

# Church of the Annunciation

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Religious Facility or Residential Development Opportunity

5212 McCormick Avenue | Baltimore | MD 21206

**FOR SALE**



# Overview

## Offering Summary

Land	8.94 Acres
Building Size	20,621 SF
Sale Price	\$1,799,000.00
Year Built	1900 Rectory, 1970 Religious Facility
Parking	± 186 Spaces
Property Type	Church, School, or Redevelopment Opportunity
Zoning	DR 5.5



## Description

This well-maintained Church could be reutilized by another religious organization, or it could be redeveloped into single-family homes or townhomes. The building includes a 389-seat sanctuary that has a copper pipe organ. It also includes offices, a commercial kitchen, and a large event hall. The location makes access easy from I-695, and it is surrounded by a well-established community. Existing zoning allows for redevelopment into residential use. The well-established surrounding community includes a healthy mix of single-family homes, townhomes, apartments, schools, and other religious facilities.

# Aerial



# Community Map: Schools & Religious Sites



# Community Map: Apartments & Retail



**TD&A**  
TROUT DANIEL & ASSOCIATES  
**BUY. SELL. LEASE. ADVISE.**



# Interior Photos



# Exterior Photos

## Rectory



# Key Facts – Drive Time 5 Minutes

## Key Facts

5212 McCormick Ave, Baltimore, Maryland, 21206  
Drive time of 5 minutes

### KEY FACTS

32,674

Population



2.5

Average Household Size

40.6

Median Age

\$76,282

Median Household Income

### EDUCATION

9.6%

No High School Diploma



35.8%

High School Graduate



29.6%

Some College/ Associate's Degree



25.0%

Bachelor's/Grad/ Prof Degree

### BUSINESS



642

Total Businesses



4,498

Total Employees

### EMPLOYMENT



White Collar

57.3%



Blue Collar

22.7%



Services

20.0%

4.5%

Unemployment Rate

### INCOME



\$76,282

Median Household Income



\$37,116

Per Capita Income



\$193,126

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.7%)

The smallest group: \$15,000 - \$24,999 (5.9%)

Indicator ▲	Value	Diff	
<\$15,000	8.2%	+0.9%	
\$15,000 - \$24,999	5.9%	+1.7%	
\$25,000 - \$34,999	5.9%	+0.5%	
\$35,000 - \$49,999	12.1%	+3.6%	
\$50,000 - \$74,999	16.9%	+0.9%	
\$75,000 - \$99,999	14.6%	+2.6%	
\$100,000 - \$149,999	19.7%	-0.6%	
\$150,000 - \$199,999	9.5%	-0.9%	
\$200,000+	7.2%	-8.6%	

Bars show deviation from Baltimore County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

# Key Facts – Drive Time 10 Minutes

## Key Facts

5212 McCormick Ave, Baltimore, Maryland, 21206  
Drive time of 10 minutes

### KEY FACTS

163,871

Population



2.5

Average Household Size

39.3

Median Age

\$71,059

Median Household Income

### EDUCATION

11.1%

No High School Diploma



35.0%

High School Graduate



26.6%

Some College/ Associate's Degree



27.4%

Bachelor's/Grad/ Prof Degree

### BUSINESS



5,992

Total Businesses



69,780

Total Employees

### EMPLOYMENT



White Collar

58.2%



Blue Collar

22.7%



Services

19.1%

3.8%

Unemployment Rate

### INCOME



\$71,059

Median Household Income



\$36,362

Per Capita Income



\$151,137

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.2%)

The smallest group: \$15,000 - \$24,999 (5.7%)

Indicator ▲	Value	Diff	
<\$15,000	10.0%	+2.7%	
\$15,000 - \$24,999	5.7%	+1.5%	
\$25,000 - \$34,999	6.7%	+1.3%	
\$35,000 - \$49,999	11.0%	+2.5%	
\$50,000 - \$74,999	19.0%	+3.0%	
\$75,000 - \$99,999	12.5%	+0.5%	
\$100,000 - \$149,999	19.2%	-1.1%	
\$150,000 - \$199,999	9.2%	-1.2%	
\$200,000+	6.7%	-9.1%	

Bars show deviation from Baltimore County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

# Key Facts – Drive Time 15 Minutes

## Key Facts

5212 McCormick Ave, Baltimore, Maryland, 21206  
Drive time of 15 minutes

### KEY FACTS

471,252

Population



2.4

Average Household Size

38.6

Median Age

\$75,991

Median Household Income

### EDUCATION

10.4%

No High School Diploma



31.1%  
High School Graduate



24.7%  
Some College/  
Associate's Degree



33.8%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



16,565

Total Businesses



196,049

Total Employees

### EMPLOYMENT



White Collar

62.4%



Blue Collar

19.8%



Services

17.8%

3.9%

Unemployment Rate

### INCOME



\$75,991

Median Household Income



\$40,467

Per Capita Income



\$170,366

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.7%)

