

# Church of the Annunciation

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



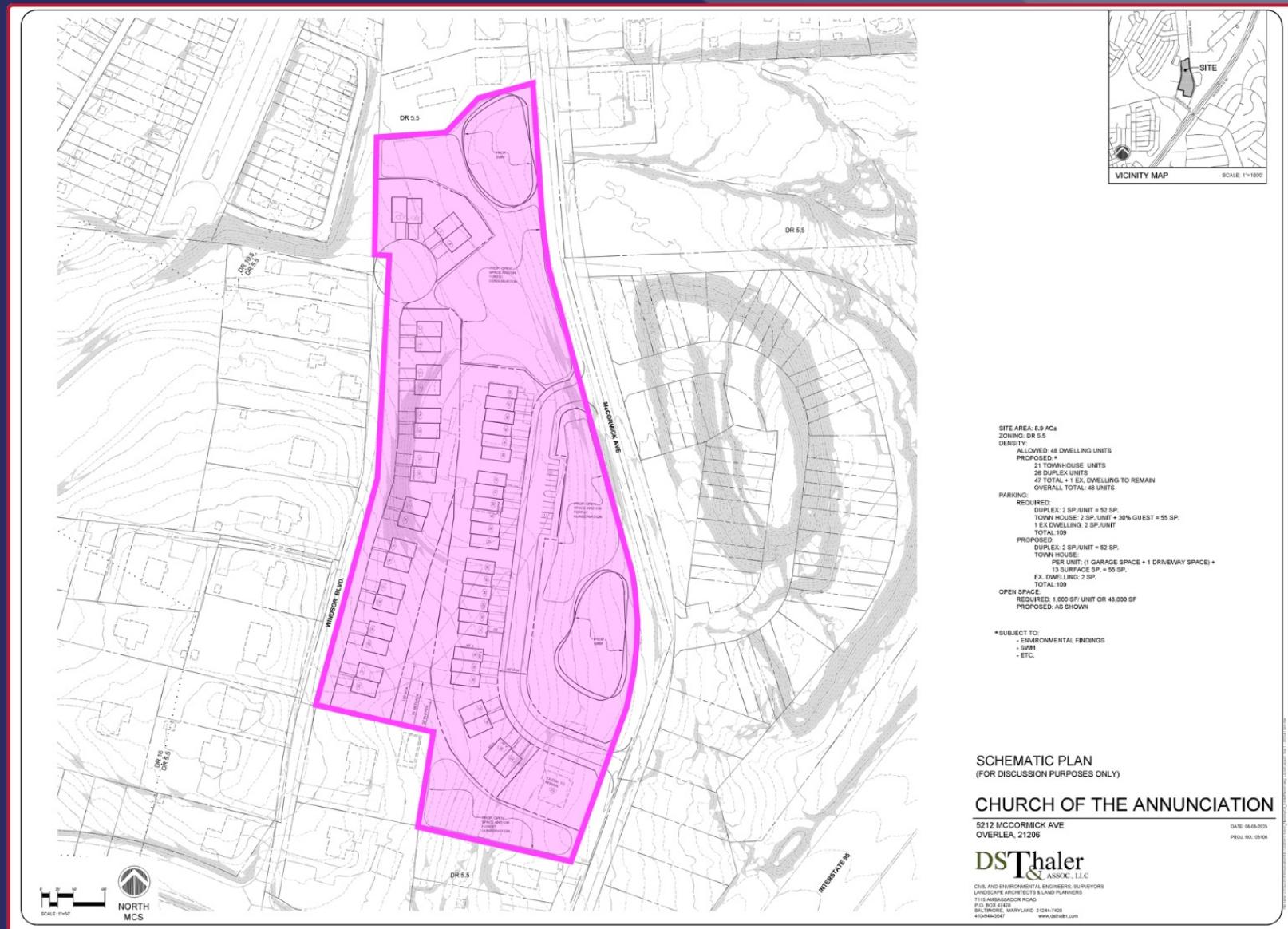
# Community Map: Schools & Religious Sites



