



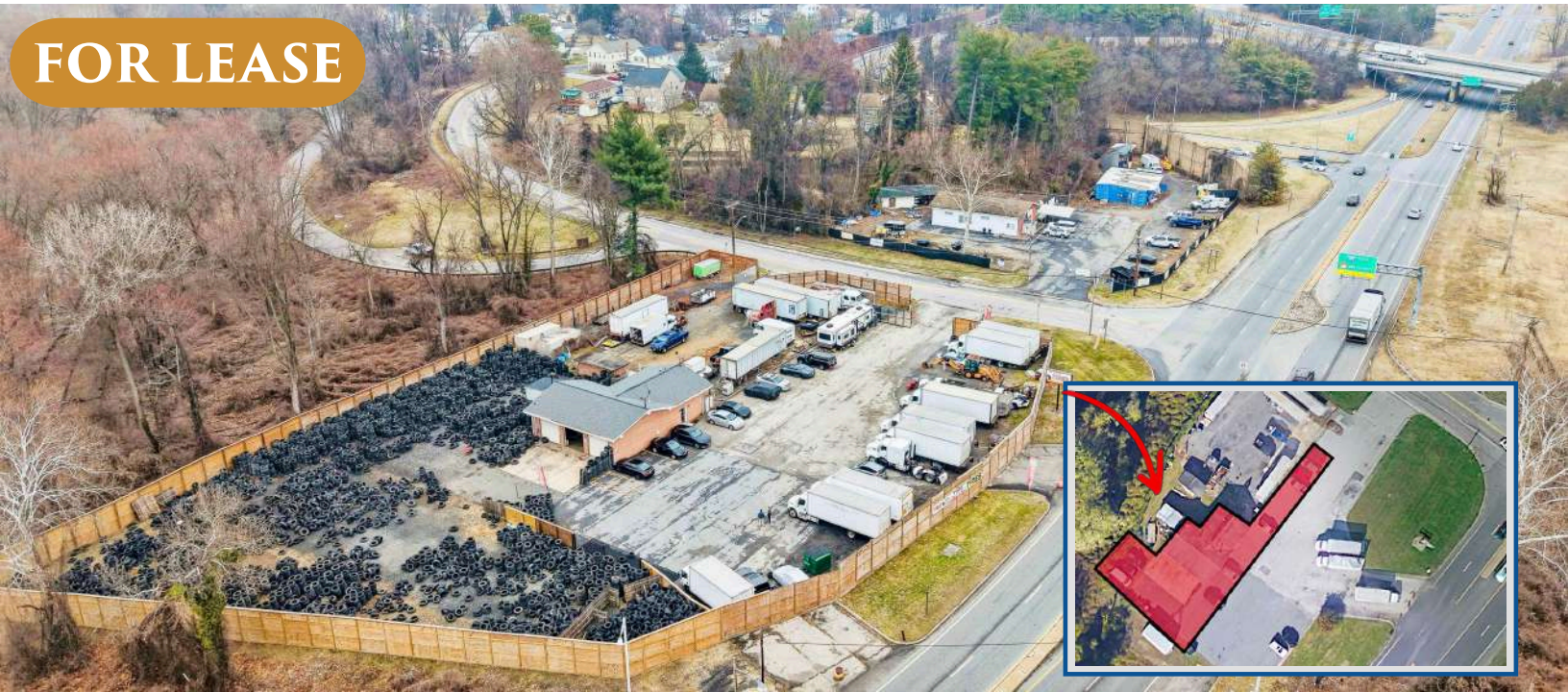
BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

OUTDOOR STORAGE

WITH 2,000 SF BUILDING FOR LEASE
5230 WASHINGTON BLVD. HALETHORPE, MD. 21227

FOR LEASE



OFFERING SUMMARY

Sq. Ft. 2,000 SF with parking lot and three garage bays
Zoning: BR
Market: Baltimore County
Submarket: Halethorpe, MD

LOCATION OVERVIEW

Located on the north side of Washington Boulevard, just west of I-195 connecting I-95 to BWI Airport. Existing curb cuts on Washington Boulevard and South Street. Public tax records indicate public water and sewer are available.

PROPERTY OVERVIEW

The property comprises of 2,000 sf with plenty of parking spaces and three garage bays. Situated at the southwest corner of Washington Boulevard (US Route 1) and South Street. Most recently operated as a Used Car Dealership.

The property is zoned BR (Business Roadside) which allows WASHINGTON BLVD WASHINGTON BLVD for a wide variety of by-right uses (attached).

