



800 W. PATAPSCO AVENUE

BALTIMORE, MARYLAND 21230

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

AERIAL

 DRIVE-IN



PROPERTY OVERVIEW

HIGHLIGHTS:

- Credit Tenant with long term lease
- 5 VACANT SMALL BAYS for VALUE ADD
- Minutes to I-95 and major employment centers
- Abundant surface parking
- Eight (8) 12' H x 10' W drive-ins and one (1) 14' H x 14' W drive-in
- Newer roof with warranty
- Located in highly sought after BW Corridor
- Graveled Outdoor Storage Lot in back of building



BUILDING SIZE:

48,000 SF ±

LOT SIZE:

3.06 ACRES ±

YEAR BUILT:

1981

STORIES:

1

LOADING:

9 OVERSIZED DRIVE-INS

ZONING:

I-1 (LIGHT INDUSTRIAL)

SALE PRICE:

\$4,500,000



GOOGLE STREET VIEW

MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,994

111,603

357,507

DAYTIME POPULATION



13,204

125,568

484,668

AVERAGE HOUSEHOLD INCOME



\$62,354

\$101,664

\$92,234

NUMBER OF HOUSEHOLDS



6,093

46,295

157,691

MEDIAN AGE

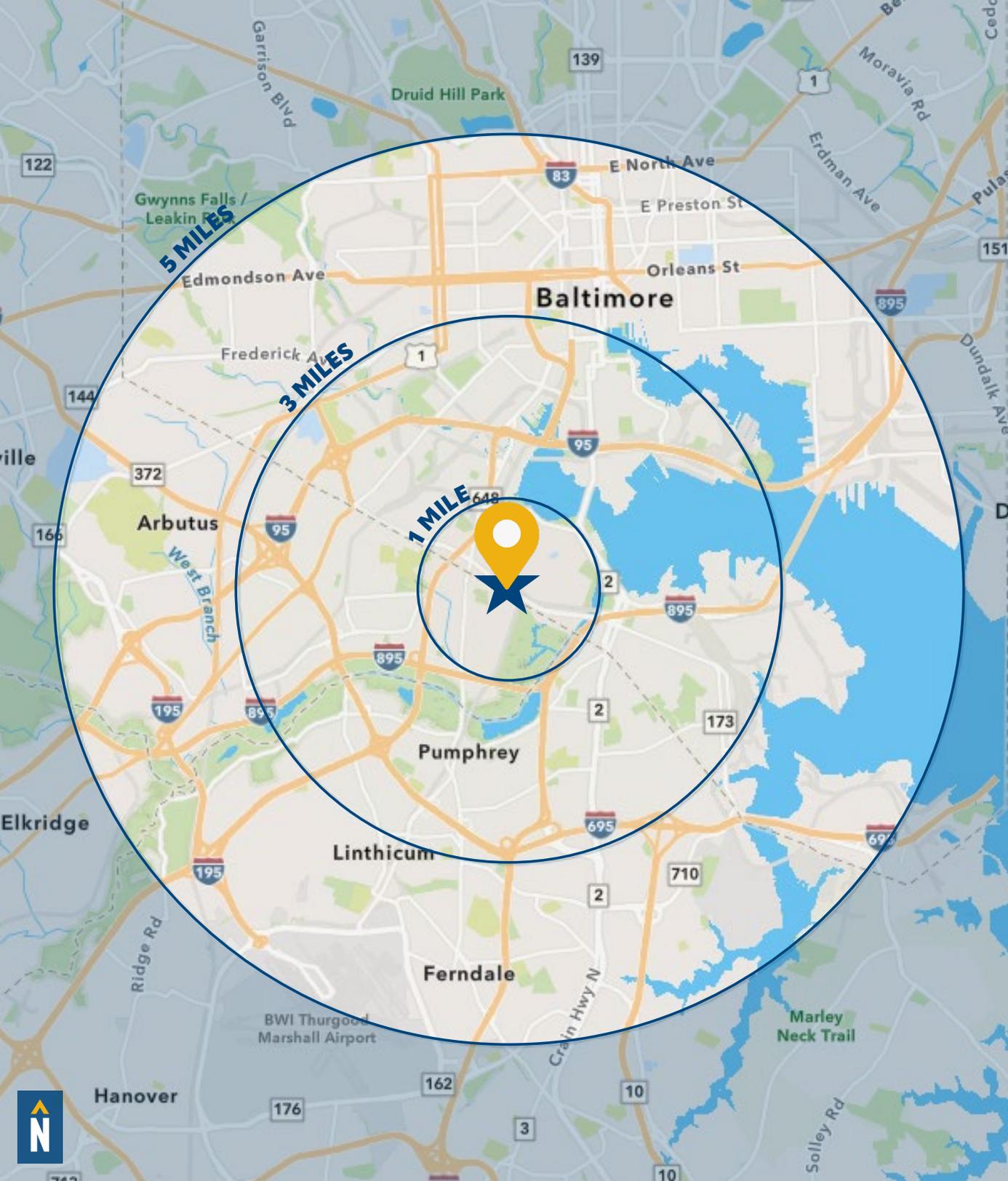


33.4

34.7

35.3

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



BRYAN HERR

VICE PRESIDENT

443.875.7505

BHERR@mackenziecommercial.com



OLIVER FRYER

VICE PRESIDENT

443.597.5711

OFRYER@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

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

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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.