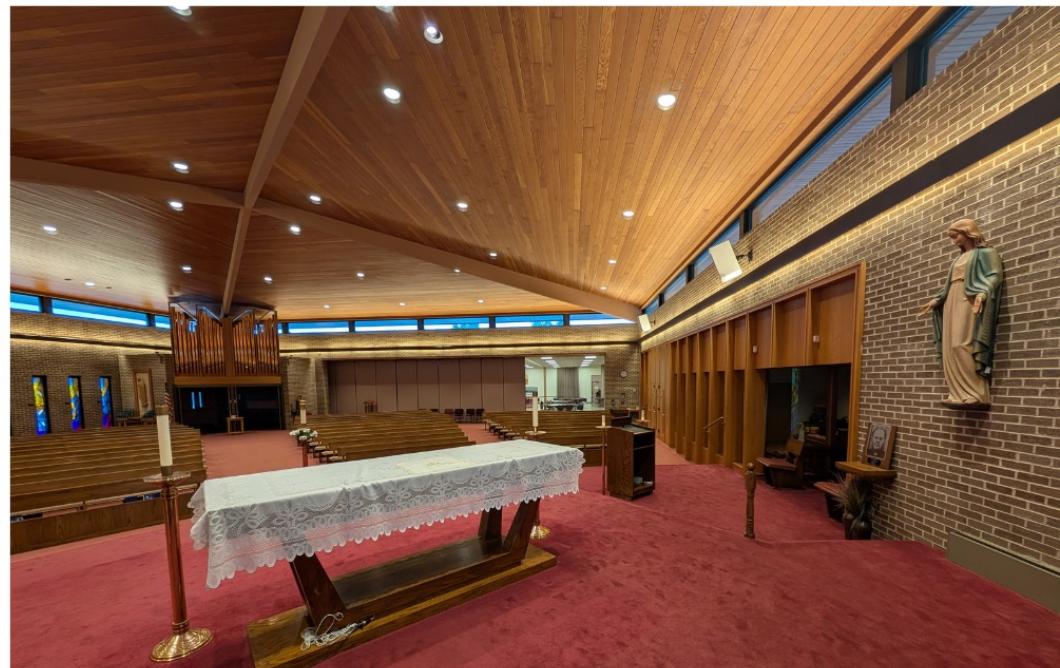
# Community Map: Apartments & Retail



# Residential Concept Plan



# Interior Photos