The smallest group: \$15,000 - \$24,999 (5.6%)

Indicator ▲	Value	Diff	
<\$15,000	10.0%	+2.7%	
\$15,000 - \$24,999	5.6%	+1.4%	
\$25,000 - \$34,999	6.5%	+1.1%	
\$35,000 - \$49,999	9.6%	+1.1%	
\$50,000 - \$74,999	17.7%	+1.7%	
\$75,000 - \$99,999	12.0%	0	
\$100,000 - \$149,999	18.7%	-1.6%	
\$150,000 - \$199,999	9.9%	-0.5%	
\$200,000+	10.0%	-5.8%	

Bars show deviation from Baltimore County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

# Drive Time of 5 Minutes

## Housing Market Characteristics

5212 McCormick Ave, Baltimore, Maryland, 21206  
Drive time of 5 minutes



**\$277,524** ↓  
Median Home Value

69% lower than Maryland which is **\$468,044**



**97**

Housing Affordability Index



**22.8%**

Percent of Income for Mortgage



**80**

Percent of Income for Mortgage (Index)

Age <18 **6,570**

Age 18-64 **19,959**

Age 65+ **6,145**

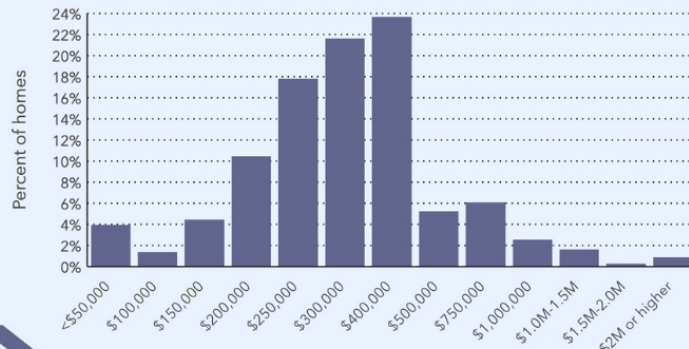
Total Pop  
**32,674**

Pop Growth  
