



# 2203 PHILADELPHIA ROAD

EDGEWOOD, MARYLAND 21040

FOR  
SALE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Great visibility along Philadelphia Road (12,454 AADT)
- Direct access to Philadelphia Road
- Potential for owner occupier opportunity
- Versatile use (office, contractor, medical, church)
- On site parking
- Option for a drive-in door to be installed



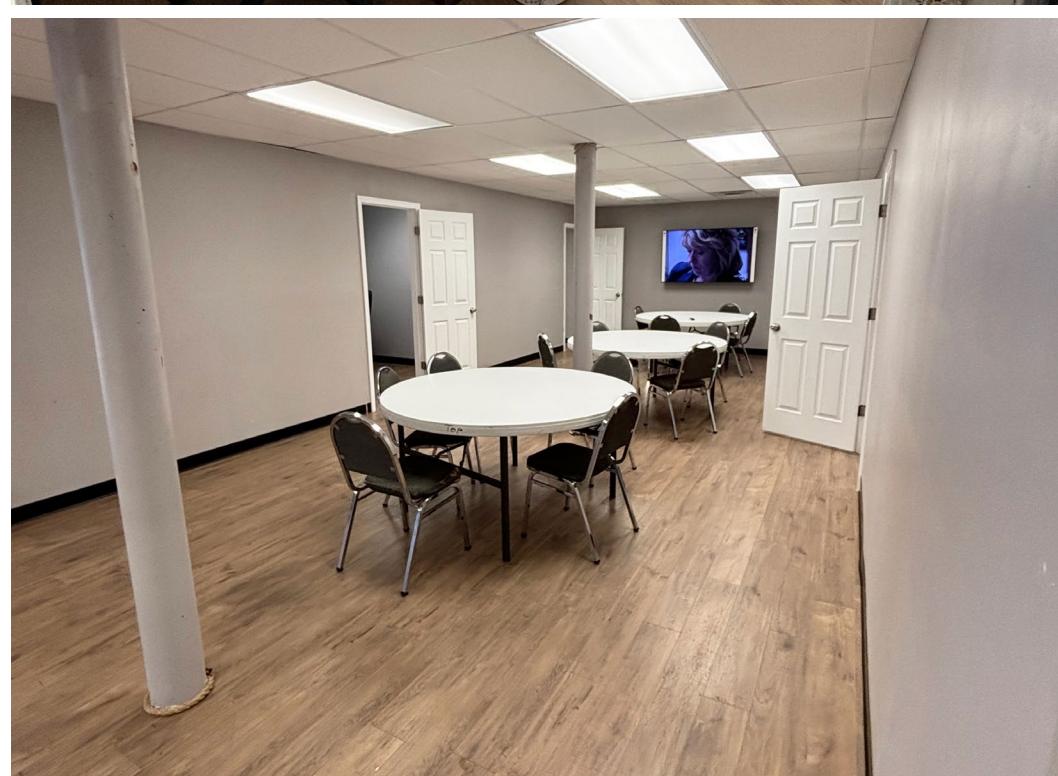
|                |               |
|----------------|---------------|
| BUILDING SIZE: | 4,420 SF ±    |
| LOT SIZE:      | 0.30 ACRES ±  |
| YEAR BUILT:    | 1964          |
| PARKING:       | 2.27/1,000 SF |
| ZONING:        | B1            |
| SALE PRICE:    | \$950,000     |



