



# 2203 PHILADELPHIA ROAD

EDGEWOOD, MARYLAND 21040

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# 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

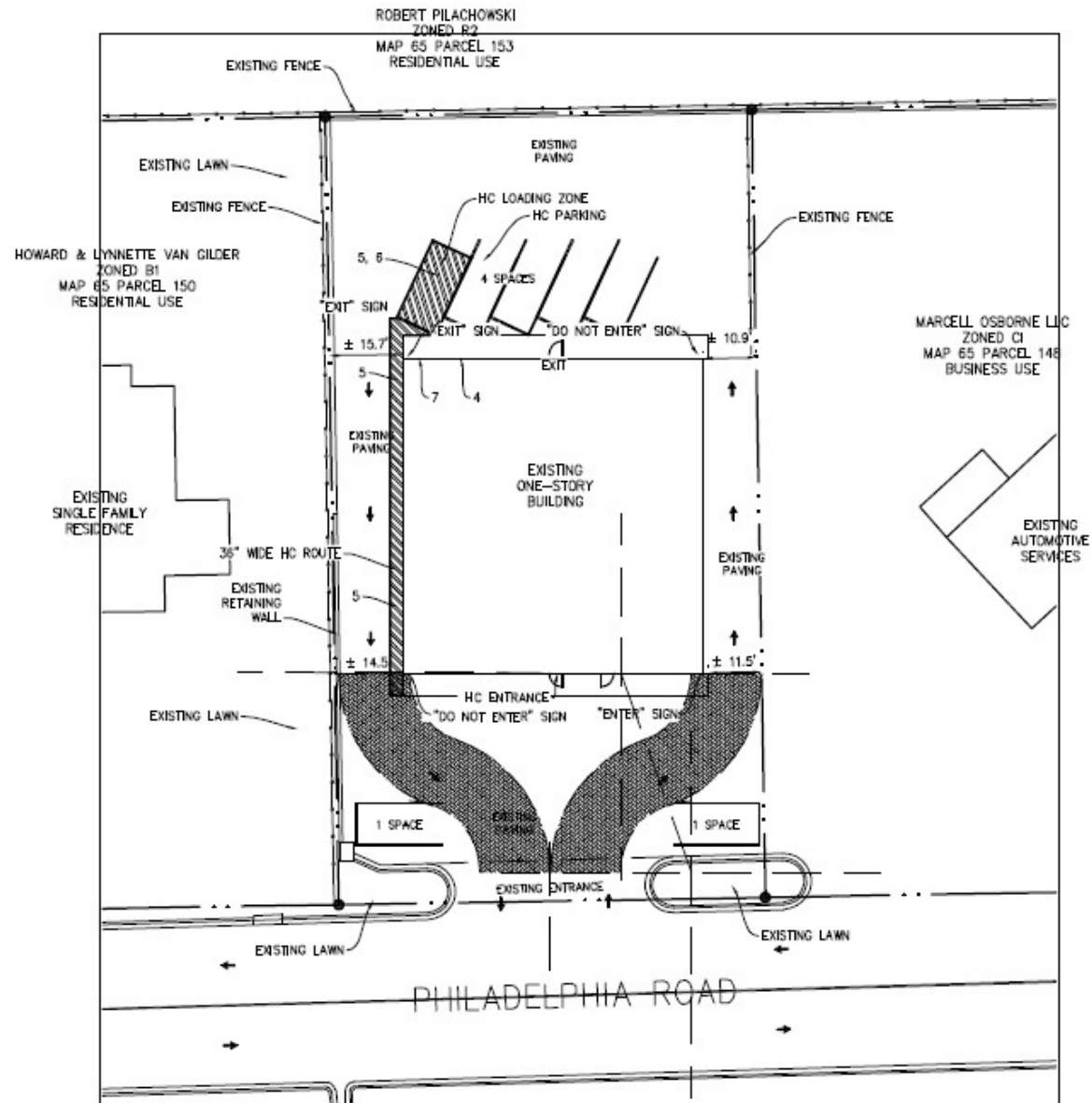


# INTERIOR PHOTOS



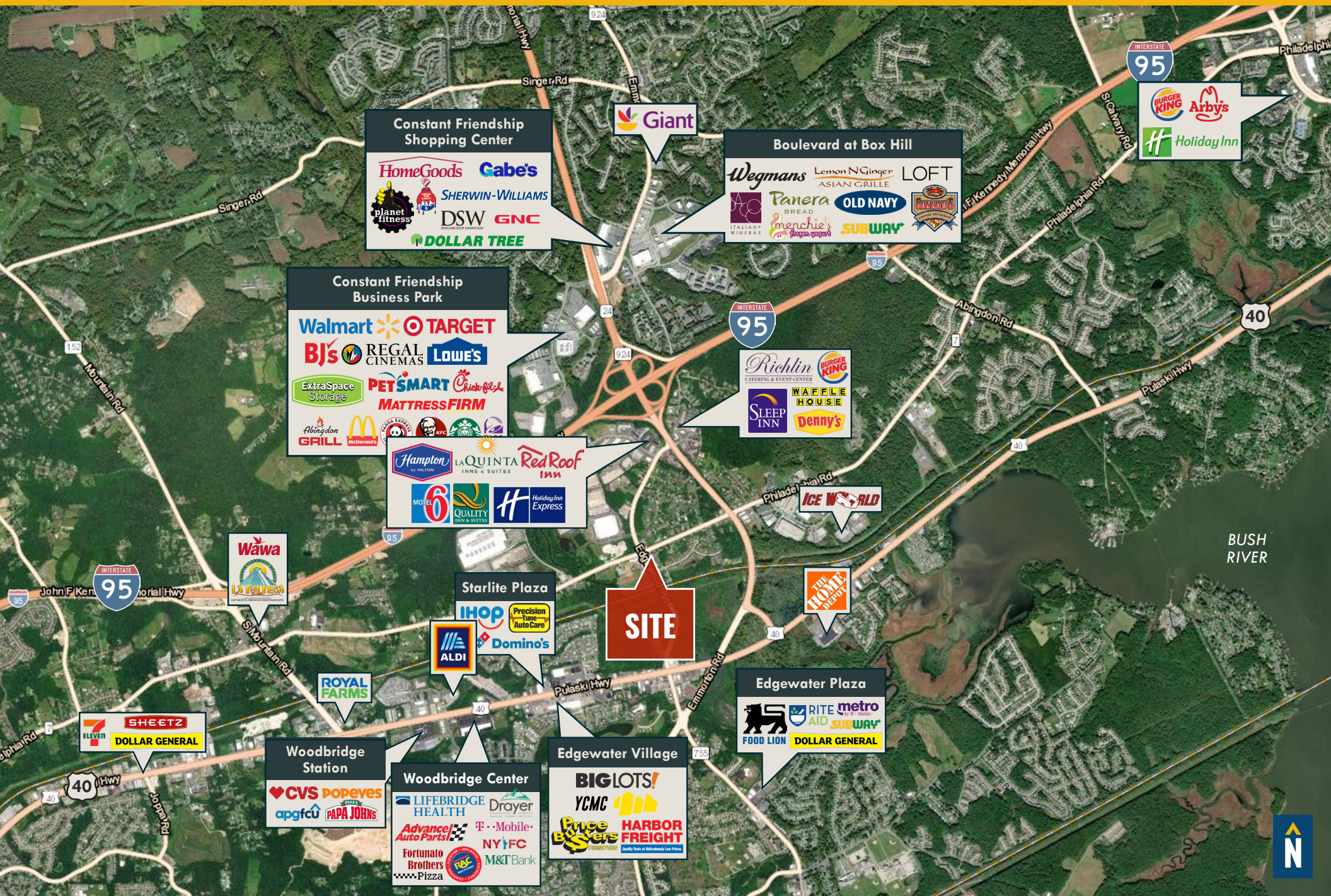


# SITE PLAN





# 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





# FOR MORE INFO CONTACT:



## **TOM MOTTLEY**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3217**

**TMOTTLEY@mackenziecommercial.com**



## **BEETLE SMITH**

*SENIOR VICE PRESIDENT*

**443.573.3219**

**BSMITH@mackenziecommercial.com**



## **JOHN MICHAEL**

*REAL ESTATE ADVISOR*

**443.573.3207**

**JMICHAEL@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-879-1900**

**3465 Box Hill Corporate Center Drive, Suite F  
Abingdon, MD 21009**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD **BEL AIR, MD** COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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