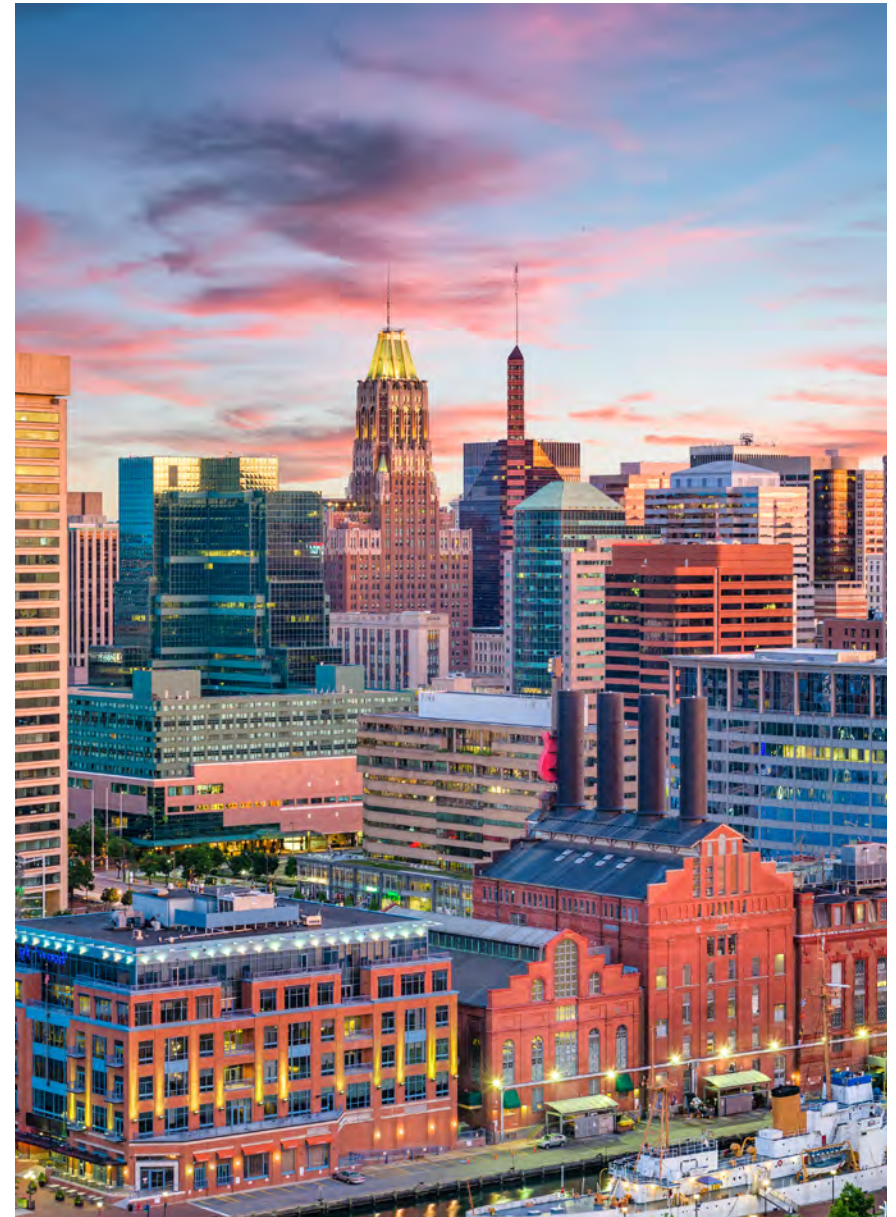
LOWER COST-OF-LIVING

A median home price that is well below many other major East Coast cities contributes to Baltimore residents' more affordable cost-of-living.



PORT TRAFFIC

The Port of Baltimore, which ranks in the top 15 nationwide in terms of foreign tonnage, underpins the growing local logistics industry.

