

RETAIL PAD SITE FOR SALE



Property Description

Prime retail pad site

MOTIVATED SELLERS SEEK QUICK SALE (to consolidate assets)

Location Description

- * Prime signalized SW Corner location @ Security Blvd & Ingleside
- * 1/2 Mile off I-695
- * Just off I-70 terminus
- * Adjacent to Social Security Administration campus

Property Highlights

- **SALE PRICE: \$895,000** (MAKE AN OFFER; All real offers considered)
- Owner Financing possible for credit-worthy Buyer
- READY to Go~ concepts for C-store/Gas & Retail Avail - Cleared & graded
- Quick Study & Close - All Materials in possession Available



PRESENTED BY:

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PAD SITE

1700 INGLESIDE AVENUE
BALTIMORE, MD 21207



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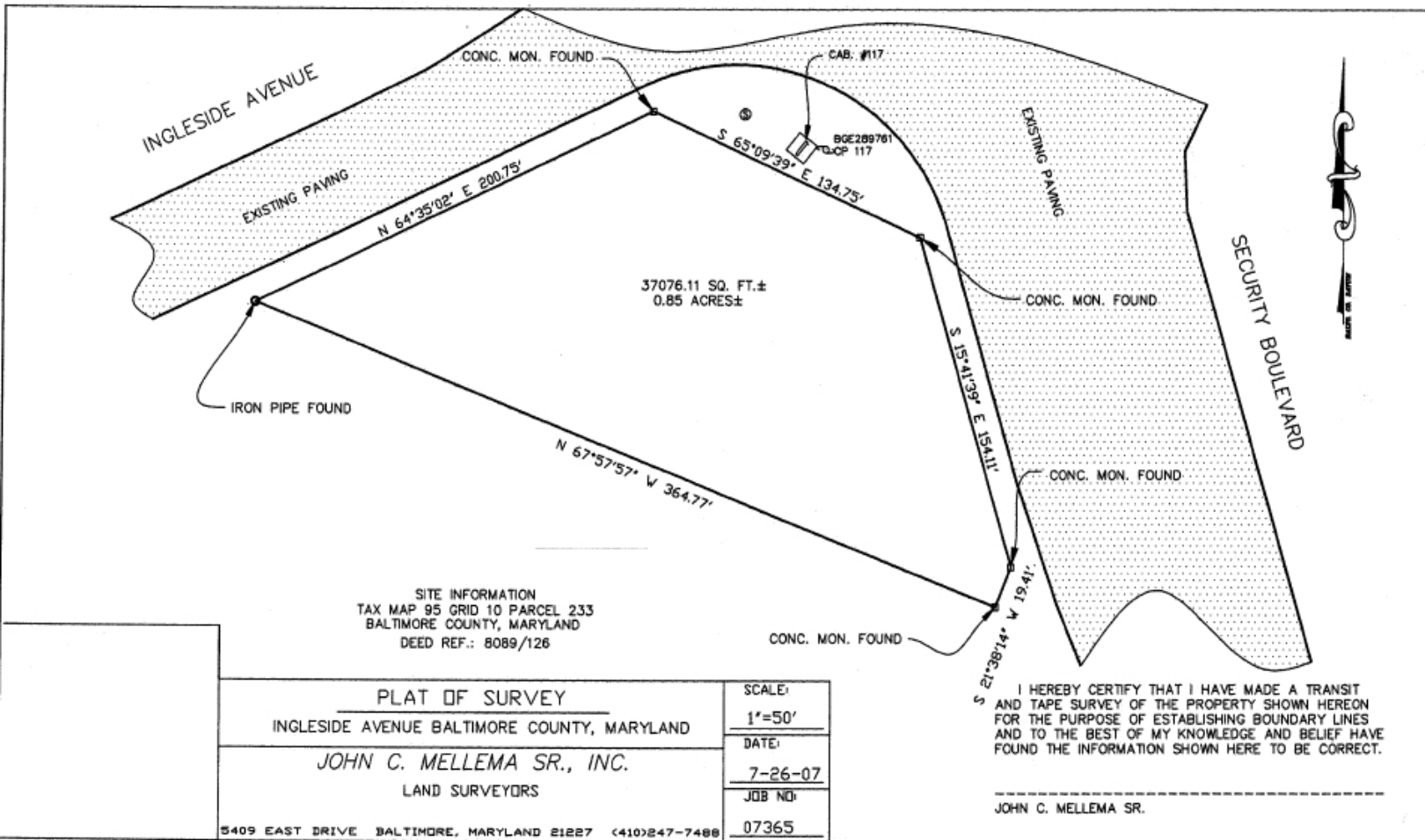
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PLAT OF SURVEY