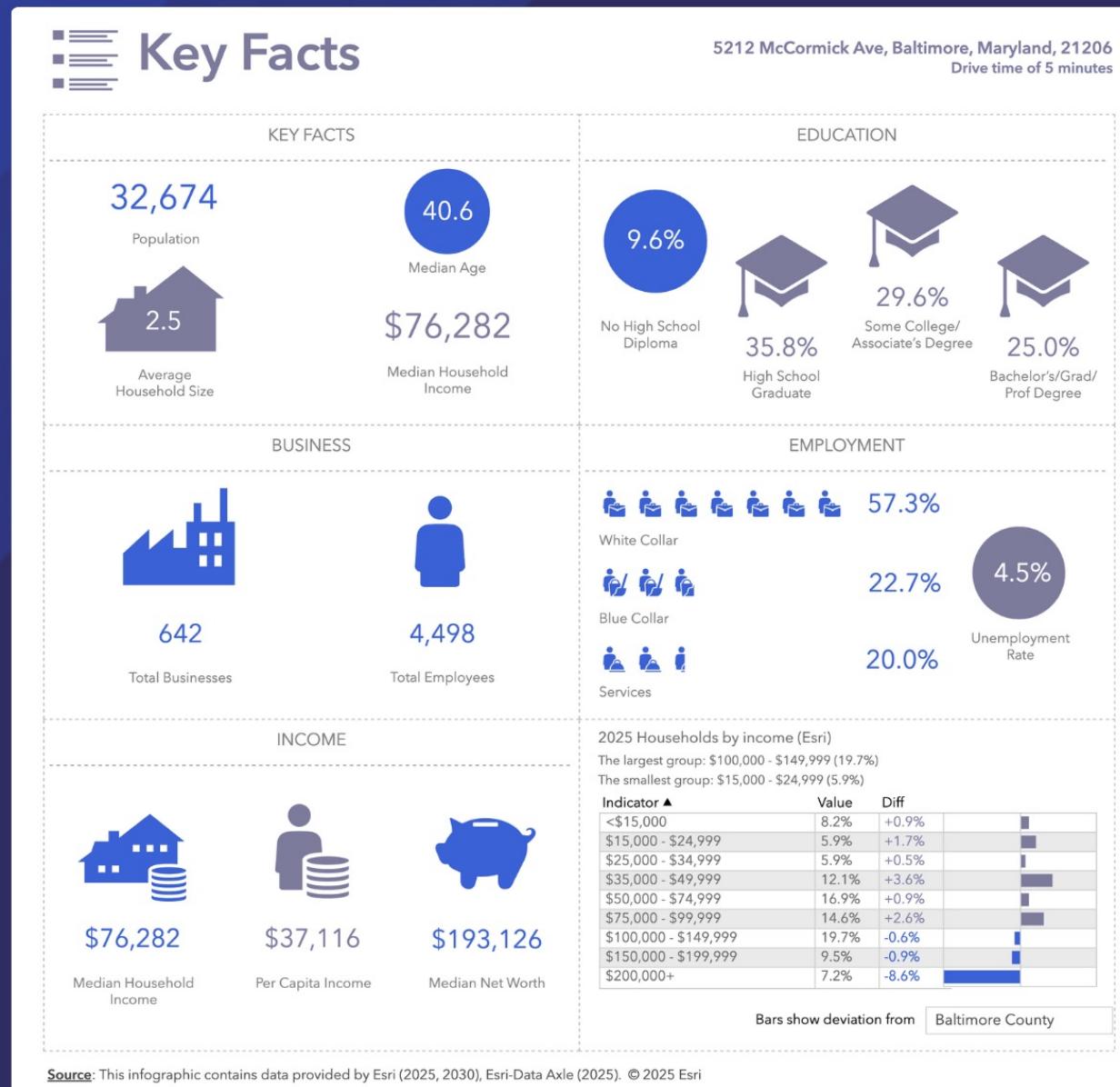
# Exterior Photos

---

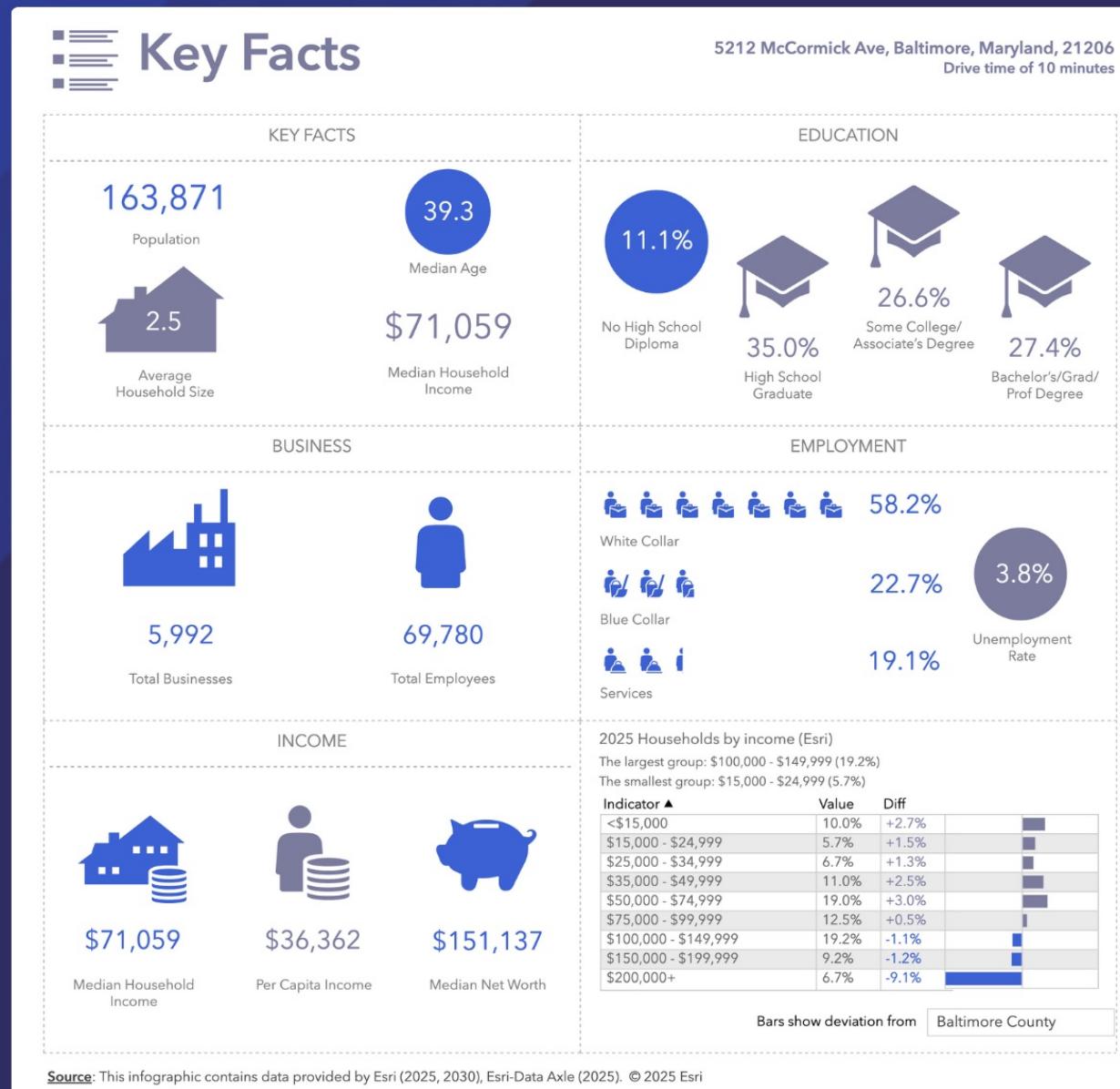
## Rectory



