

RETAIL/OFFICE PAD SITE FOR SALE

4819 BUTLER ROAD

Glyndon, MD 21071

Available: .48 Acres



LISTING DATA

AVAILABLE SF: .48 Acres

ECONOMIC DATA

SALE PRICE: \$295,000

PROPERTY INFORMATION

COUNTY: Baltimore

BUILDING DATA

TOTAL SF: Proposed 3,000 SF

ZONING: CB (Community Business Zone)

PROPERTY HIGHLIGHTS

- Attached to Glyndon Village Center (retail/office)
- Minutes from I-795 and Reisterstown Road's retail corridor
- Traffic Count - 15,912 AADT (Butler Rd/Rt. 128)
- CB (Community Business) Zoning
- Ideal location to serve the high-income market of Historic Glyndon and Reisterstown



PROPERTY OVERVIEW

Property is for sale; owner will consider a ground lease and build to suit. Site capable of accommodating 3,000sf building

LOCATION OVERVIEW

Located directly across from Glyndon Square shopping center (Santoni's Grocery Store, Glyndon Grill, and The Wine Post)

Will McCullough, SIOR, CCIM
Senior Vice President
443.741.4047
wmccullough@lee-associates.com

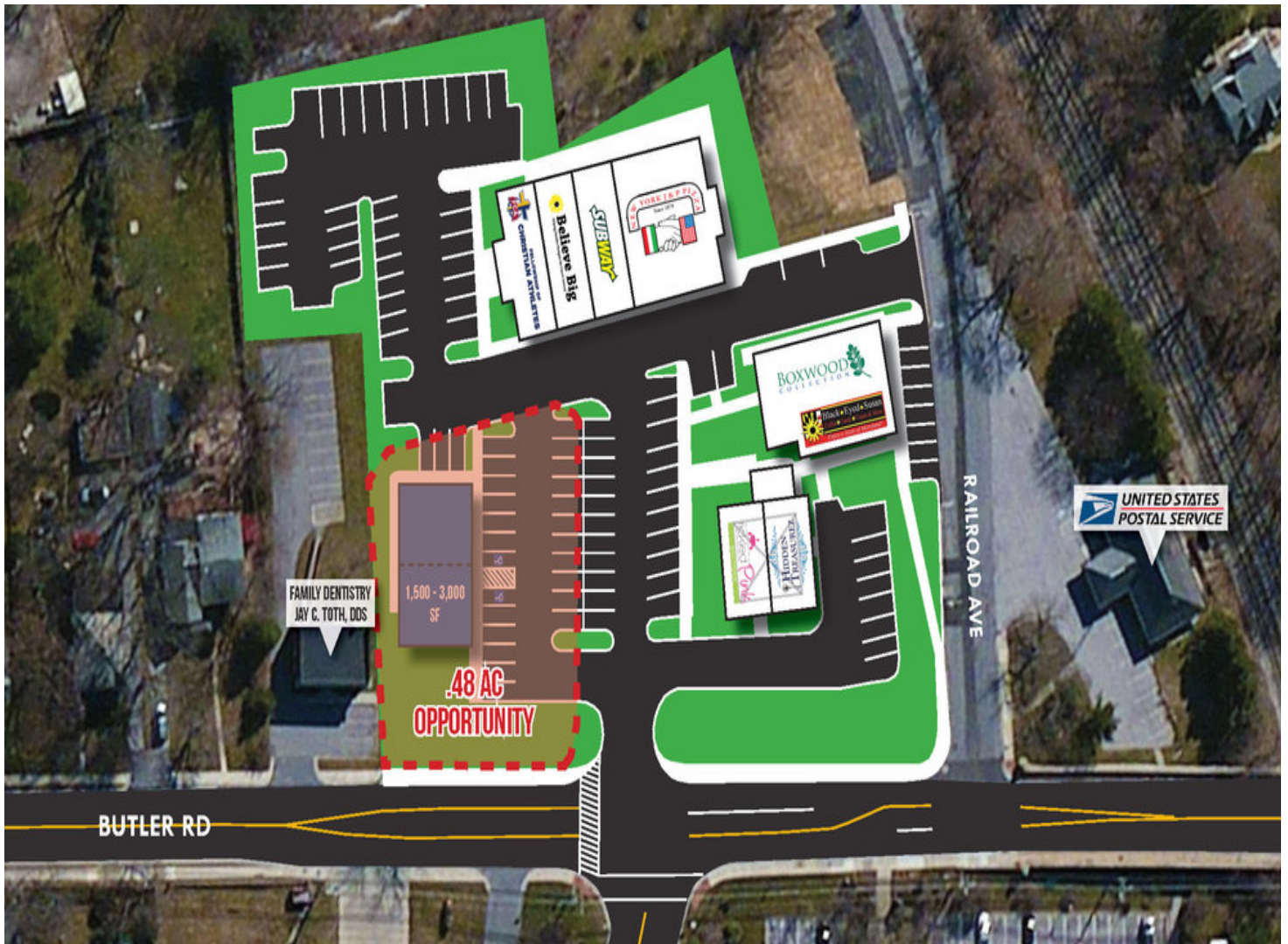
Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

