WATER'S EDGE CORPORATE CAMPUS

111 BATA BOULEVARD | BELCAMP, MARYLAND 21017

FOR **SALE**

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

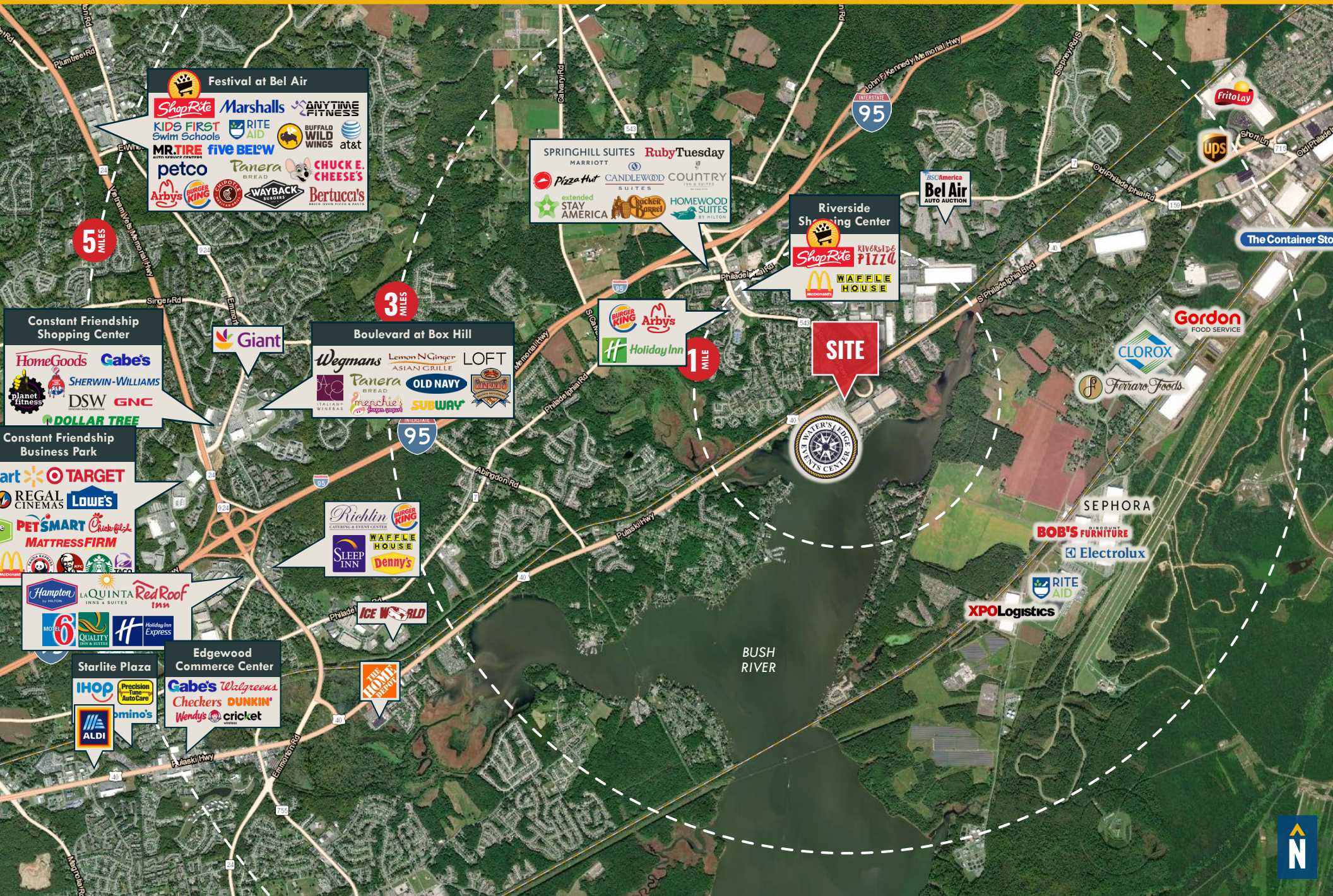
PROPERTY OVERVIEW

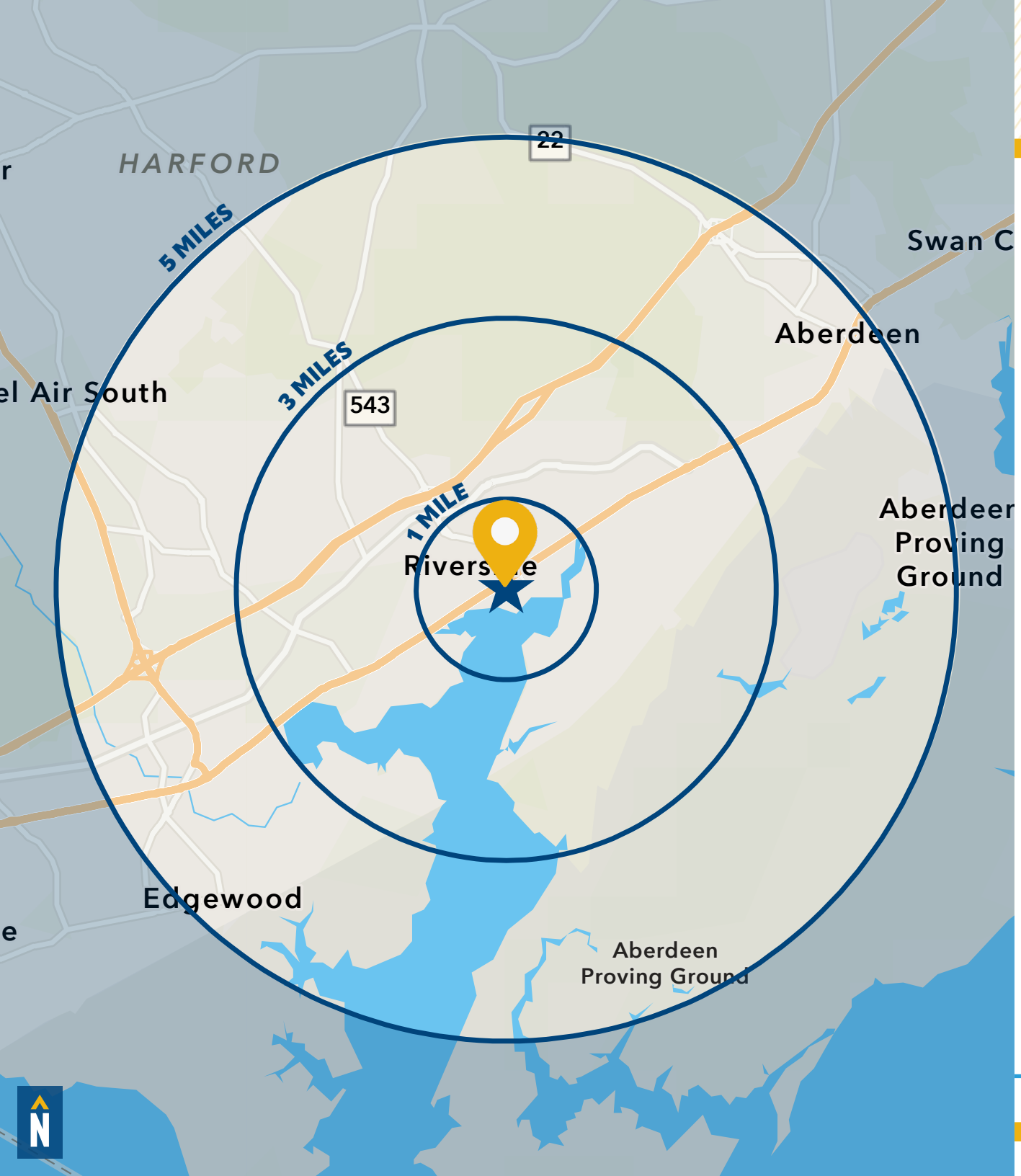
HIGHLIGHTS:

- Located between Aberdeen (APG) and Edgewood (APG)
- Excellent access to route 40 and I95
- Free on site parking
- Separate private entrance

AVAILABLE FOR **SALE**:	UNIT B: 1,670 SF ±
AVAILABLE FOR **SALE**:	UNIT C: 1,810 SF ±
YEAR BUILT:	2005
ZONING:	CI (COMMERCIAL INDUSTRIAL DISTRICT)
SALE PRICE UNIT B:	**$299,000**
SALE PRICE UNIT C:	**$395,000**

LOCAL **TRADE AREA**





DEMOGRAPHICS

2023

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	2,528	10,758	36,155
DAYTIME POPULATION	6,491	19,646	67,379
AVERAGE HOUSEHOLD INCOME	$96,900	$120,718	$114,461
NUMBER OF HOUSEHOLDS	2,059	9,011	29,703
MEDIAN AGE	37.5	37.7	38.0

FULL **DEMOS REPORT**

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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