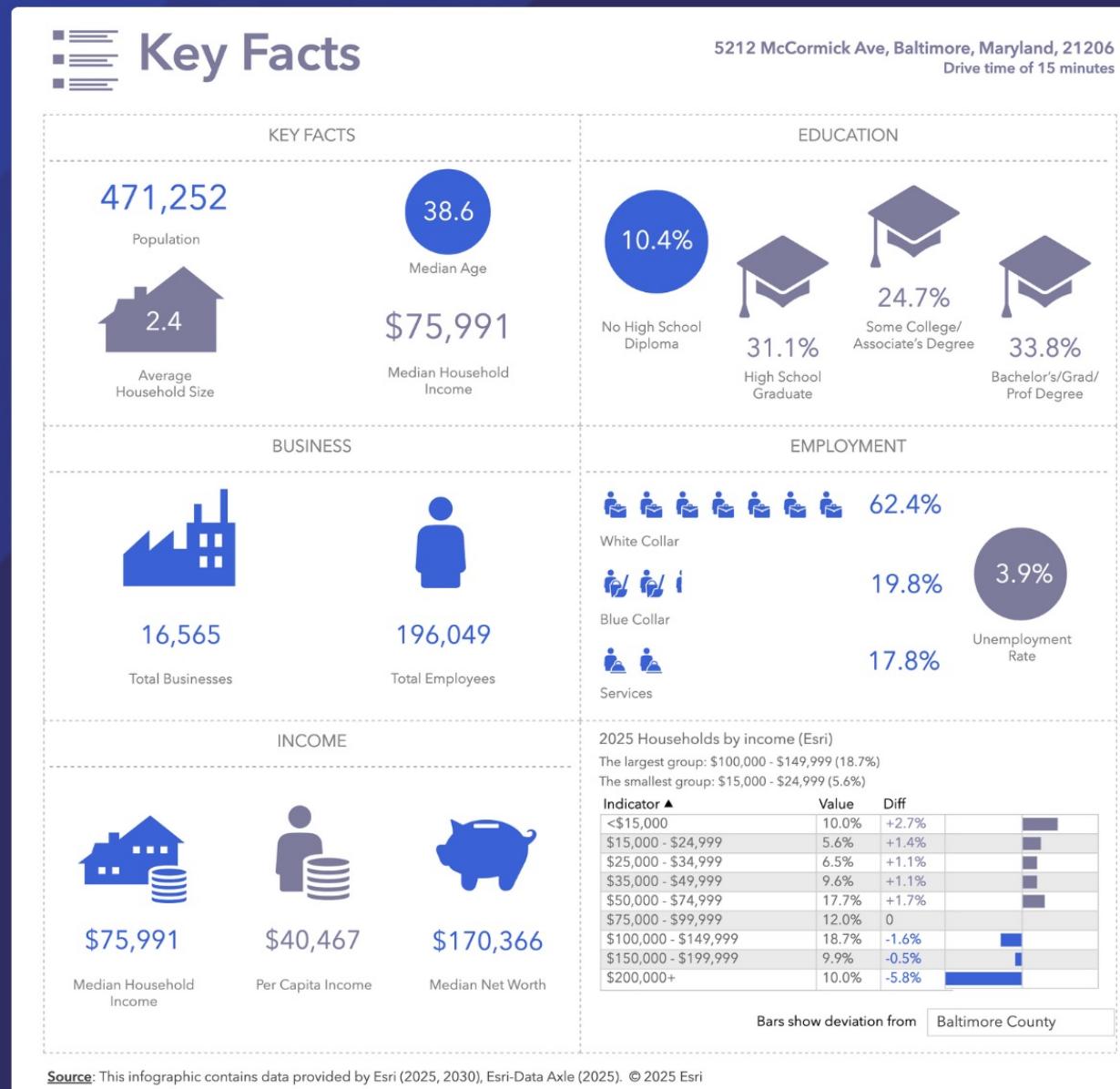
# Key Facts - Drive Time 5 Minutes



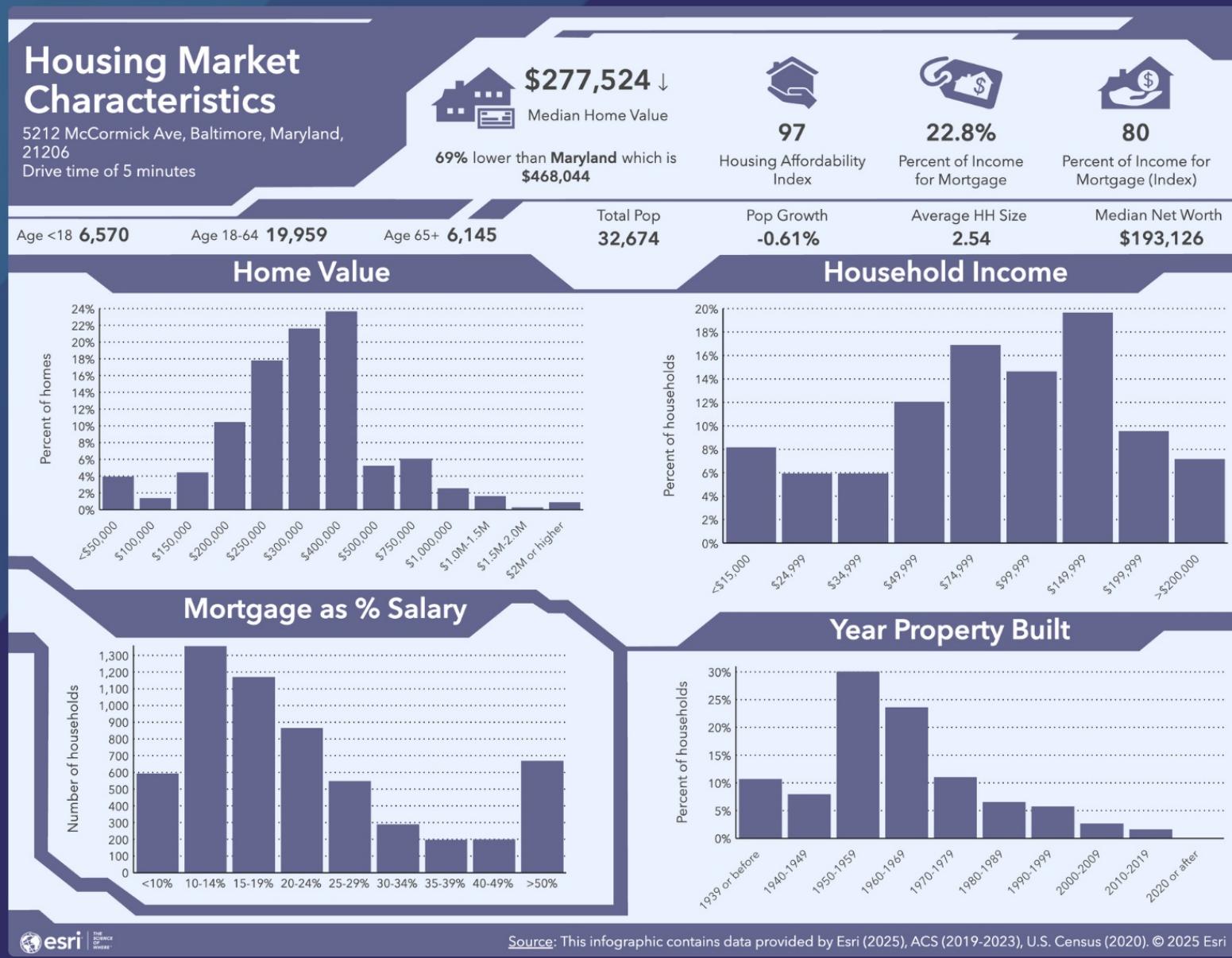
