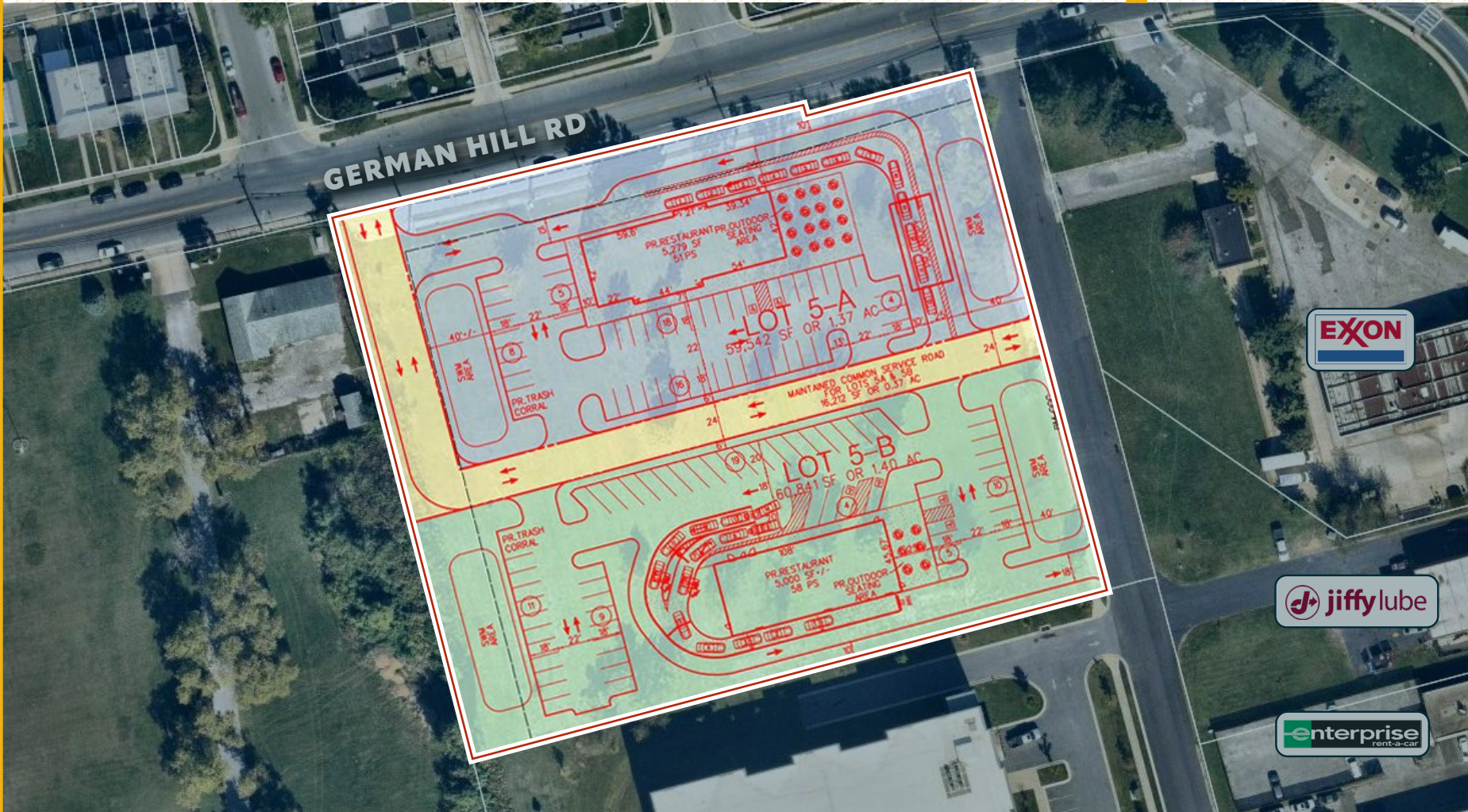




TWO 1.4 AC $\pm$ RETAIL PAD SITES

TOWN CENTRE | MERRITT BLVD & GERMAN HILL RD | DUNDALK, MD 21222

FOR
**GROUND
LEASE**



MACKENZIE
RETAIL

LOCATION AERIAL



GROUND LEASE OPPORTUNITY

HIGHLIGHTS:

- Two retail pad sites located at the fully signalized intersection of Merritt Boulevard (Dundalk's pre-eminent retail corridor) and German Hill Road
- Multiple means of ingress and egress
- Center anchored by Giant & Big Lots and also includes AutoZone, Wendy's, Chase Bank, NTB, Enterprise, Jiffy Lube, AutoSpa Express and the new Merritt Station Apartments (99 units)
- Nearby retailers and amenities include Aldi, Ollie's Bargain Outlet, Harbor Freight Tools, Planet Fitness, PetSmart, Pep Boys, Walmart, Bank of America and many more
- Easy access to I-95, I-695 and I-895
- **Ideal for QSR, sit-down restaurant, medical, automotive, fitness, veterinary practice, etc.**

AVAILABLE:

TWO 1.4 AC $\pm$ RETAIL PAD SITES

ZONING:

BM CCC (BUSINESS MAJOR)
[COMMUNITY CORE COMMERCIAL]

TRAFFIC COUNT:

37,772 AADT (MERRITT BLVD)

11,251 AADT (GERMAN HILL RD)