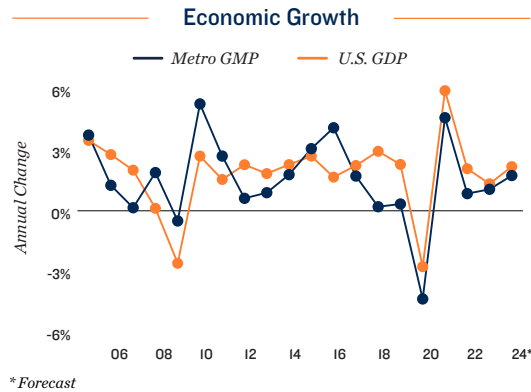


8950 YELLOW BRICK ROAD

MARKET OVERVIEW

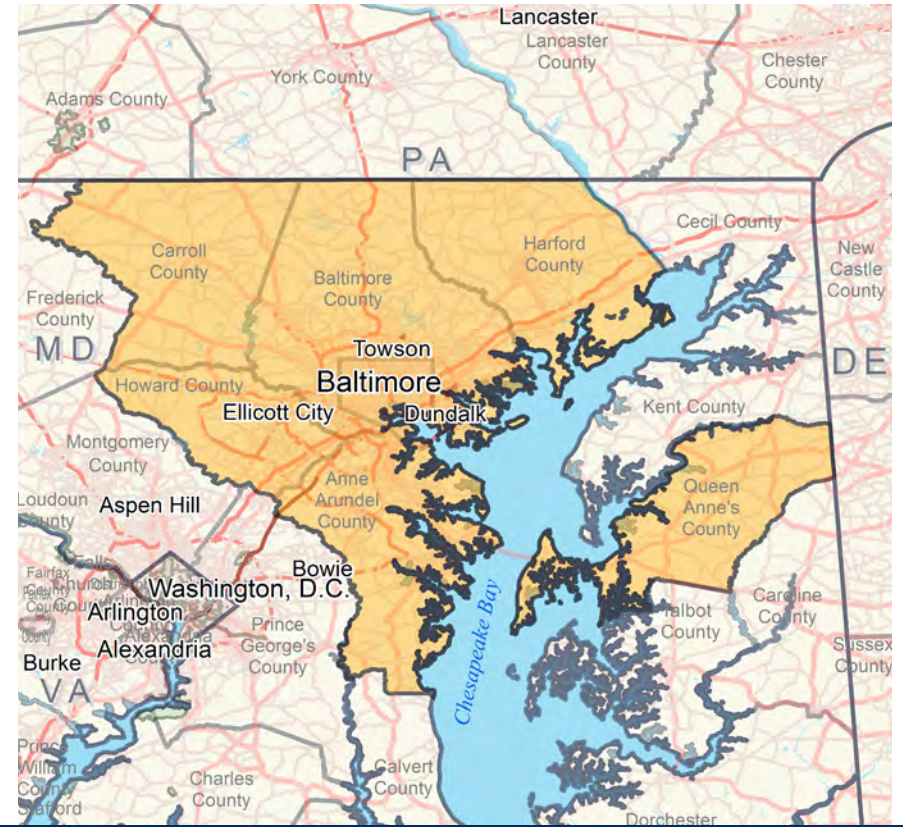
ECONOMY

- The economy continues to diversify from a high number of manufacturing expansions taking place. One Fortune 500 company is housed here, which is Constellation Energy.
- The state and federal governments are vitals sources of employment. Many state agencies are located in the metro, fostering one of the highest concentrations of civilians employed in the public sector in the nation.