# Key Facts - Drive Time 10 Minutes



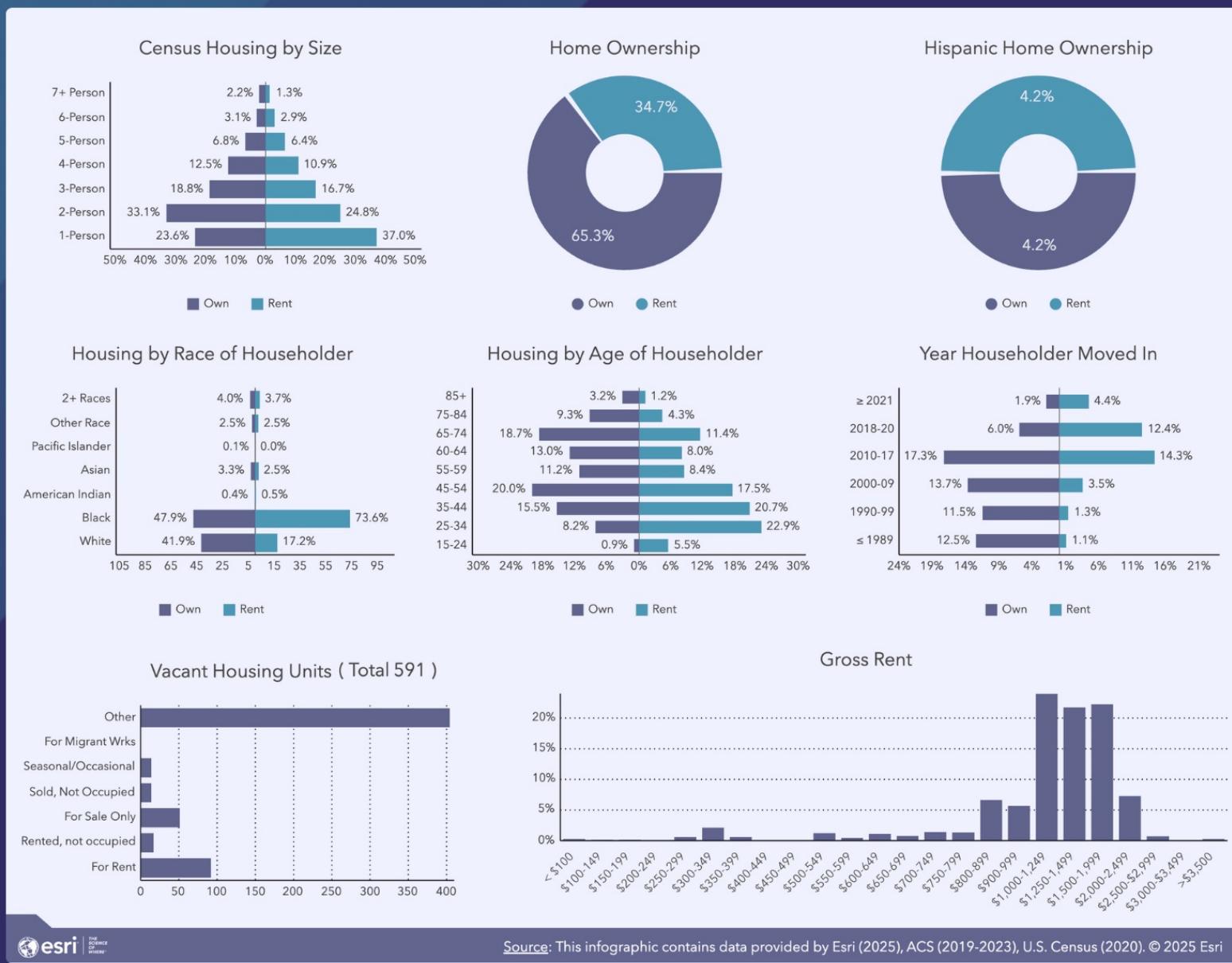
# Key Facts - Drive Time 15 Minutes



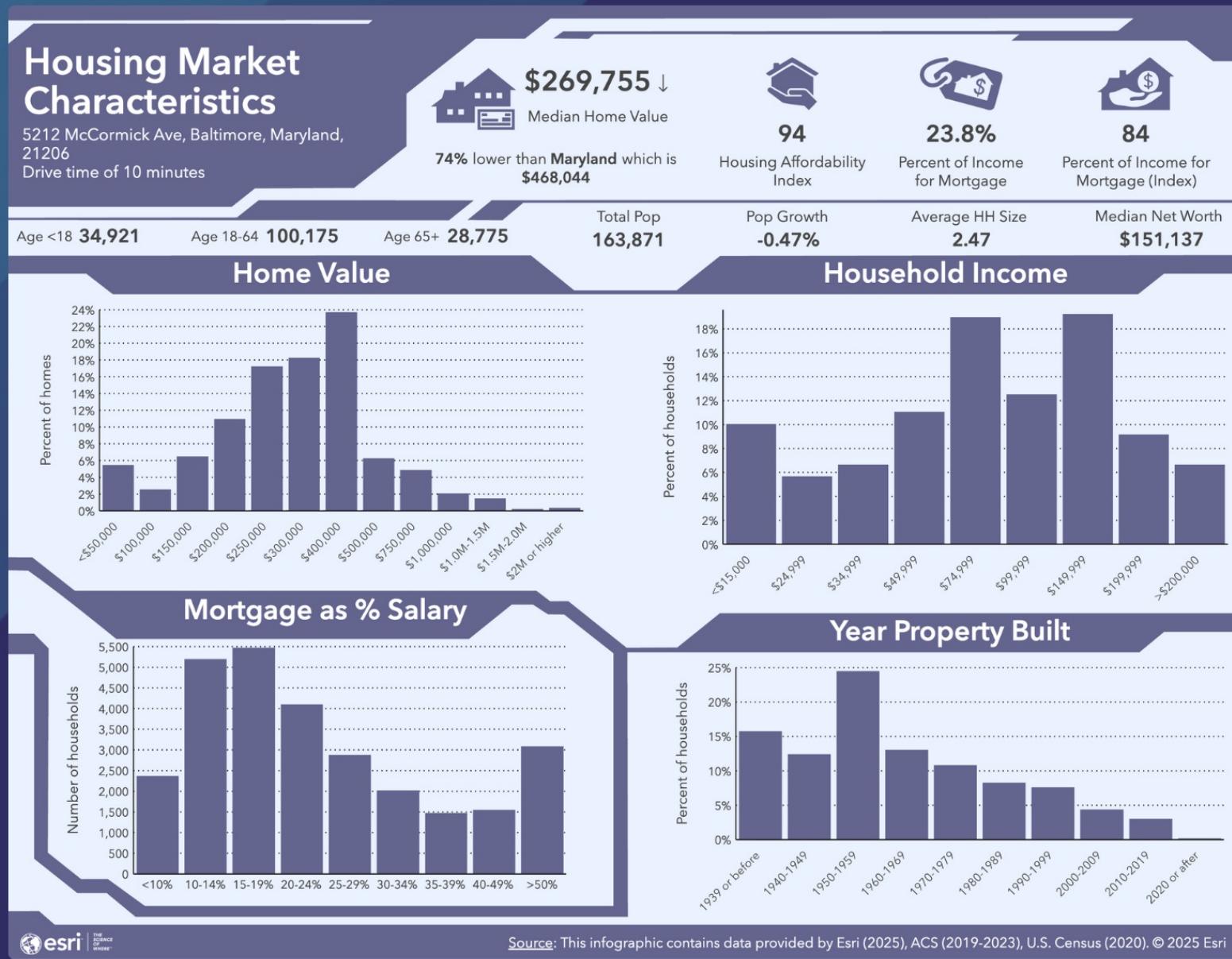