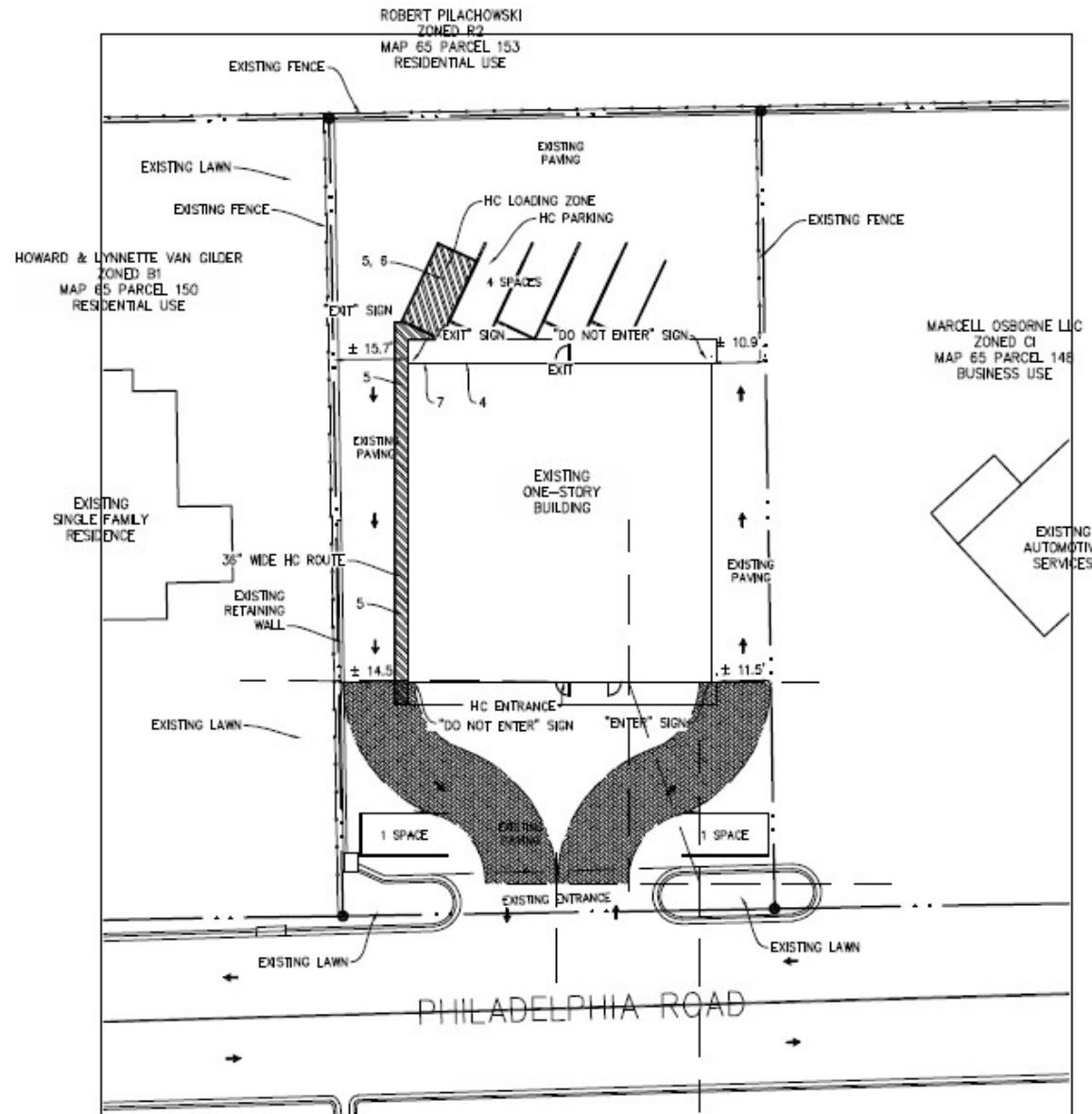
GOOGLE STREET VIEW



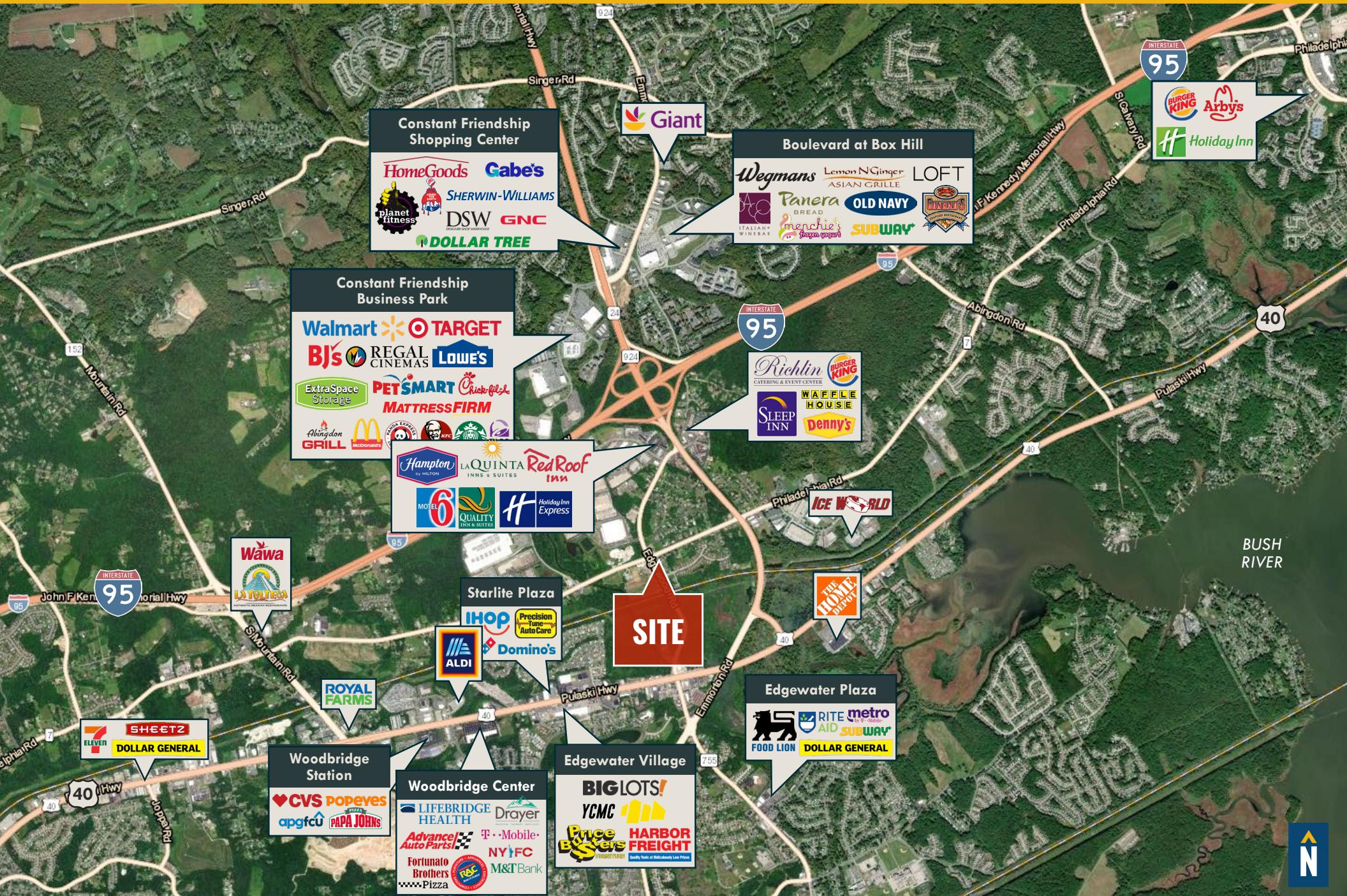
# INTERIOR PHOTOS



# SITE PLAN



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