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Site Plan: Proposed 3,000 SF Building

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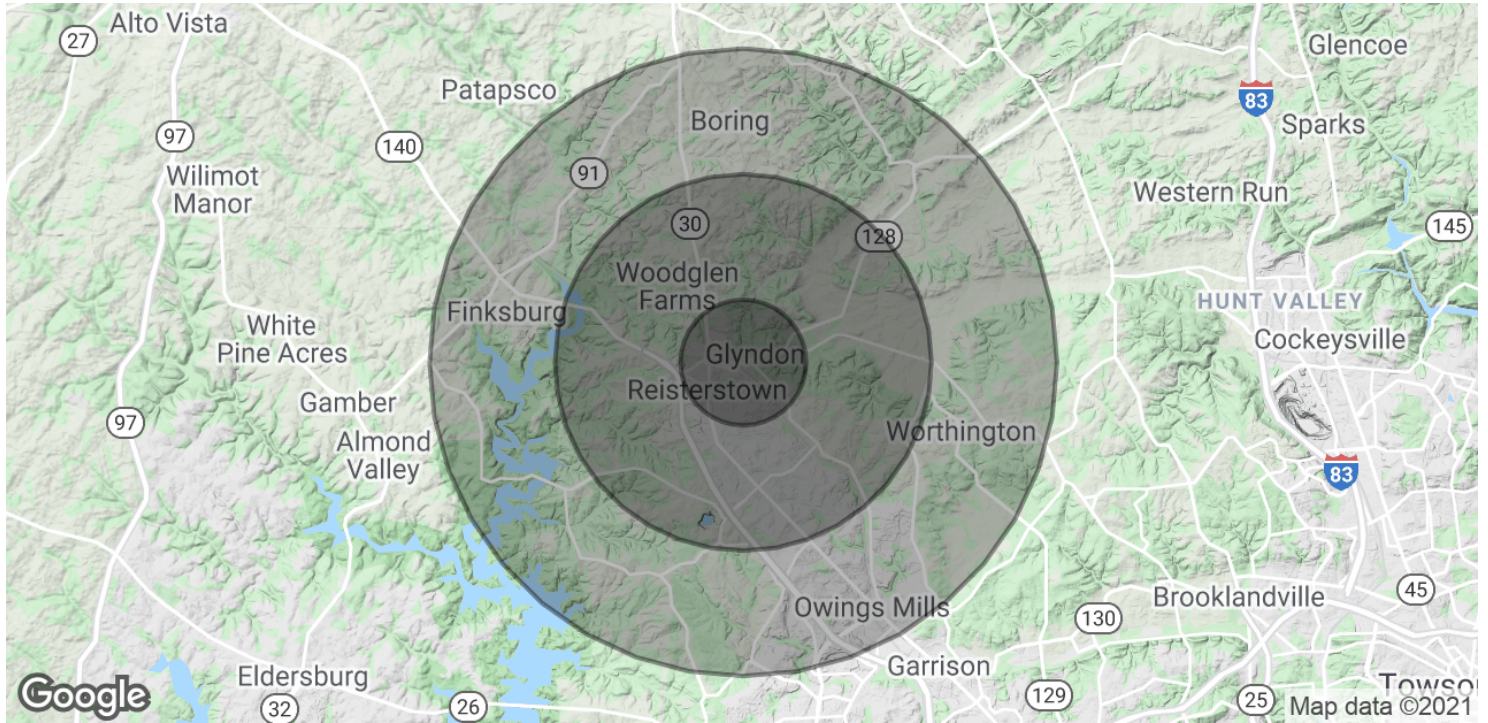
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,581 | 44,912 | 76,717 |
| Average age | 39.1 | 36.8 | 36.4 |
| Average age (Male) | 36.4 | 34.5 | 34.7 |
| Average age (Female) | 40.0 | 38.2 | 37.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,410 | 16,658 | 29,087 |
| # of persons per HH | 2.7 | 2.7 | 2.6 |
| Average HH income | \$90,796 | \$85,598 | \$89,281 |
| Average house value | \$304,975 | \$269,421 | \$304,264 |

* Demographic data derived from 2010 US Census

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