# Drive Time of 5 Minutes



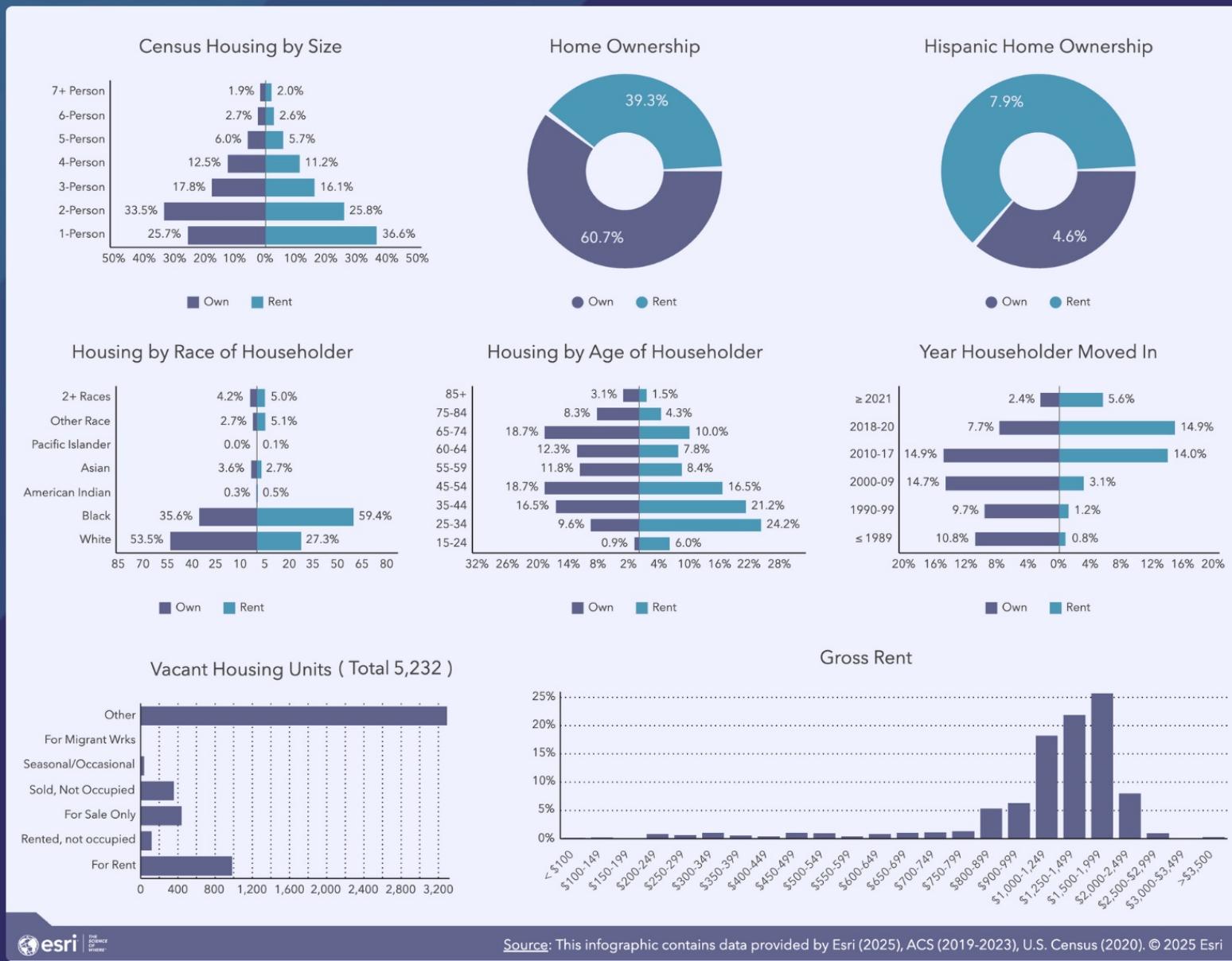
# Housing Market Characteristics – 5 Minutes