**-0.61%**

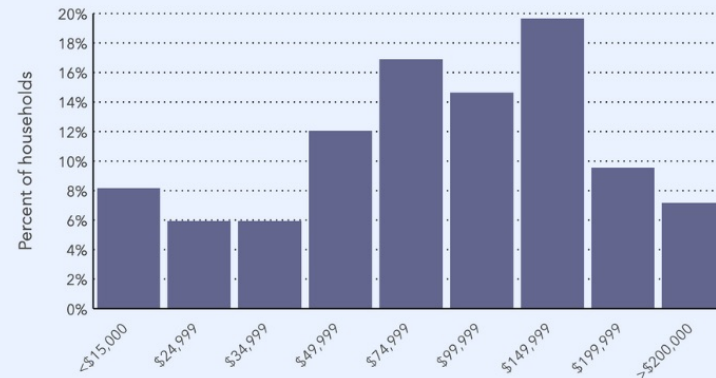
Average HH Size  
**2.54**

Median Net Worth  
**\$193,126**

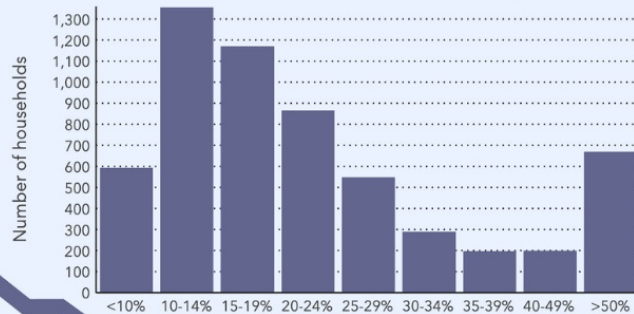
### Home Value



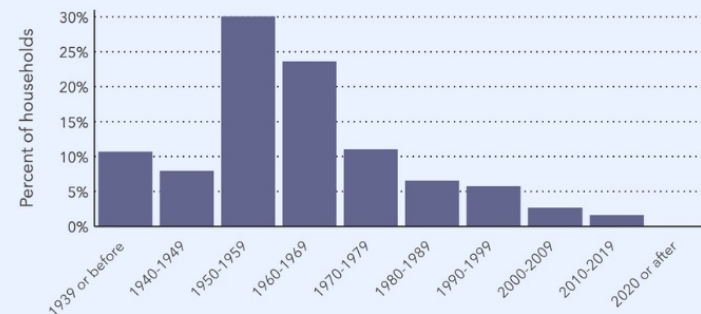
### Household Income



### Mortgage as % Salary



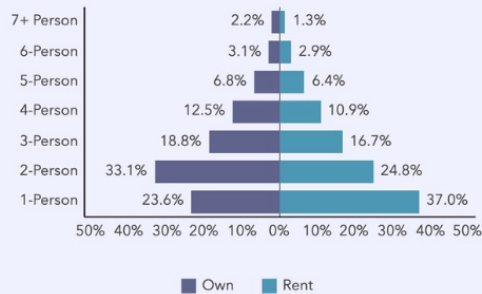
### Year Property Built



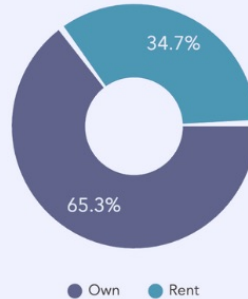
Source: This infographic contains data provided by Esri (2025), ACS (2019-2023), U.S. Census (2020). © 2025 Esri

# Housing Market Characteristics – 5 Minutes

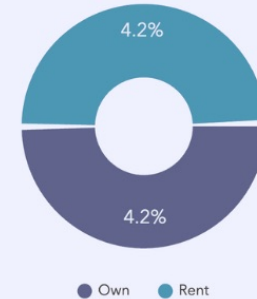
Census Housing by Size



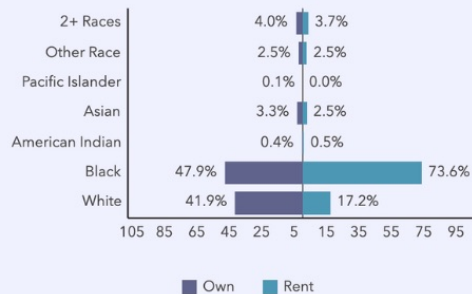
Home Ownership



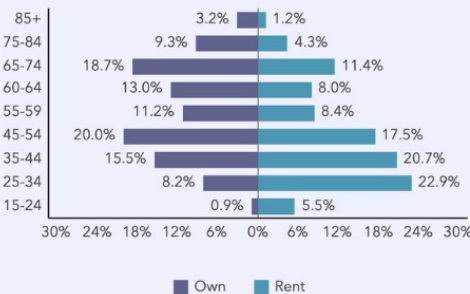
Hispanic Home Ownership



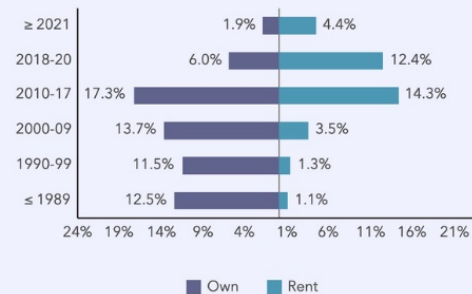
Housing by Race of Householder



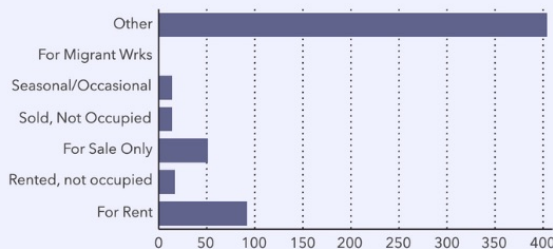
Housing by Age of Householder



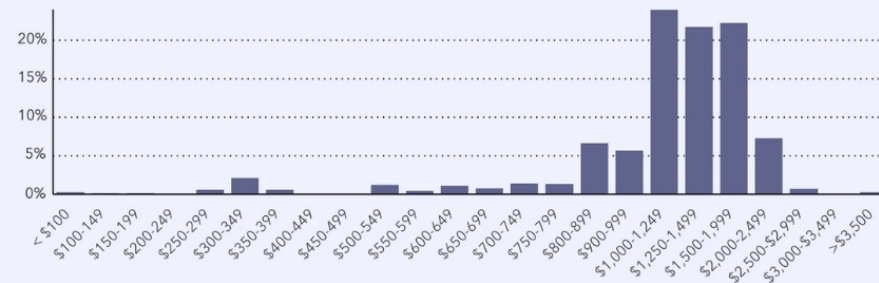
Year Householder Moved In



Vacant Housing Units ( Total 591 )