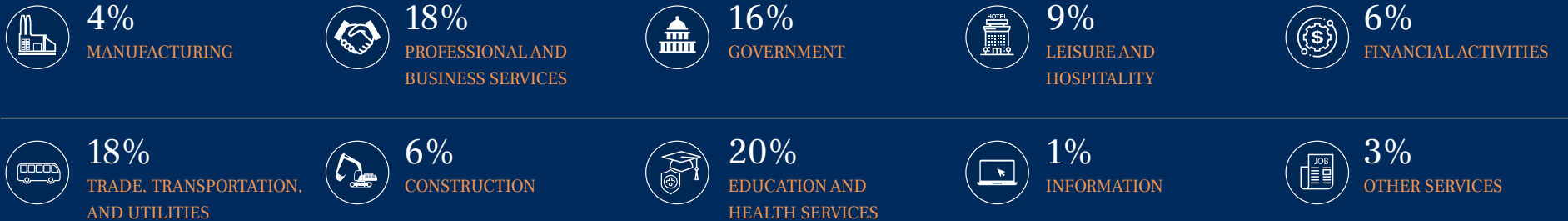


MAJOR AREA EMPLOYERS

- Johns Hopkins University
- Johns Hopkins Hospital & Health System
- University of Maryland Medical System
- University System of Maryland
- MedStar Health
- LifeBridge Health
- Mercy Health Services
- St. Agnes HealthCare
- CareFirst BlueCross BlueShield
- T. Rowe Price



SHARE OF 2020 TOTAL EMPLOYMENT



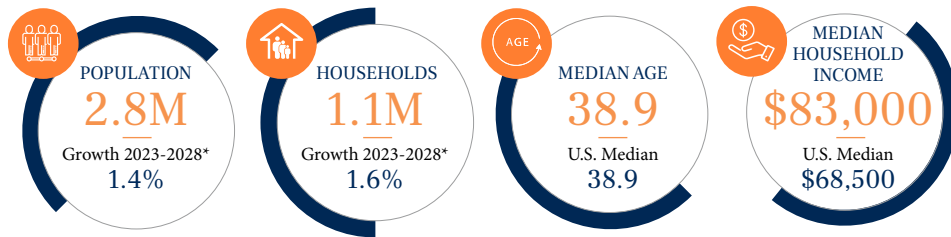
Note: Figures are rounded to nearest whole percentage point

8950 YELLOW BRICK ROAD

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is projected to add roughly 40,000 people through 2028, which will contribute to the formation of just under 18,000 households.
- Despite the median home price remaining more affordable than the national average, under 62 percent of local households own their home, below the U.S. benchmark.
- Over 40 percent of people ages 25 and older hold a bachelor's degree. Nearly 18 percent have also earned a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

Enriched by nearly 300 years of history and tradition, Baltimore is a “city of neighborhoods,” located within 45 miles of the federal government’s administrative capital. Visitors to the Inner Harbor can enjoy the National Aquarium and Maritime Museum, sailing on a clipper ship or eating at the many restaurants. Baltimore houses world-famous art collections and museums, including the Museum of Art and the Museum of Industry. The region is supported by a comprehensive public transit system, including buses, a subway, and light- and passenger-rail lines. Within the city and surrounding region, there are more than 30 institutions of higher learning, including Johns Hopkins University, the University of Maryland, Morgan State University and Towson University.

SPORTS

- Baseball | [MLB](#) | BALTIMORE ORIOLES
- Football | [NFL](#) | BALTIMORE RAVENS
- Soccer | [MASL](#) | BALTIMORE BLAST
- Football | [WFA](#) | BALTIMORE NIGHTHAWKS
- Lacrosse | [UWLX](#) | BALTIMORE RIDE

EDUCATION

- TOWSON UNIVERSITY
- UNIVERSITY OF MARYLAND, BALTIMORE COUNTY
- MORGAN STATE UNIVERSITY
- JOHNS HOPKINS UNIVERSITY
- UNITED STATES NAVAL ACADEMY
- THE COMMUNITY COLLEGE OF BALTIMORE COUNTY

ARTS & ENTERTAINMENT

- NATIONAL AQUARIUM
- THE WALTERS ART MUSEUM
- AMERICAN VISIONARY ART MUSEUM
- MARYLAND SCIENCE CENTER

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

8950 YELLOW BRICK ROAD

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	9,646	94,884	278,904
2023 Estimate			
Total Population	9,694	95,223	279,290
2020 Census			
Total Population	9,797	100,878	293,555
2010 Census			
Total Population	9,135	95,570	284,362
Daytime Population			
2023 Estimate	17,915	97,645	244,580
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	3,992	38,655	115,864
2023 Estimate			
Total Households	3,999	38,634	115,612
Average (Mean) Household Size	2.5	2.5	2.4
2020 Census			
Total Households	3,999	38,623	115,456
2010 Census			
Total Households	3,609	37,050	113,777