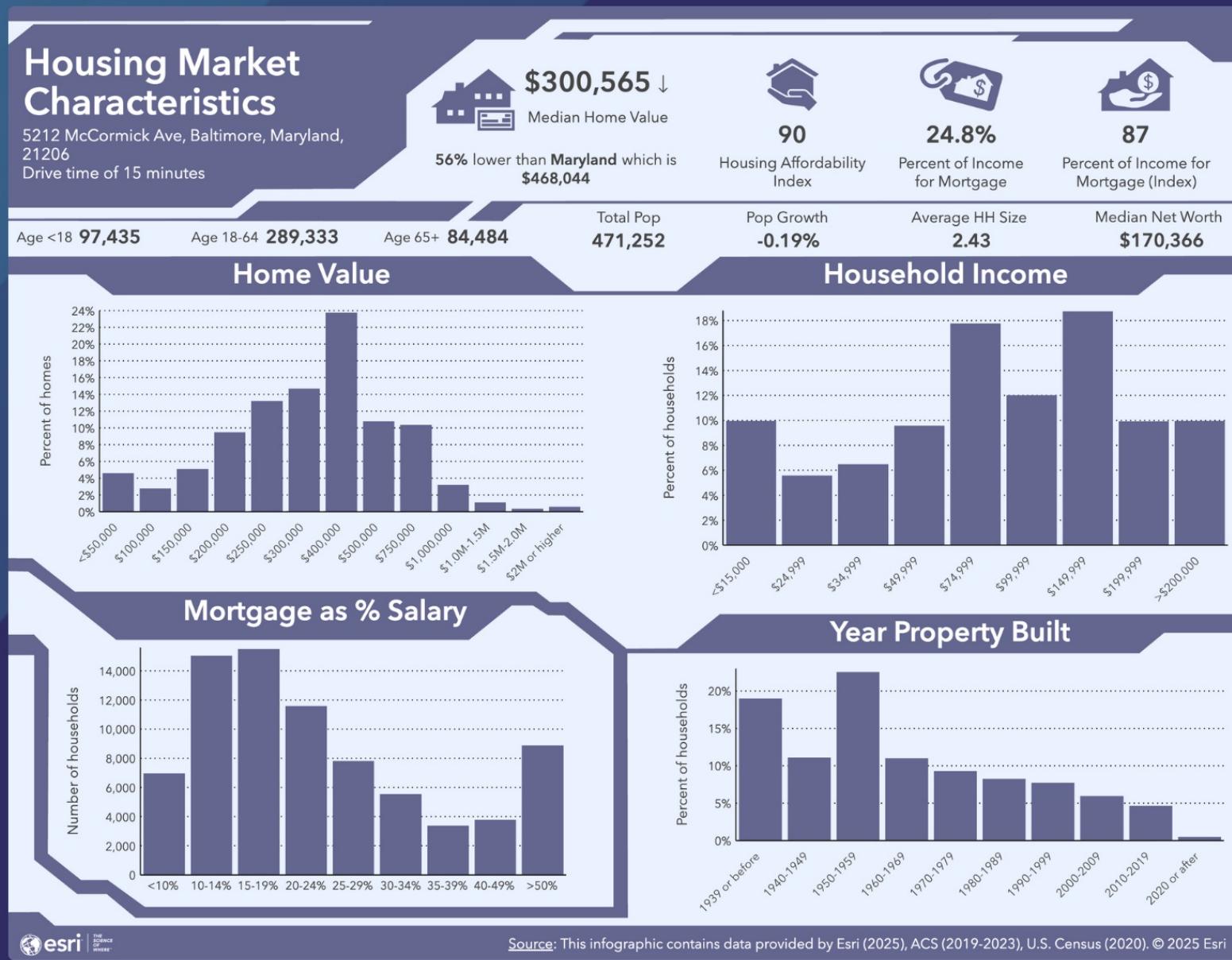
# Drive Time of 10 Minutes



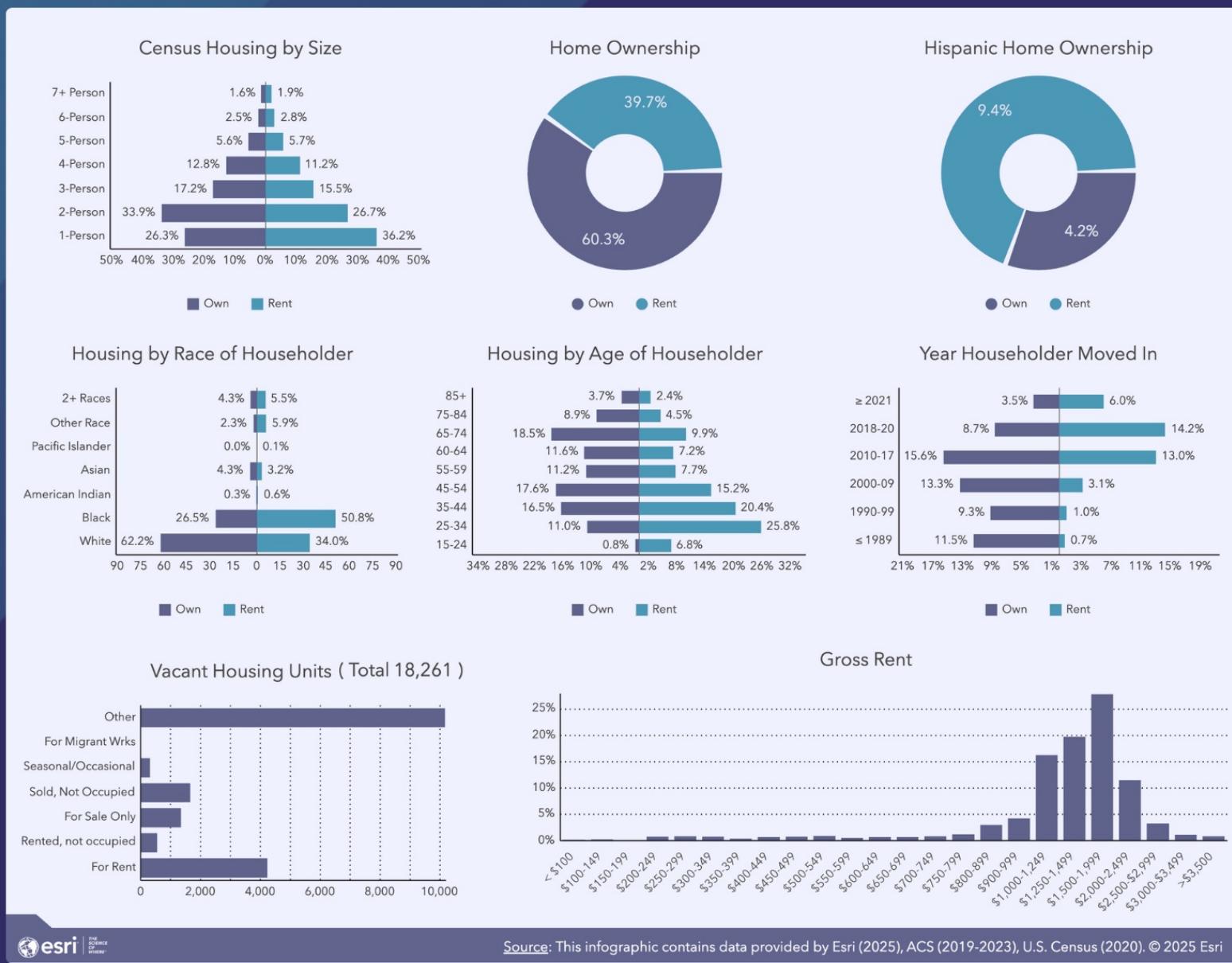
# Housing Market Characteristics - 10 Minutes