Gross Rent



# Drive Time of 10 Minutes

## Housing Market Characteristics

5212 McCormick Ave, Baltimore, Maryland,  
21206  
Drive time of 10 minutes



**\$269,755** ↓  
Median Home Value

74% lower than Maryland which is  
**\$468,044**



**94**

Housing Affordability  
Index



**23.8%**

Percent of Income  
for Mortgage



**84**

Percent of Income for  
Mortgage (Index)

Age <18 **34,921**

Age 18-64 **100,175**

Age 65+ **28,775**

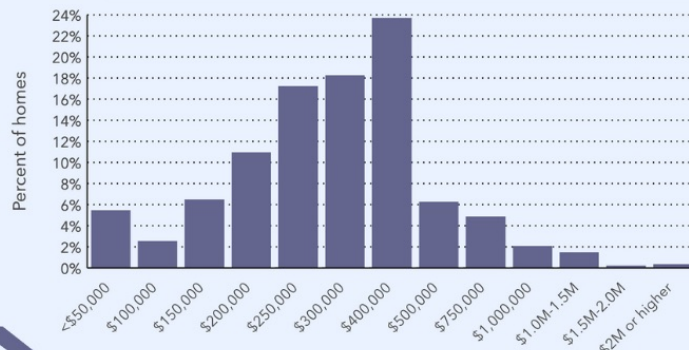
Total Pop  
**163,871**

Pop Growth  
**-0.47%**

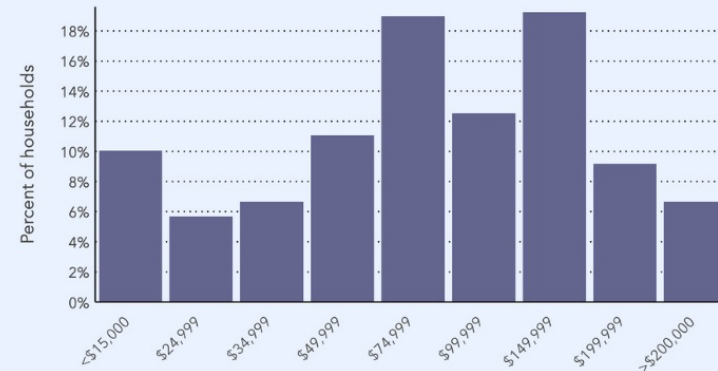
Average HH Size  
**2.47**

Median Net Worth  
**\$151,137**

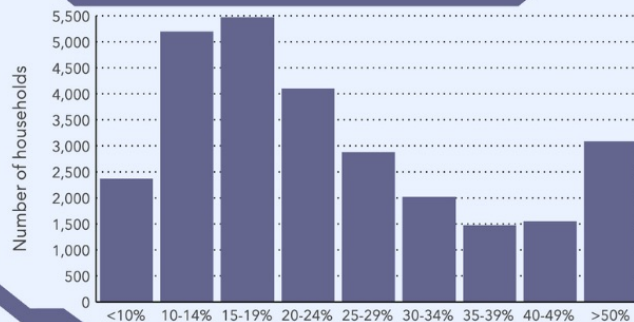
### Home Value



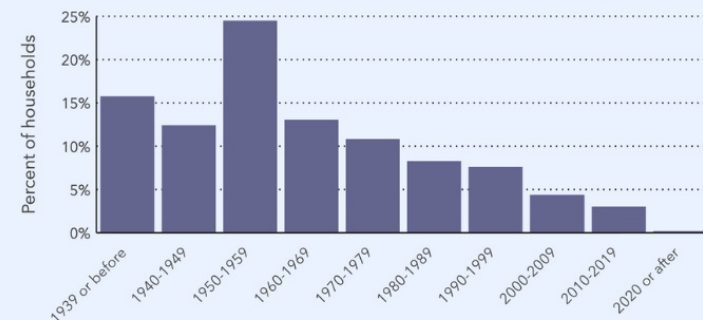
### Household Income



### Mortgage as % Salary



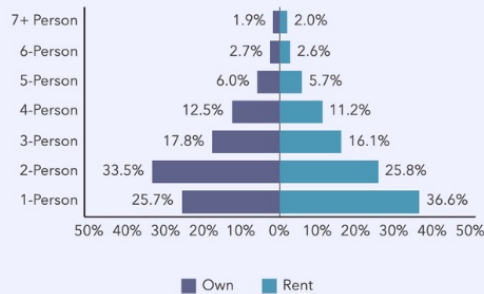
### Year Property Built



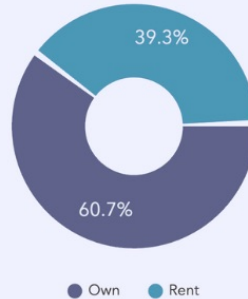
Source: This infographic contains data provided by Esri (2025), ACS (2019-2023), U.S. Census (2020). © 2025 Esri