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	4.1%	4.7%	5.0%
\$150,000-\$199,999	6.0%	7.2%	7.1%
\$100,000-\$149,999	16.1%	16.4%	16.4%
\$75,000-\$99,999	15.2%	14.9%	14.6%
\$50,000-\$74,999	20.1%	19.1%	19.4%
\$35,000-\$49,999	12.7%	12.3%	12.3%
\$25,000-\$34,999	9.4%	8.7%	8.8%
\$15,000-\$24,999	6.0%	7.5%	7.5%
Under \$15,000	10.4%	9.3%	8.9%
Average Household Income	\$82,313	\$85,761	\$86,621
Median Household Income	\$63,377	\$64,825	\$64,941
Per Capita Income	\$34,378	\$34,913	\$35,993

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	9,694	95,223	279,290
Under 20	25.5%	25.0%	24.3%
20 to 34 Years	24.7%	20.4%	20.0%
35 to 39 Years	8.1%	7.6%	7.4%
40 to 49 Years	11.5%	12.2%	12.1%
50 to 64 Years	17.9%	18.6%	19.6%
Age 65+	12.3%	16.2%	16.7%
Median Age	34.9	38.0	38.8
Population 25+ by Education Level			
2023 Estimate Population Age 25+	6,612	66,231	196,557
Elementary (0-8)	5.9%	4.4%	3.9%
Some High School (9-11)	6.4%	7.3%	7.2%
High School Graduate (12)	36.0%	35.9%	33.9%
Some College (13-15)	17.8%	20.4%	21.4%
Associate Degree Only	7.7%	7.5%	7.4%
Bachelor's Degree Only	15.9%	15.1%	16.0%
Graduate Degree	10.3%	9.3%	10.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	30.0	31.0

8950 YELLOW BRICK ROAD

DEMOGRAPHICS



POPULATION

In 2023, the population in your selected geography is 279,290. The population has changed by -1.78 since 2010. It is estimated that the population in your area will be 278,904 five years from now, which represents a change of -0.1 percent from the current year. The current population is 47.5 percent male and 52.5 percent female. The median age of the population in your area is 38.8, compared with the U.S. average, which is 38.7. The population density in your area is 3,551 people per square mile.



HOUSEHOLDS

There are currently 115,612 households in your selected geography. The number of households has changed by 1.61 since 2010. It is estimated that the number of households in your area will be 115,864 five years from now, which represents a change of 0.2 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2023, the median household income for your selected geography is \$64,941, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 16.62 since 2010. It is estimated that the median household income in your area will be \$77,019 five years from now, which represents a change of 18.6 percent from the current year.

The current year per capita income in your area is \$35,993, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$86,621, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 148,007 people in your selected area were employed. The 2010 Census revealed that 61.2 percent of employees are in white-collar occupations in this geography, and 20.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$226,370 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 73,904.00 owner-occupied housing units and 39,873.00 renter-occupied housing units in your area.