# Drive Time of 15 Minutes



# Housing Market Characteristics – 15 Minutes



# Education Overview – 5 Minutes

## K - 12 Education Overview

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

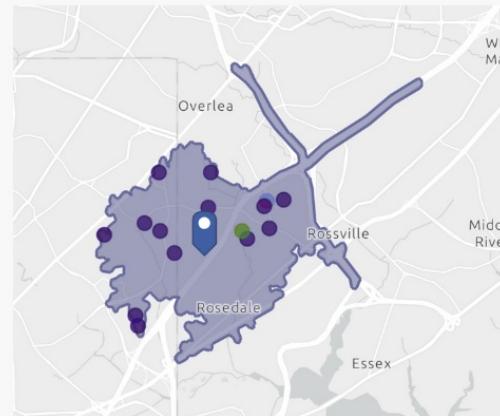


### Public School Student Enrollment (ACS)

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



### Households and Enrollment (ACS)

<b>13,677</b>	<b>8,433</b>
Total Households	Population 3+ Enrolled in School

### Population without Computer or Internet (ACS)

<b>65</b>	<b>20</b>	<b>5</b>
Pre-K to 4th Grade	5th to 8th Grade	9th to 12th Grade

### Average Household Educational Spending

<b>\$249</b>	<b>\$79</b>
Elementary/ High School Tuition	Educational Books/Supplies/Other Expenditures
<b>\$33</b>	<b>\$73</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

# Education Overview - 10 Minutes

## K - 12 Education Overview

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

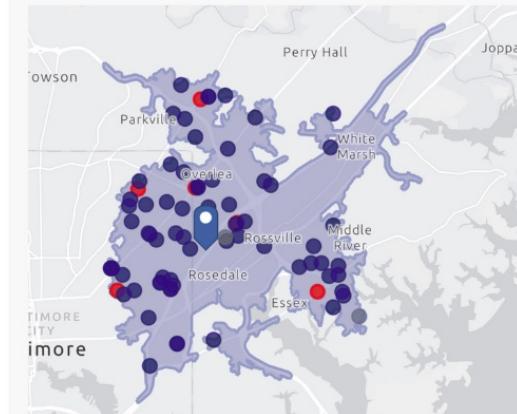


### Public School Student Enrollment (ACS)

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



### Households and Enrollment (ACS)

<b>66,666</b>	<b>38,961</b>
Total Households	Population 3+ Enrolled in School

### Population without Computer or Internet (ACS)

<b>433</b>	<b>456</b>	<b>259</b>
Pre-K to 4th Grade	5th to 8th Grade	9th to 12th Grade

### Average Household Educational Spending

<b>\$232</b>	<b>\$76</b>
Elementary/ High School Tuition	Educational Books/Supplies/Other Expenditures
<b>\$31</b>	<b>\$70</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

# Education Overview – 15 Minutes

## K - 12 Education Overview

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

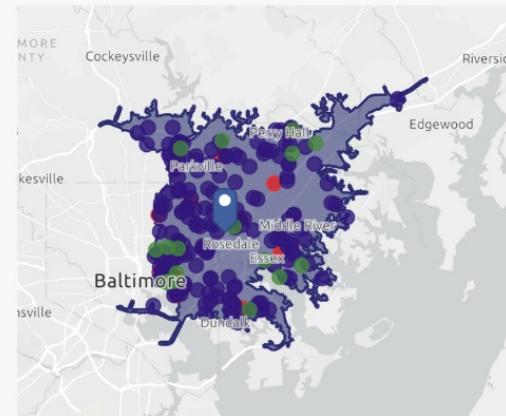


### Public School Student Enrollment (ACS)

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



### 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

📞 O: 443.921.9348 | C: 443.465.6594  
✉️ golschansky@troutdaniel.com

## Jack Riehl

Vice President

📞 O: 410.769.8300  
✉️ jack@obrechtriehl.com

## Susan Riehl

Principal

📞 O: 410.769.8300  
✉️ susan@obrechtriehl.com

## John Riehl

Principal

📞 O: 410.769.8300  
✉️ john@obrechtriehl.com



## Contact Us

📍 30 E. Padonia Road, Suite

504 Timonium, MD 21093

🌐 Visit Us

[troutdaniel.com](http://troutdaniel.com)

📞 Call Us

410.435.4004

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (\*) has a direct or indirect ownership interest in this property.



## Contact Us

120 Cockeysville Road,  
Suite 101 Cockeysville,  
Maryland 21030

🌐 Visit Us

[obrechtriehl.com](http://obrechtriehl.com)

📞 Call Us

410.769.8300

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (\*) has a direct or indirect ownership interest in this property.