# Housing Market Characteristics – 10 Minutes

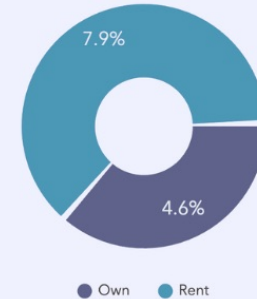
Census Housing by Size



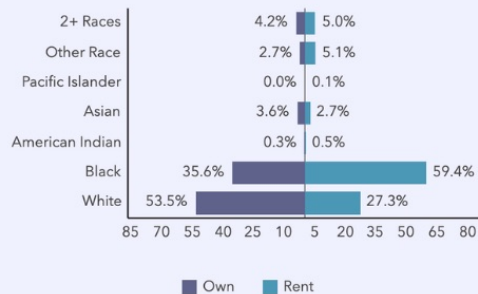
Home Ownership



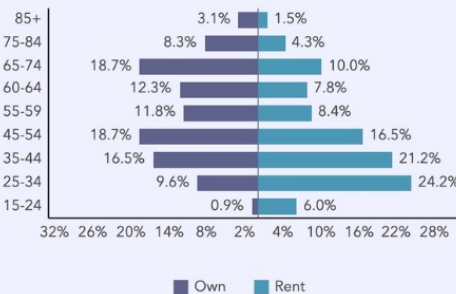
Hispanic Home Ownership



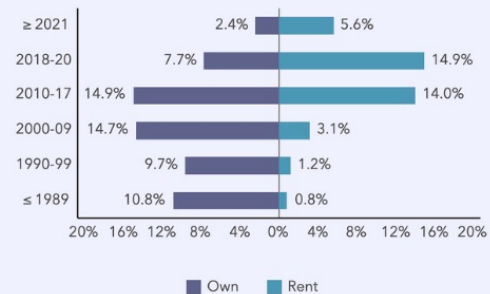
Housing by Race of Householder



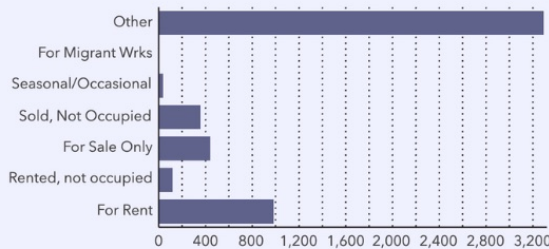
Housing by Age of Householder



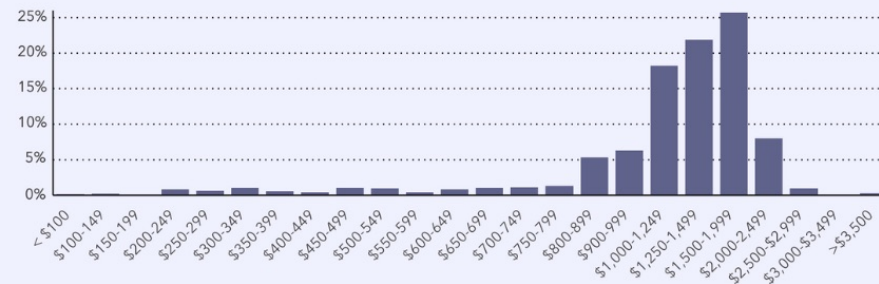
Year Householder Moved In



Vacant Housing Units ( Total 5,232 )



Gross Rent



# Drive Time of 15 Minutes

## Housing Market Characteristics

5212 McCormick Ave, Baltimore, Maryland, 21206  
Drive time of 15 minutes



**\$300,565** ↓  
Median Home Value

56% lower than Maryland which is **\$468,044**



**90**

Housing Affordability Index



**24.8%**

Percent of Income for Mortgage



**87**

Percent of Income for Mortgage (Index)

