

Office/Retail Building for Sale

6611 Baltimore National Pike Catonsville, MD 21228



OFFICE/RETAIL BUILDING FOR SALE

6611 BALTIMORE NATIONAL PIKE

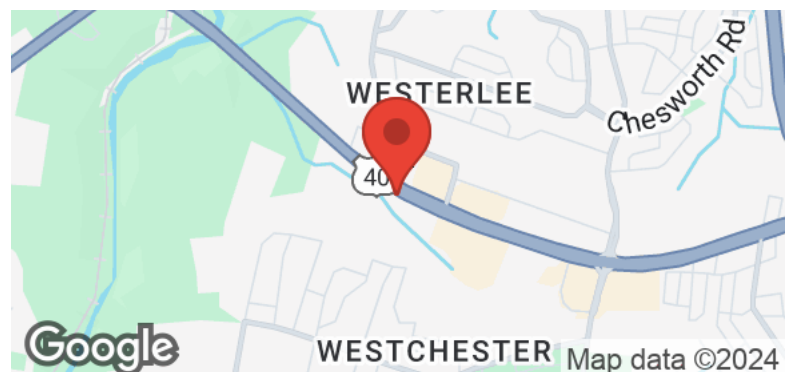


OFFERING SUMMARY

PRICE:	\$ 639,000
TAXES:	\$3,823
BUILDING SF:	2,150 SF
LOT SIZE:	0.2740 AC
YEAR BUILT:	1942
PARKING:	Private parking
ZONING:	BR

PROPERTY OVERVIEW

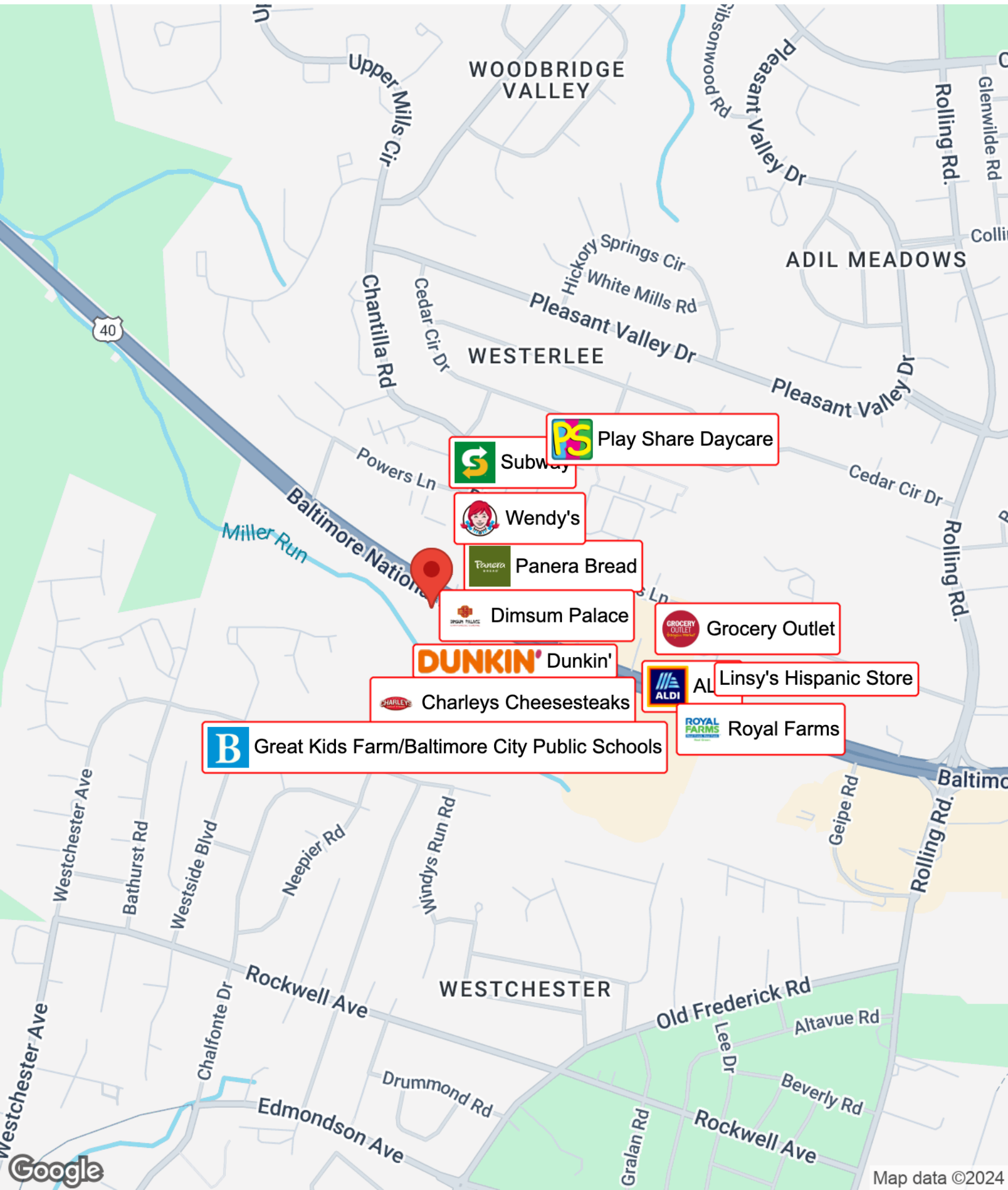
- Office/retail building for SALE
- 1,000 SF first-floor retail with restroom
- 650 SF second floor for office space with restroom and kitchenette
- 500 SF finished attic for additional office or storage
- Lower-level ideal for workshop, storage, and utility use with a direct outdoor exit
- Excellent visibility on Route 40 in Catonsville.
- Located on East-bound Baltimore National Pike with access to two U-turn median lanes.