CONCEPTUAL
LAYOUTS
ONLY

LOT 5B: 1.40 AC $\pm$

LOT 5A: 1.37 AC $\pm$

AutoSpace
Storage

DRIVE-THRU

QSR/RETAIL
1,500-4,000 SF $\pm$

SWM AREA

SWM AREA

RETAIL/MEDICAL/REST.
5,200 SF $\pm$

SWM AREA

DRIVE-THRU

CANOPY

GERMAN HILL RD

11,251 AADT

TO MERRITT
BOULEVARD/
RT. 157



GOOGLE STREET VIEW

LOCAL BIRDSEYE



DUNDALK TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,068

97,353

280,320

DAYTIME POPULATION



14,756

94,811

276,401

AVERAGE HOUSEHOLD INCOME



\$85,032

\$82,182

\$93,631

NUMBER OF HOUSEHOLDS



5,444

36,378

115,367

MEDIAN AGE

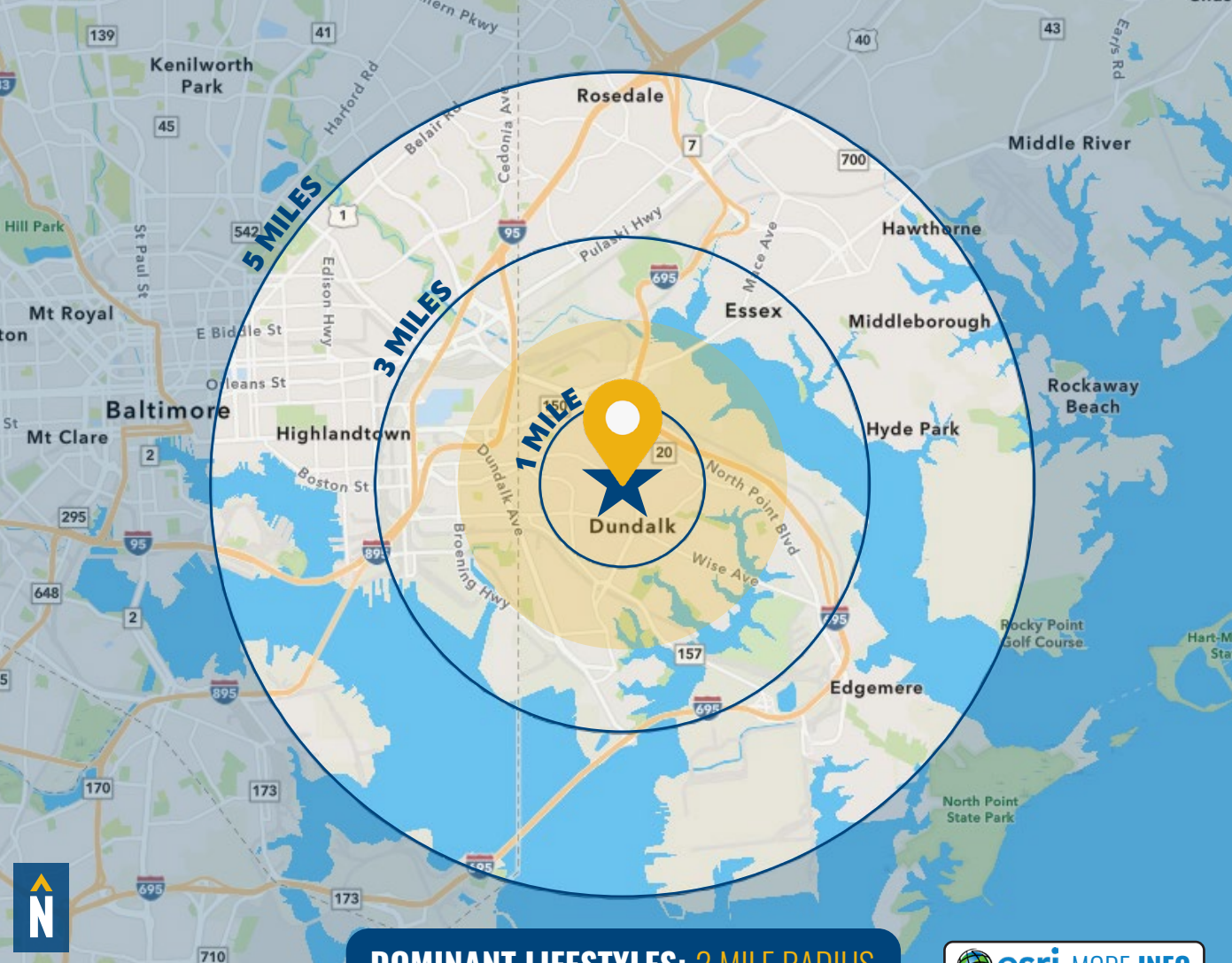


39.1

37.9

37.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

14%

FAMILY BONDS

MEDIAN

AGE: 35.5

HH INCOME: \$72,515



These family sizes are larger than the U.S. average, and households typically earn middle-tier incomes. They primarily shop at large retail establishments and often eat at fast food restaurants.

11%

MIDDLE GROUND

MEDIAN

AGE: 38.8

HH INCOME: \$69,074



These households tend to consist of married couples, cohabitating couples and single-person households. Residents tend to shop at discount grocery chains and eat at fast food restaurants.

9%

HOMETOWN CHARM

MEDIAN

AGE: 35.7

HH INCOME: \$50,994



These neighborhoods are characterized by young families with children under 18. They tend to buy tools for gardening, purchase used vehicles, and frequent fast food restaurants, especially on weekends.



CHRIS WALSH
SENIOR VICE PRESIDENT

410.494.4857
CWALSH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

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

www.MACKENZIECOMMERCIAL.com

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.