EDUCATION

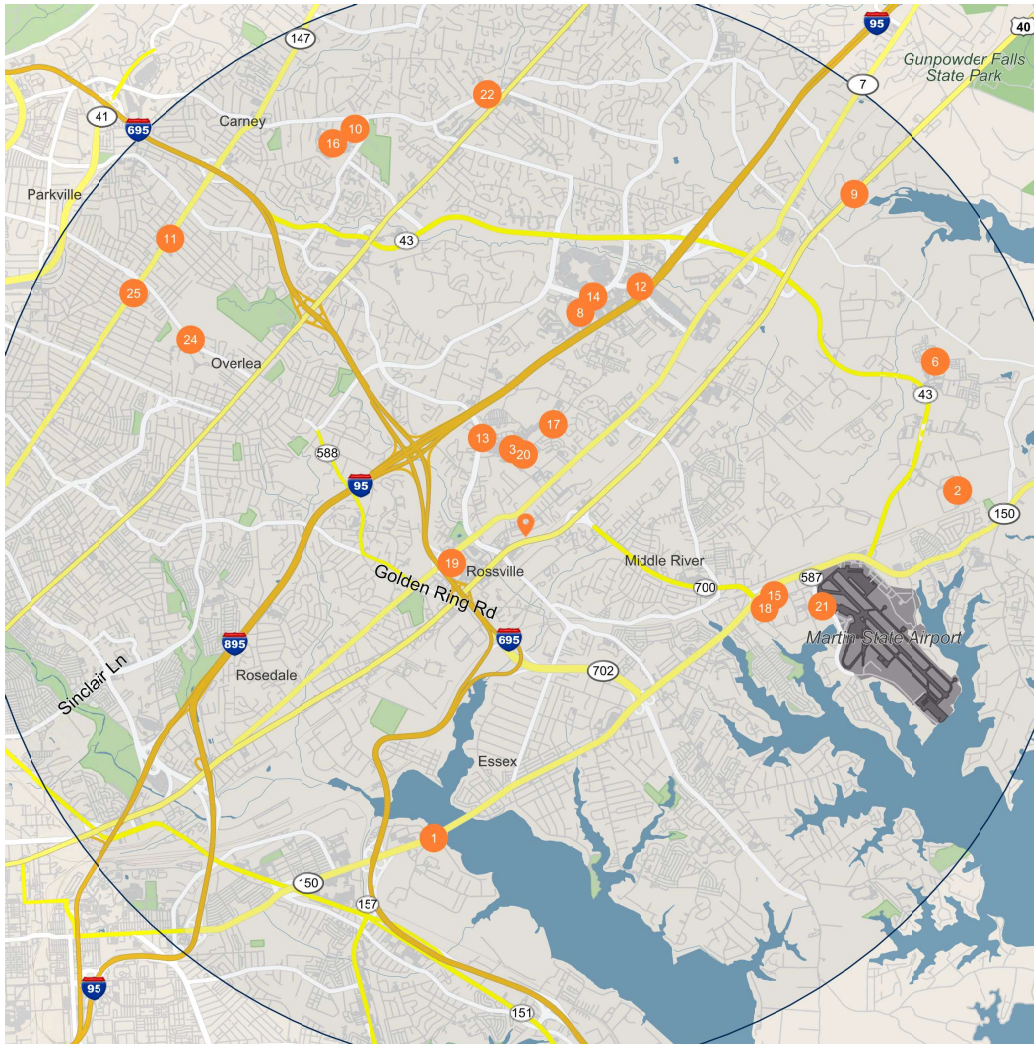
The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 10.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 16.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.4 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 33.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 21.4 percent in the selected area compared with the 20.1 percent in the U.S.

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DEMOGRAPHICS



Major Employers

Employees

1	City of Baltimore-Public Works- Water Facility	2,014
2	Sunbelt Beverage Company LLC-Reliable Churchill	1,934
3	Franklin Square Hosp Ctr Inc-MEDSTAR HEALTH VNA	1,900
4	Reliable Churchill Lllp-Breakthru Beverage Maryland	1,266
5	Harborside Hlthcare Bltmore Lt-Harford Grdns Care Rhlbtion C	1,037
6	Synagro Central LLC	900
7	Synagro-Baltimore LLC	800
8	Comcast Cablevision-Comcast	750
9	Johns Hpkins Medicine Intl LLC-Johns Hpkins Cmnty Physcans At	724
10	Oak Crest Village Inc	600
11	K B of Baltimore Inc-Burger King	595
12	Community Cllege Bltmore Cnty	582
13	Community Cllege Bltmore Cnty	582
14	Creative Hairdressers Inc-Creative Hairdressers	579
15	Lockheed Martin Corporation-Lockheed Martin	500
16	Oak Crest Village Inc-Village Square	500
17	Genesis Eldercare Nat Ctrs LLC-Genesis	474
18	Lockheed Martin Corporation-Lockheed Martin	435
19	Mars Holdings LLC	433
20	Radamerica II LLC	419
21	Northrop Grumman Systems Corp-Northrop Grumman	405
22	Weis Markets Inc-Weis Markets	372
23	Franklin Square Hosp Ctr Inc-Medstar Franklin Sq Med Ctr	366
24	Maryland School For The Blind-MSB	360
25	Hallmark Marketing Company LLC-Pats Hallmark Shop	345

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