3,003

58,267

103,480

## DAYTIME POPULATION



5,442

46,870

84,026

## AVERAGE HOUSEHOLD INCOME



\$82,110

\$113,541

\$123,162

## NUMBER OF HOUSEHOLDS



1,038

21,959

39,316

## MEDIAN AGE

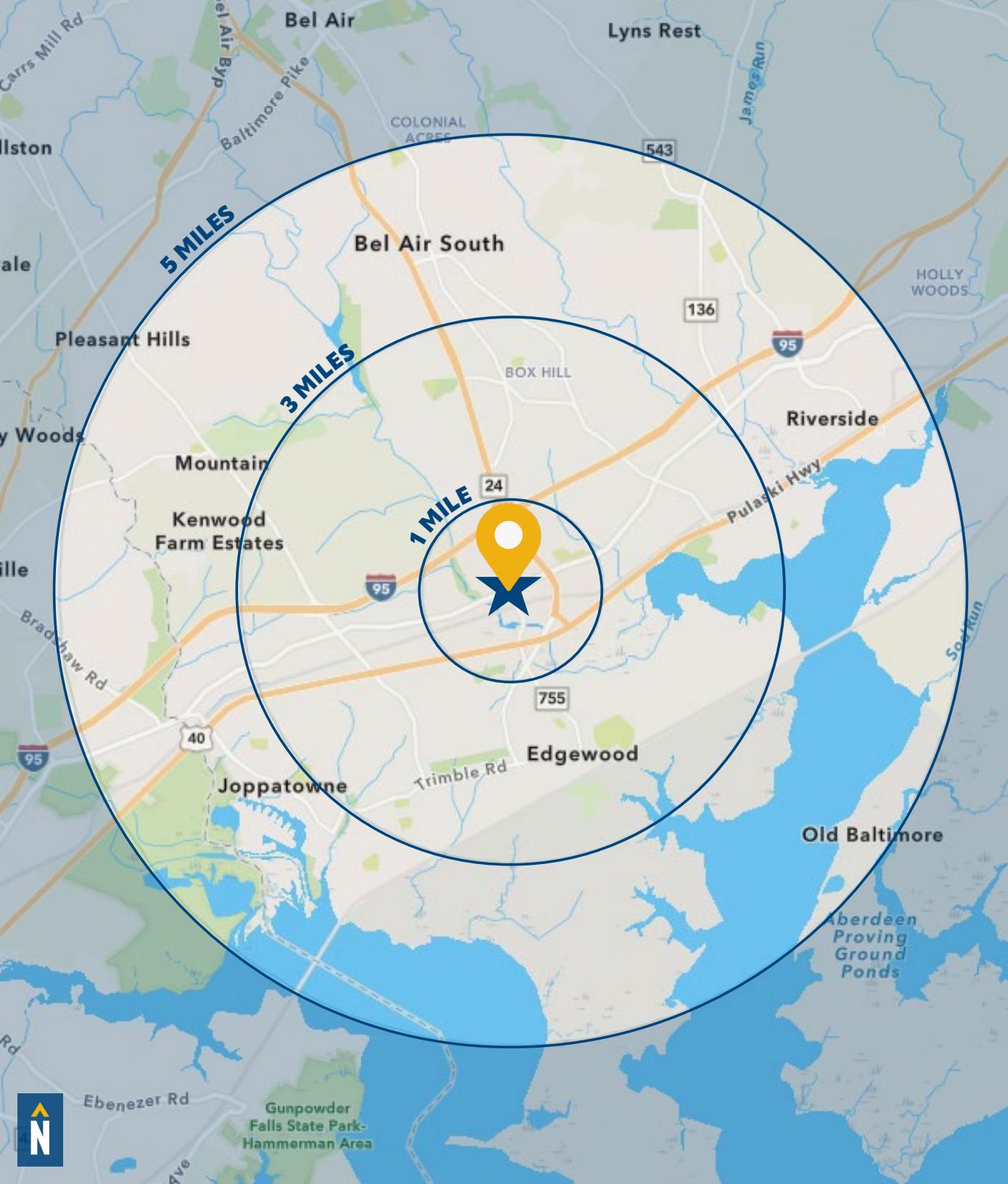


37.2

37.6

39.3

FULL DEMOS REPORT



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