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BUSINESS MAP

6611 BALTIMORE NATIONAL PIKE



Play Share Daycare

Subway

Wendy's

Panera Bread

Dimsum Palace

Grocery Outlet

DUNKIN' Dunkin'

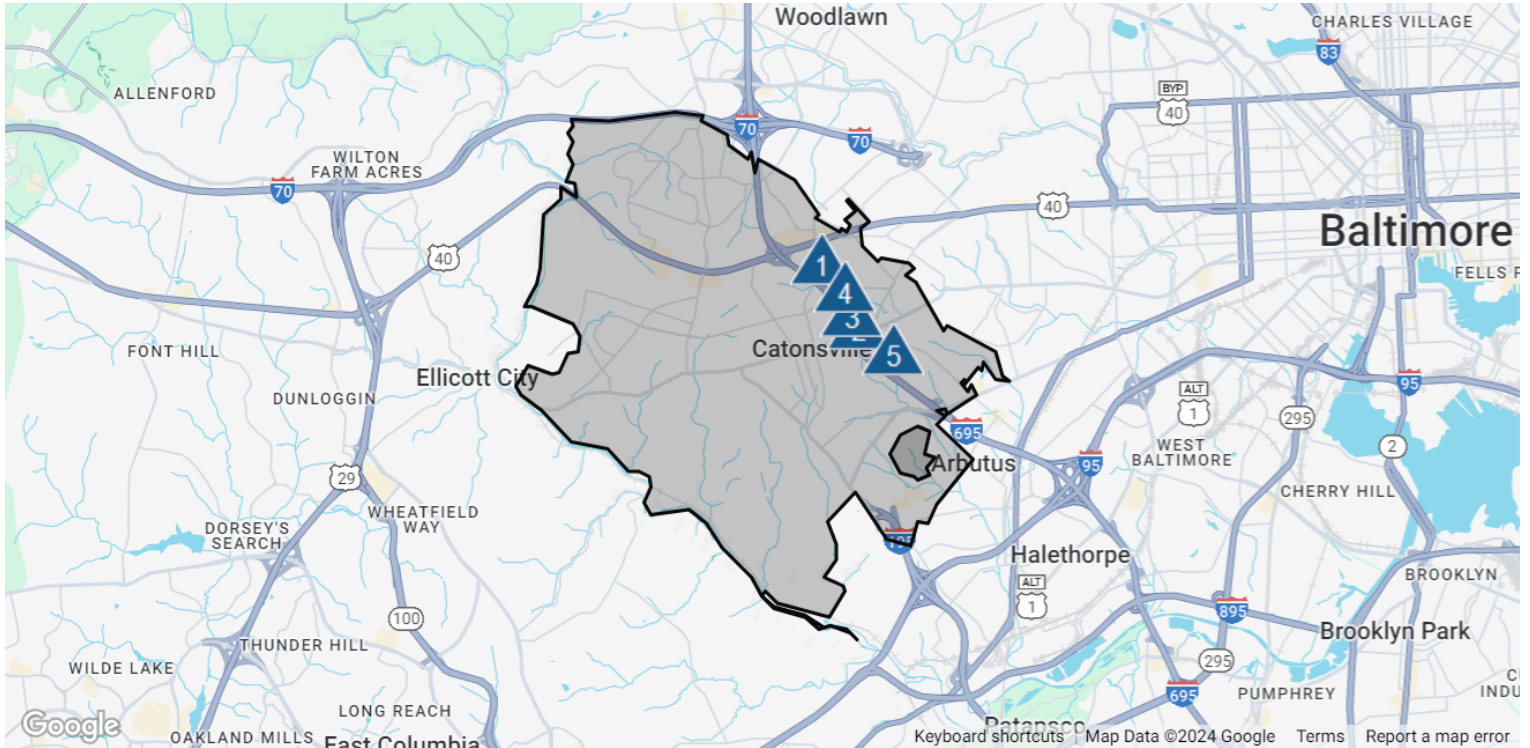
Linsy's Hispanic Store

Charleys Cheesesteaks

Royal Farms

B Great Kids Farm/Baltimore City Public Schools

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
197,808

2023 Est. daily traffic counts

Street: **Baltimore Beltway**
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2017	▲ 200,511	AADT

2
190,280

2023 Est. daily traffic counts

Street: **Baltimore Beltway**
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2017	▲ 192,880	AADT

3
190,191

2023 Est. daily traffic counts

Street: **Baltimore Beltway**
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2017	▲ 192,790	AADT

4
185,854

2023 Est. daily traffic counts

Street: **I- 695**
Cross: **Edmondson Ave**
Cross Dir: **NW**
Dist: **0.2 miles**

Historical counts

Year	Count	Type
2012	▲ 191,222	AADT
2011	▲ 190,271	AADT
2010	▲ 190,080	AADT
2009	▲ 191,912	AADT
2007	▲ 193,890	AADT