FOR MORE INFORMATION

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GEORGE BOOSALIS

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PICTURES



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ZONING & SPECIAL EXCEPTION

ZONING DETAILS

- Animal boarding place, Class A
- Animal boarding place, Class B
- Bottling establishment, soft drink
- Brewery, Class 7, if within the urban rural demarcation line
- Greenhouse
- Laboratory
- Motel or motor court
- Printing, lithographing or publishing plant employing over 25 persons
- Private kennel and commercial kennel
- Volunteer fire company
- The following uses when located at least 50 feet from the residential zone boundaries at the ends of the commercially zones frontages:
 - Building materials storage and sales yard
 - Farm implements, sales and service
 - Feed and grain sales and storage
 - Editors Note: "Kennel"
 - Lumberyard
 - Public utility storage yard
 - Stone or monument works
 - Storage of inflammable liquids and gases underground
 - Tire retreading or recapping

SPECIAL EXCEPTION USES:

- Airport
- Amusement park
- Arcade
- Automotive-service station
- Bus terminal
- Car wash
- Cemetery
- Contractor's equipment storage yard
- Drive-in restaurant
- Golf driving range, miniature golf and baseball batting range
- Heliport, Type I
- Heliport, Type II
- Living quarters in a commercial building
- Moving and storage establishments
- Pawnshop
- Poultry
- Railroad.*
- Racetrack, commercial
- Riding stable, commercial
- Sanitary or rubble landfills
- Sludge disposal facility (co-landfilling)
- Sludge disposal facility (composting)
- Sludge disposal facility (handling in general)
- Sludge disposal facility (incineration)
- Sludge disposal facility (land spreading)
- Storage of inflammable liquids and gases aboveground
- Striptease business
- Theater, drive-in
- Trailer park
- Truck stops
- Used motor vehicle outdoor sales area, separated from sales agency building
- Wireless telecommunications towers

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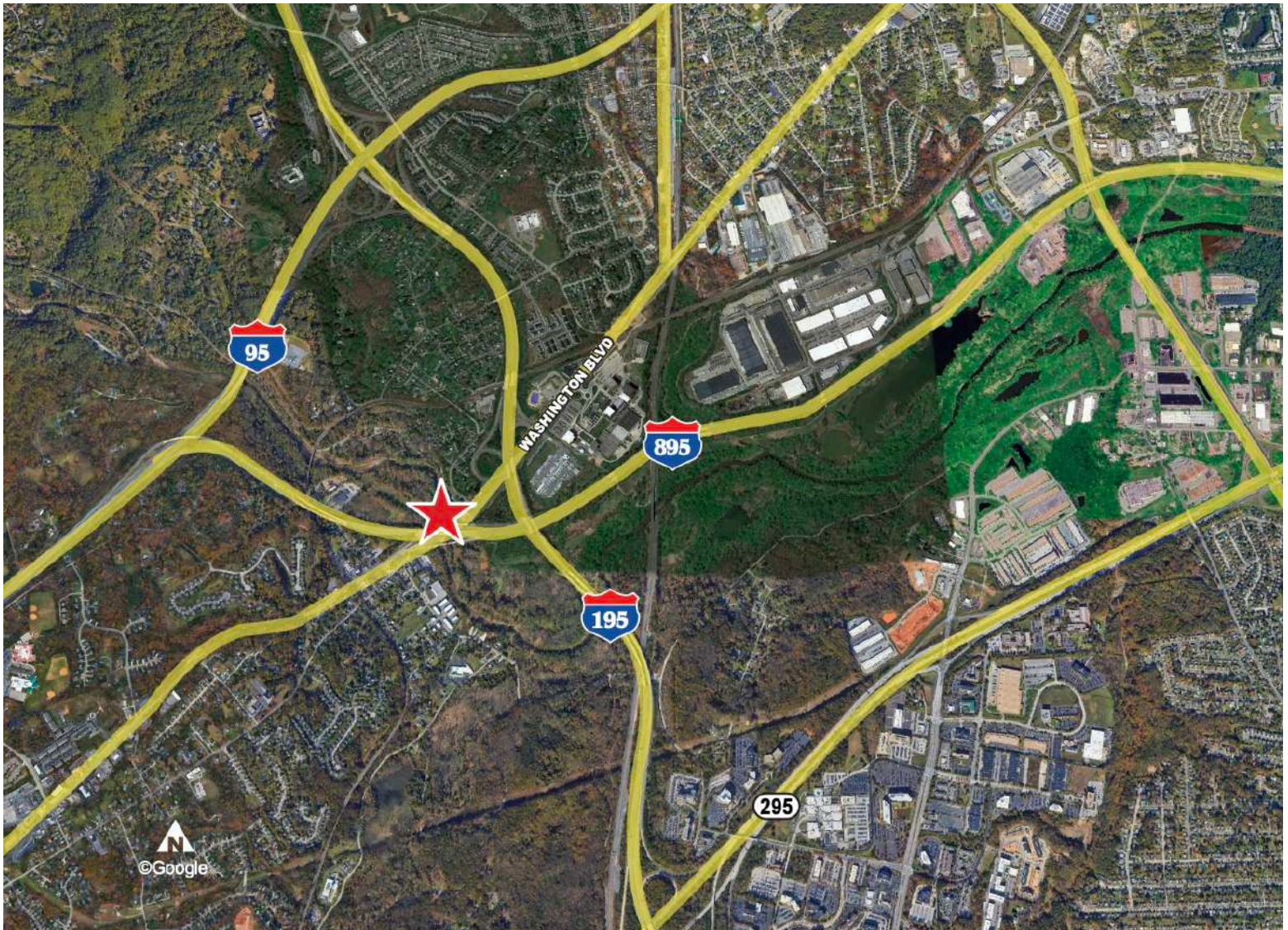
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AERIAL