Age <18 **97,435**

Age 18-64 **289,333**

Age 65+ **84,484**

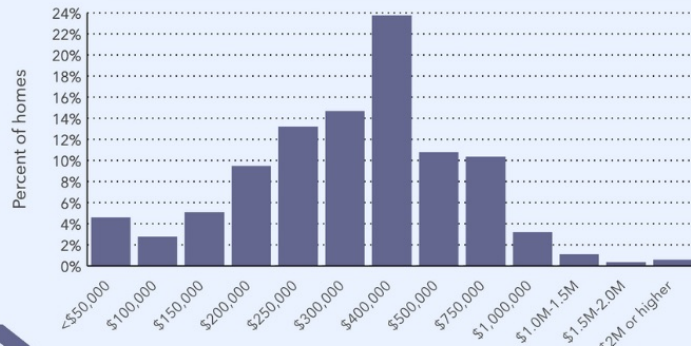
Total Pop  
**471,252**

Pop Growth  
**-0.19%**

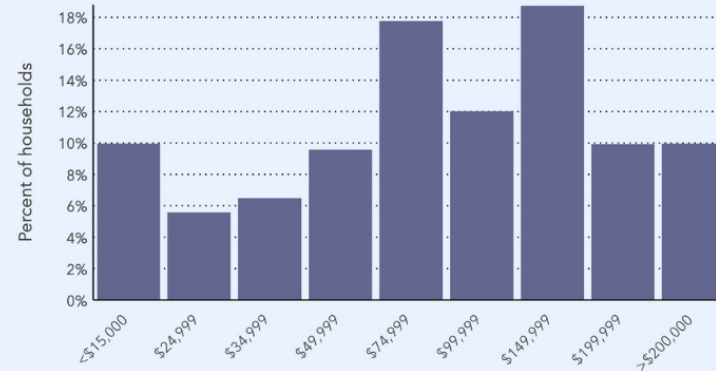
Average HH Size  
**2.43**

Median Net Worth  
**\$170,366**

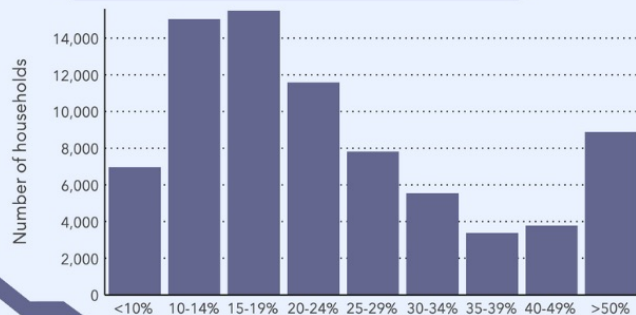
### Home Value



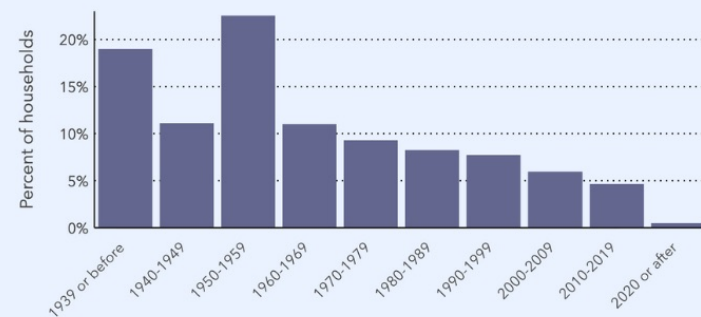
### Household Income



### Mortgage as % Salary



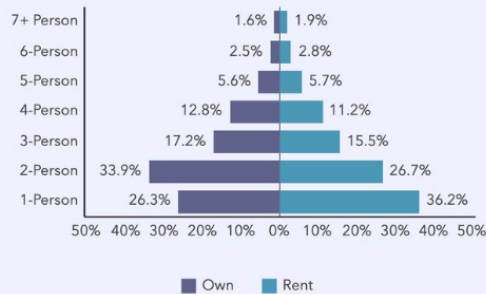
### Year Property Built



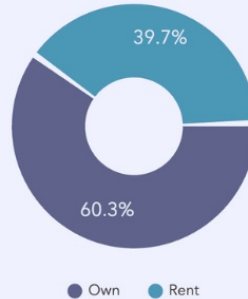
Source: This infographic contains data provided by Esri (2025), ACS (2019-2023), U.S. Census (2020). © 2025 Esri

