



FOR **SALE**

RETAIL/OFFICE BLDGS. WITH YARD SPACE

8112-8120 FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226



PYLON SIGN

YARD SPACE

PROPERTY OVERVIEW

HIGHLIGHTS:

- Highly visible property with existing pylon signage
- Easy access to I-695, I-97, Route 2, BWI Airport
- Two (2) curb cuts on Fort Smallwood Road
- **8112 Fort Smallwood Road:**
 - » 2,200 SF ± retail/office building
 - » Includes kitchenette and two (2) restrooms
 - » New roof (2022)
 - » Power: 3 phase 200amp
- **8120 Fort Smallwood Road:**
 - » .77 acre ± adjacent lot also included, with outdoor storage permitted
- **127 Greenland Beach Road:**
 - » 1,546 SF ± office/residential dwelling
 - » Additional income potential/redevelopment opportunity

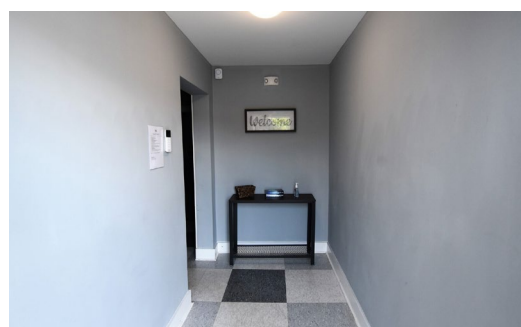
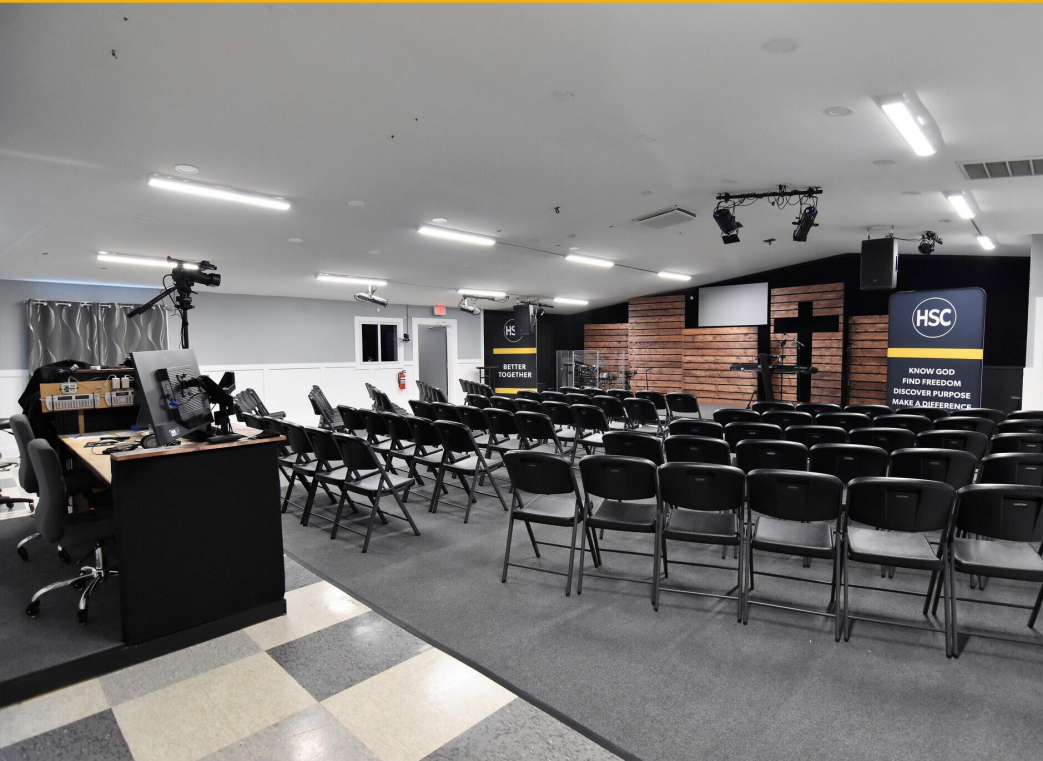


TOTAL GLA:	3,746 SF ± (2 BLDGS.)
LOT SIZE:	1.27 ACRES ± (2 PARCELS)
PARKING:	20 SURFACE SPACES ±
ZONING:	C3 (COMMERCIAL - GENERAL)
SALE PRICE:	\$979,000



INTERIOR PHOTOS (8112 FORT SMALLWOOD RD)

Note: FF&E (pictured below) not included with sale.