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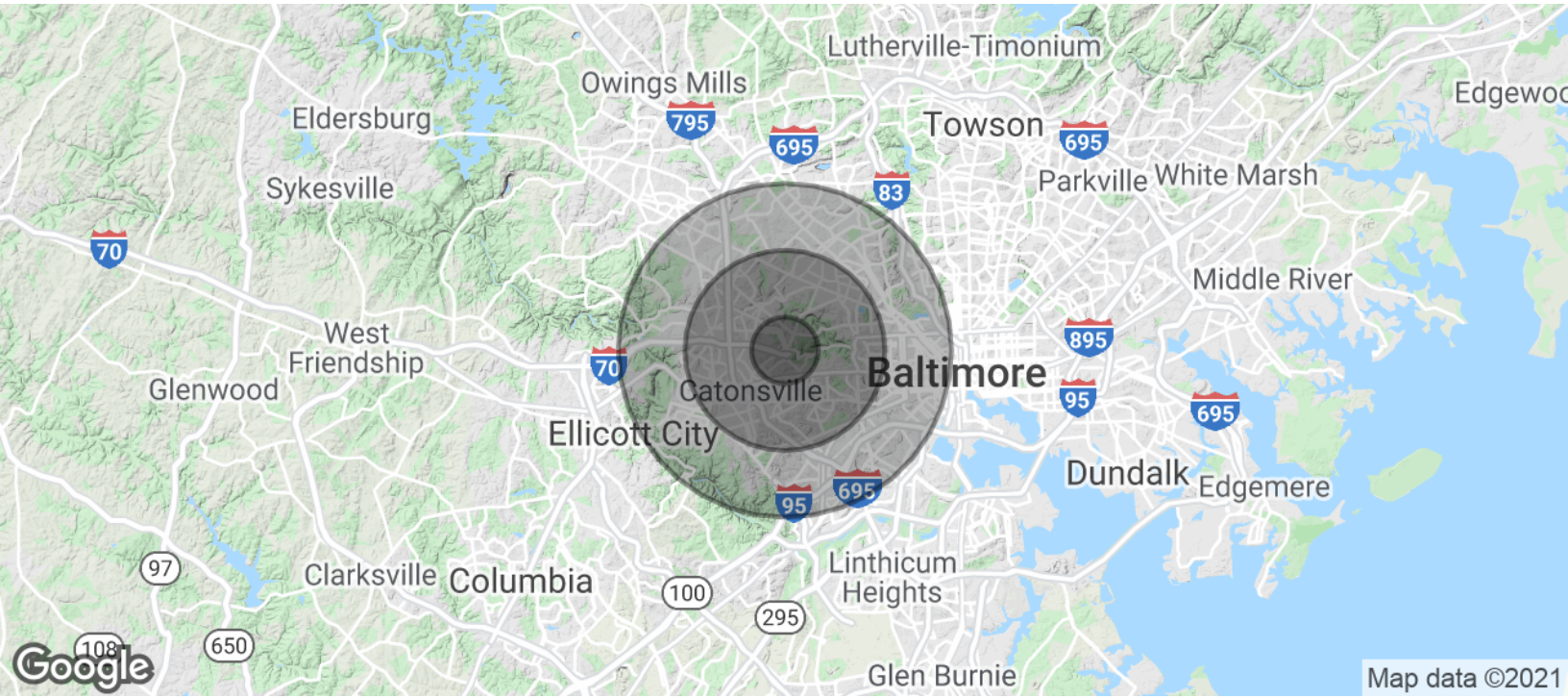
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,668	166,618	431,511
Average age	39.0	39.3	38.1
Average age (Male)	34.1	37.4	36.1
Average age (Female)	41.7	40.8	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,640	63,892	161,933
# of persons per HH	2.4	2.6	2.7
Average HH income	\$58,328	\$57,736	\$56,780
Average house value	\$206,918	\$197,283	\$234,917

* Demographic data derived from 2010 US Census

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