# Housing Market Characteristics – 15 Minutes

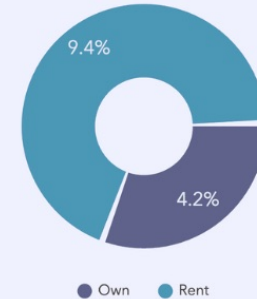
Census Housing by Size



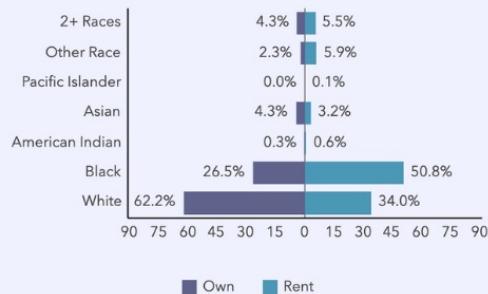
Home Ownership



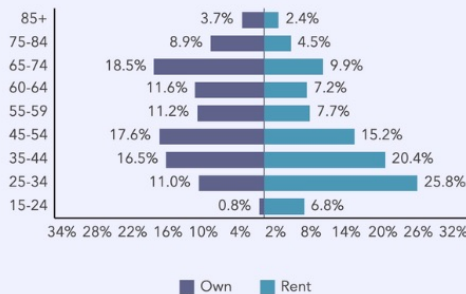
Hispanic Home Ownership



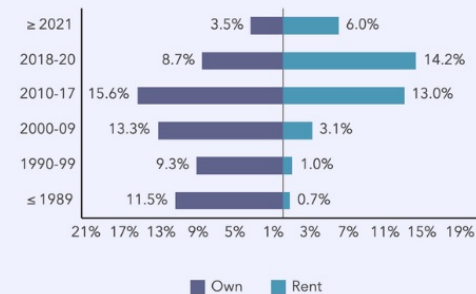
Housing by Race of Householder



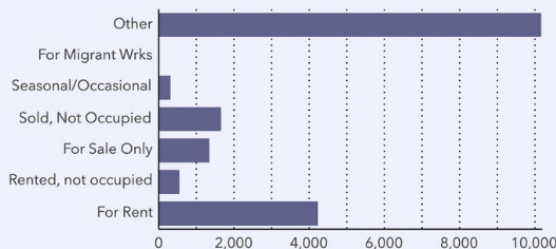
Housing by Age of Householder



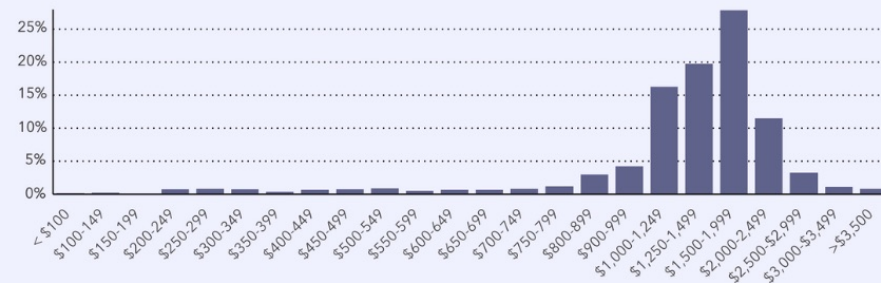
Year Householder Moved In



Vacant Housing Units ( Total 18,261 )



Gross Rent



# Education Overview – 5 Minutes

## K - 12 Education Overview

5212 McCormick Ave, Baltimore, Maryland, 21206  
Drive time of 5 minutes



### Public School Student Enrollment (ACS)

Kindergarten	273
Grades 1 - 4	1,358
Grades 5 - 8	1,476
Grades 9 - 12	1,782

### Private School Student Enrollment (ACS)

Kindergarten	62
Grades 1 - 4	164
Grades 5 - 8	341
Grades 9 - 12	143



**5,244**

Total Population Ages 5 to 18



**13**

Elementary &  
Secondary Schools



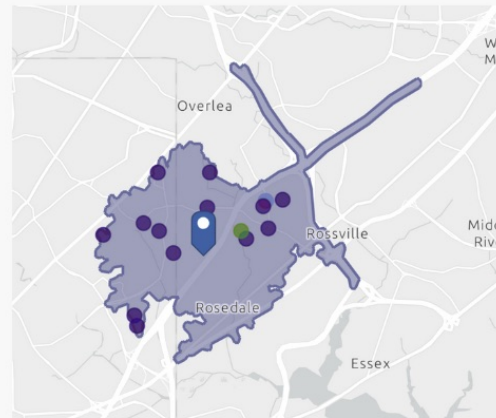
**1**

Public  
Libraries



**1**

Parks



### Households and Enrollment (ACS)

**13,677**

Total Households

**8,433**

Population 3+  
Enrolled in School

### Population without Computer or Internet (ACS)

**65**

Pre-K to 4th  
Grade

**20**

5th to 8th  
Grade

**5**

9th to 12th  
Grade

### Average Household Educational Spending

**\$249**

Elementary/  
High School Tuition

**\$79**

Educational  
Books/Supplies/Other  
Expenditures

**\$33**

Test Preparation/  
Tutoring Svcs

**\$73**

Other School  
Supplies

**Source:** This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025). [Data Axle](#) POI data updated 3 times per year. \* Indicates the number of locations has reached the maximum. © 2025 Esri