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,901

50,183

112,550

DAYTIME POPULATION



4,191

31,274

97,828

AVERAGE HOUSEHOLD INCOME



\$128,006

\$140,527

\$133,353

NUMBER OF HOUSEHOLDS



2,702

18,590

42,344

MEDIAN AGE

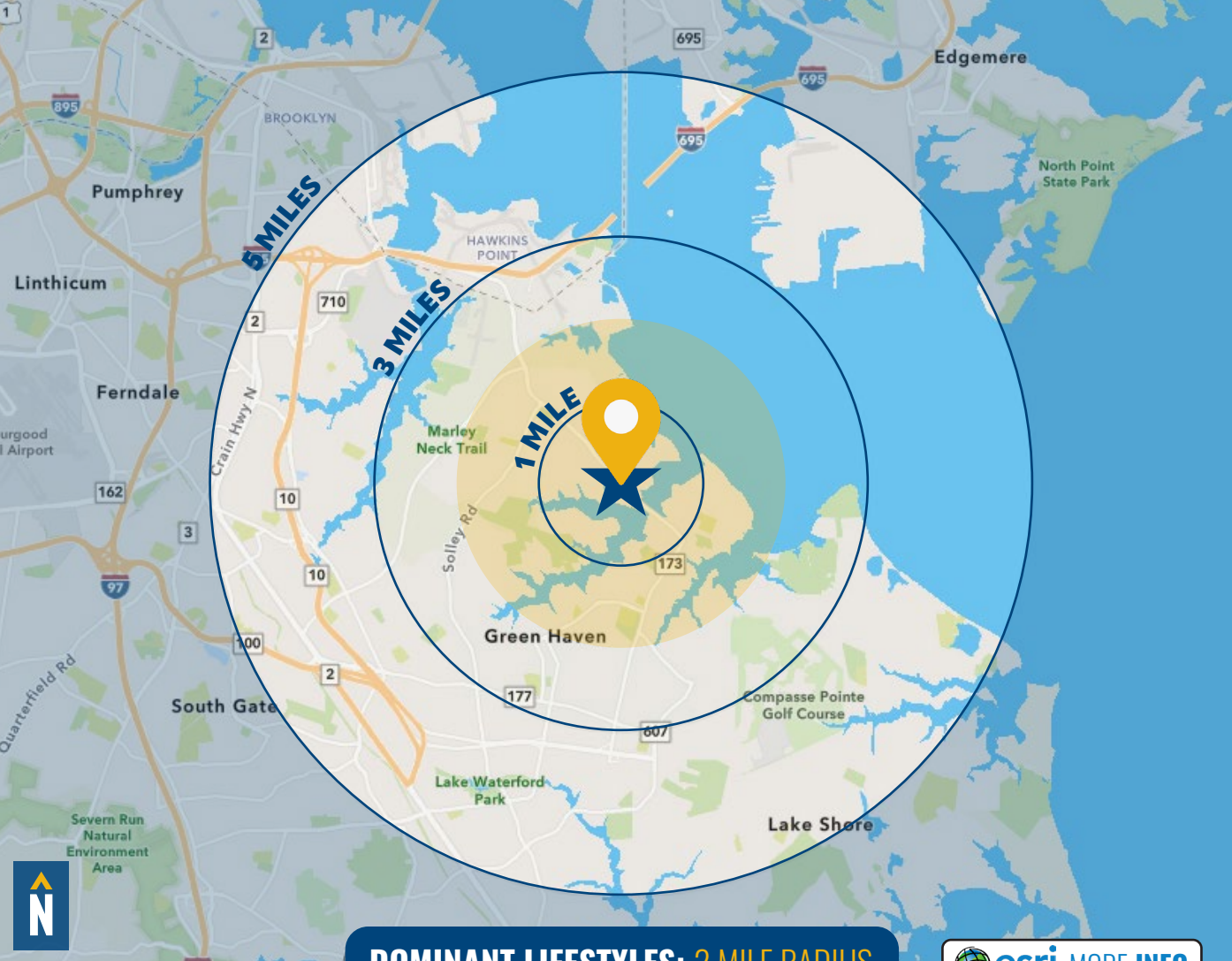


38.8

38.2

39.3

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

37% 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.

28% BOOMBURBS



MEDIAN

AGE: 34.5

HH INCOME: \$131,202

Most of these residents are between 25 and 54, with an overall young population. Incomes are predominantly upper tier, and spending centers around children, including clothing, medicine, toys and entertainment.

13% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

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.

FOR MORE INFO **CONTACT:**



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