5
178,932

2023 Est. daily traffic counts

Street: **I- 695**
Cross: **Wilkens Ave**
Cross Dir: **SE**
Dist: **0.49 miles**

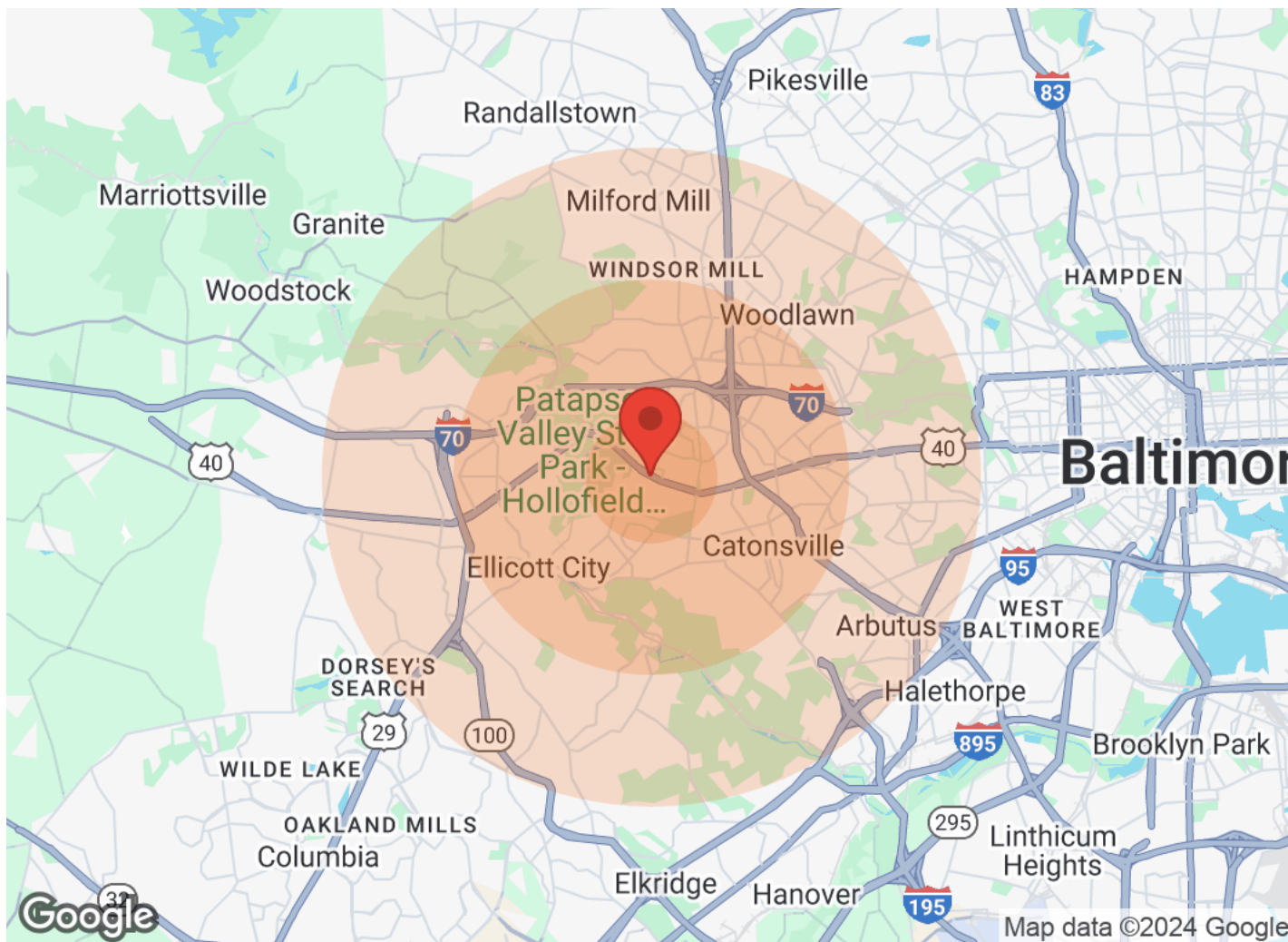
Historical counts

Year	Count	Type
2020	▲ 160,580	AADT
2018	▲ 191,721	AADT
2012	▲ 193,762	AADT
2011	▲ 192,791	AADT
2010	▲ 192,600	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

DEMOGRAPHICS

6611 BALTIMORE NATIONAL PIKE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,506	43,290	119,286	Median	\$80,555	\$68,773	\$60,285
Female	5,118	47,115	133,306	< \$15,000	211	2,743	8,656
Total Population	9,624	90,405	252,592	\$15,000-\$24,999	195	2,291	7,859
				\$25,000-\$34,999	153	2,322	8,382
Age				\$35,000-\$49,999	325	4,726	12,658
Ages 0-14	1,652	17,291	48,269	\$50,000-\$74,999	891	8,140	18,905
Ages 15-24	1,190	12,082	34,424	\$75,000-\$99,999	674	5,308	13,305
Ages 25-54	3,592	36,998	98,901	\$100,000-\$149,999	815	5,748	14,398
Ages 55-64	1,361	11,571	32,004	\$150,000-\$199,999	338	2,176	5,942
Ages 65+	1,829	12,463	38,994	> \$200,000	233	1,661	5,832
				Housing			
Race				Total Units	4,111	37,475	105,146
White	6,450	40,039	97,713	Occupied	3,985	35,476	98,505
Black	1,798	33,739	123,290	Owner Occupied	3,197	22,160	62,659
Am In/AK Nat	N/A	64	125	Renter Occupied	788	13,316	35,846
Hawaiian	N/A	4	8	Vacant	126	1,999	6,641
Hispanic	407	4,779	9,300				
Multi-Racial	766	8,438	16,414				

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