



# WATER'S EDGE CORPORATE CAMPUS

111 BATA BOULEVARD | BELCAMP, MARYLAND 21017

FOR  
LEASE/  
SALE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Located between Aberdeen (APG) and Edgewood (APG)
- Excellent access to route 40 and 195
- Free on site parking
- Separate private entrance

AVAILABLE FOR  
LEASE/SALE:

UNIT B: 1,670 SF ±

AVAILABLE FOR  
SALE:

UNIT C: 1,810 SF ±

YEAR BUILT:

2005

ZONING:

CI (COMMERCIAL INDUSTRIAL DISTRICT)

RENTAL RATE  
UNIT B:

\$18.00/SF, FS

SALE PRICE  
UNIT B:

\$299,000

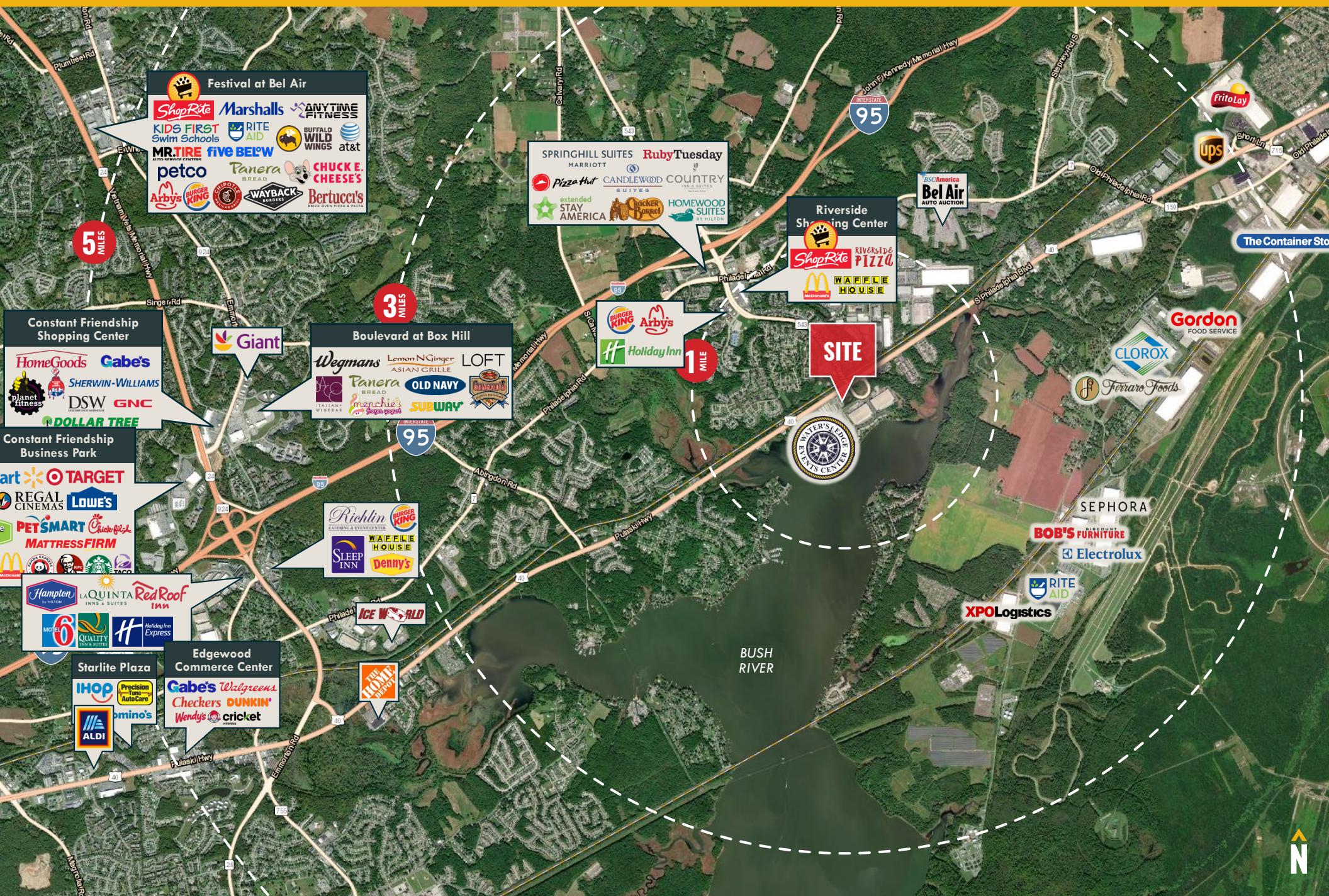
SALE PRICE  
UNIT C:

\$395,000



GOOGLE STREET VIEW

# 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 CONTACT:



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