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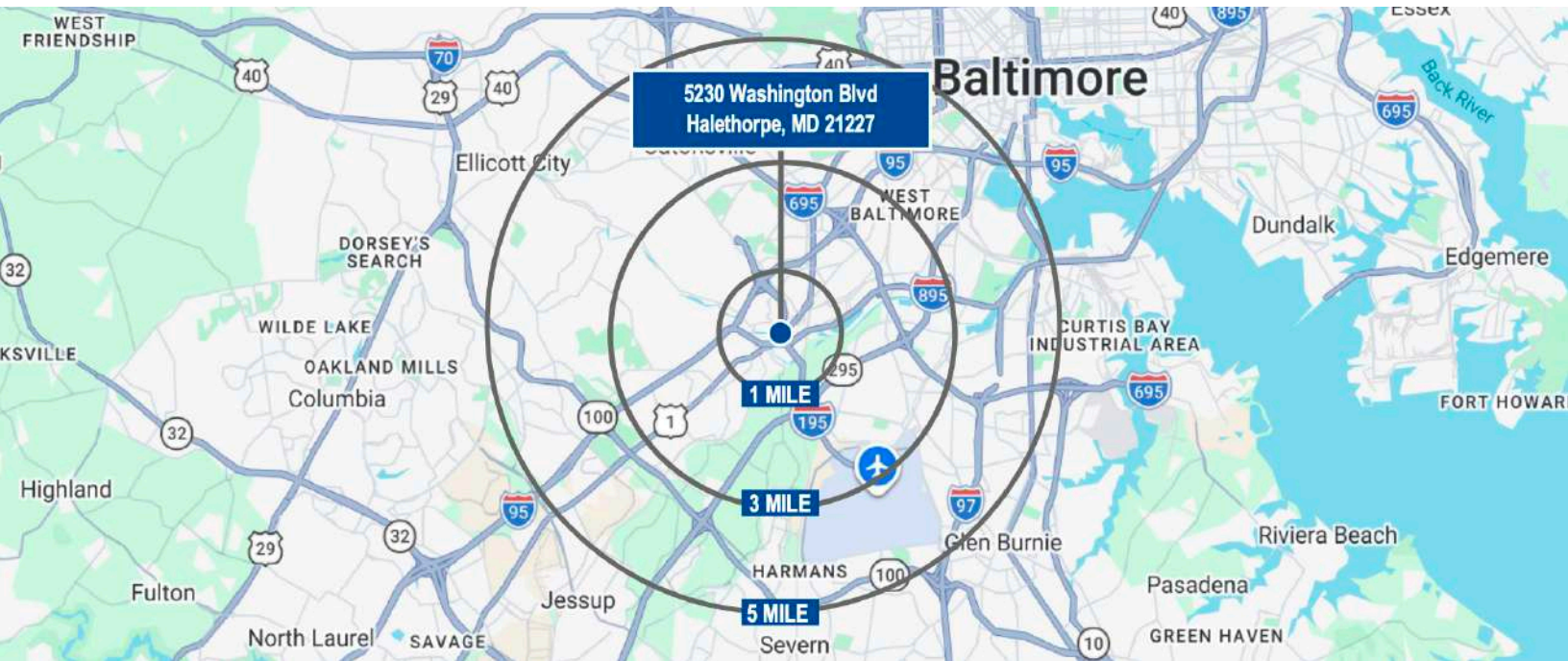


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DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,892	53,382	209,311
Households	1,367	18,594	76,940
Avg. HH Income	\$145,161	\$121,785	\$108,001
Median Home Value	\$123,163	\$103,307	\$84,023
Businesses	105	2,843	10,372
Employees	1,523	41,538	113,737

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