

4698 RIVERSIDE PARKWAY, BELCAMP, MD 21017

AVAILABLE FOR LEASE AT \$20/SF NNN OR PURCHASE AT \$2,100,000



Excellent Corner Location



DEMOGRAPHICS:

Population	1 MILE	3 MILE
2024 Total Population:	7,862	25,309
Pop. Growth 2024-2029:	0.5%	0.8%
Average Age:	37.4	39.4

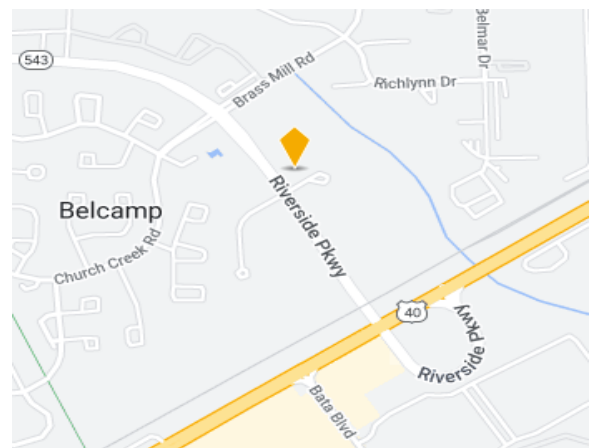
Households

2024 Total Households:	3,106	9,527
Median Household Income:	\$85,342	\$96,346
Avg. Household Size:	2.4	2.6

PROPERTY DESCRIPTION:

The property is located at 4698 Riverside Parkway in Belcamp, Maryland and is a single-story commercial building offering 7,874 square feet of space. Constructed in 1996, it sits on a 0.996-acre lot and is zoned B-1 (Neighborhood Business District), making it suitable for various retail or professional service uses. The building features 26 on-site parking spaces, providing a parking ratio of approximately 3.18 spaces per 1,000 square feet. Its current configuration is fully built out as a professional services office, and it was most recently utilized as a daycare center.

Strategically located at the intersection of Riverside Parkway and Creamery Lane, the property offers excellent visibility and convenient access to major transportation routes, including Route 40, Interstate 95, and proximity to Aberdeen Proving Ground (APG).



CONTACT(s):

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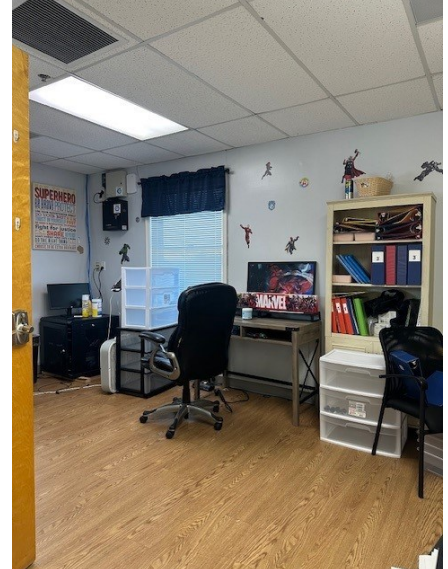
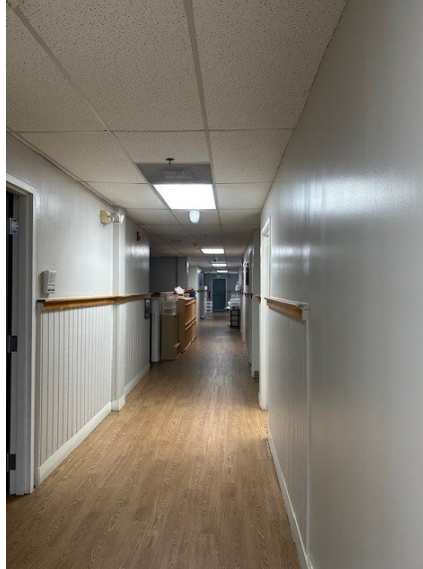
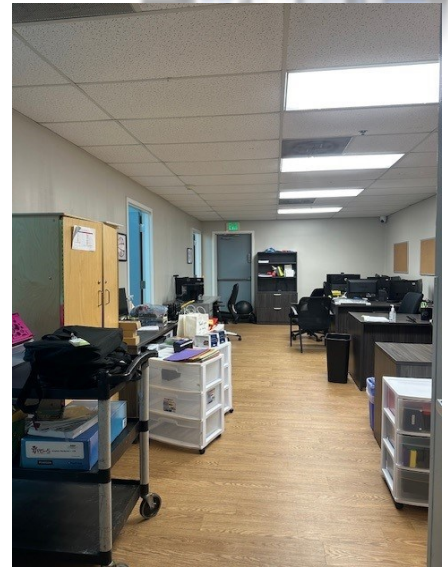


1920 Rock Spring Road, Suite 101 Forest Hill, MD 21050
Ph. 410.296.2626 | Fax 410.296.2660

DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

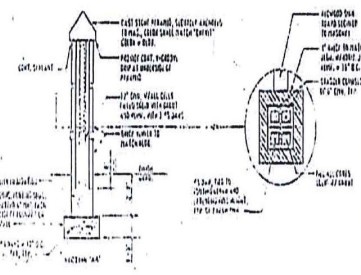
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COMMERCIAL PROPERTY FOR LEASE OR SALE - RIVERSIDE/BELCAMP



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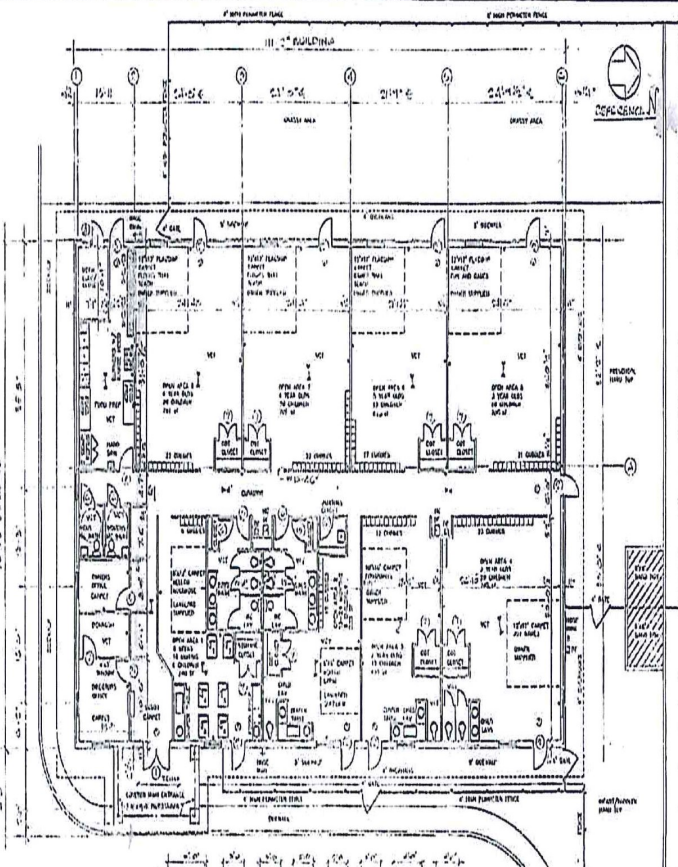


FREE-STANDING SIGN DETAIL

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ARCHITECTURAL NOTES:

- [illegible]



FLOOR PLAN

DOOR SCHEDULE

[illegible][illegible]