# Education Overview – 10 Minutes

## K - 12 Education Overview

5212 McCormick Ave, Baltimore, Maryland, 21206  
Drive time of 10 minutes



### Public School Student Enrollment (ACS)

Kindergarten	1,666
Grades 1 - 4	6,692
Grades 5 - 8	7,868
Grades 9 - 12	7,277

### Private School Student Enrollment (ACS)

Kindergarten	222
Grades 1 - 4	789
Grades 5 - 8	1,323
Grades 9 - 12	1,145



**27,754**

Total Population Ages 5 to 18



**68**

Elementary &  
Secondary Schools



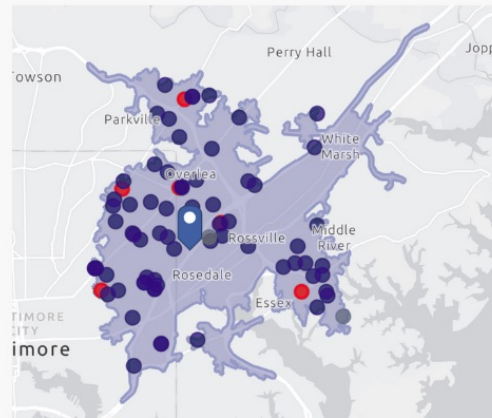
**6**

Public  
Libraries



**2**

Parks



### Households and Enrollment (ACS)

**66,666**

Total Households

**38,961**

Population 3+  
Enrolled in School

### Population without Computer or Internet (ACS)

**433**

Pre-K to 4th  
Grade

**456**

5th to 8th  
Grade

**259**

9th to 12th  
Grade

### Average Household Educational Spending

**\$232**

Elementary/  
High School Tuition

**\$76**

Educational  
Books/Supplies/Other  
Expenditures

**\$31**

Test Preparation/  
Tutoring Svcs

**\$70**

Other School  
Supplies

**Source:** This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025). **Data Axle** POI data updated 3 times per year. \* Indicates the number of locations has reached the maximum. © 2025 Esri

# Education Overview – 15 Minutes

## K - 12 Education Overview

5212 McCormick Ave, Baltimore, Maryland, 21206  
Drive time of 15 minutes



### Public School Student Enrollment (ACS)

Kindergarten	5,207
Grades 1 - 4	19,151
Grades 5 - 8	20,758
Grades 9 - 12	20,411

### Private School Student Enrollment (ACS)

Kindergarten	474
Grades 1 - 4	2,216
Grades 5 - 8	3,360
Grades 9 - 12	3,619



**77,026**

Total Population Ages 5 to 18



**182**

Elementary &  
Secondary Schools



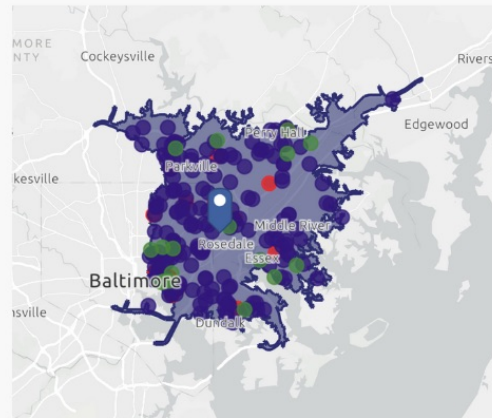
**16**

Public  
Libraries



**17**

Parks



### Households and Enrollment (ACS)

<b>186,735</b>	<b>114,716</b>
Total Households	Population 3+ Enrolled in School

### Population without Computer or Internet (ACS)

<b>1,403</b>	<b>1,267</b>	<b>1,058</b>
Pre-K to 4th Grade	5th to 8th Grade	9th to 12th Grade

### Average Household Educational Spending

<b>\$257</b>	<b>\$84</b>
Elementary/ High School Tuition	Educational Books/Supplies/Other Expenditures
<b>\$34</b>	<b>\$78</b>
Test Preparation/ Tutoring Svcs	Other School Supplies

**Source:** This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025). [Data Axle](#) POI data updated 3 times per year. \* Indicates the number of locations has reached the maximum. © 2025 Esri

# 5212 McCormick Avenue

## Gary S. Olschansky

Investment Sales

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✉️ golschansky@troutdaniel.com

## Jack Riehl

Vice President

📞 O: 410.769.8300

✉️ jack@obrechtriehl.com

## Susan Riehl

Principal

📞 O: 410.769.8300

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## John Riehl

Principal

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## Contact Us



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