



PRIME AUTOMOTIVE COMMERCIAL PROPERTY

FOR SALE - \$1,250,000

4010 SOUTHWESTERN BLVD

BALTIMORE, MD 21229

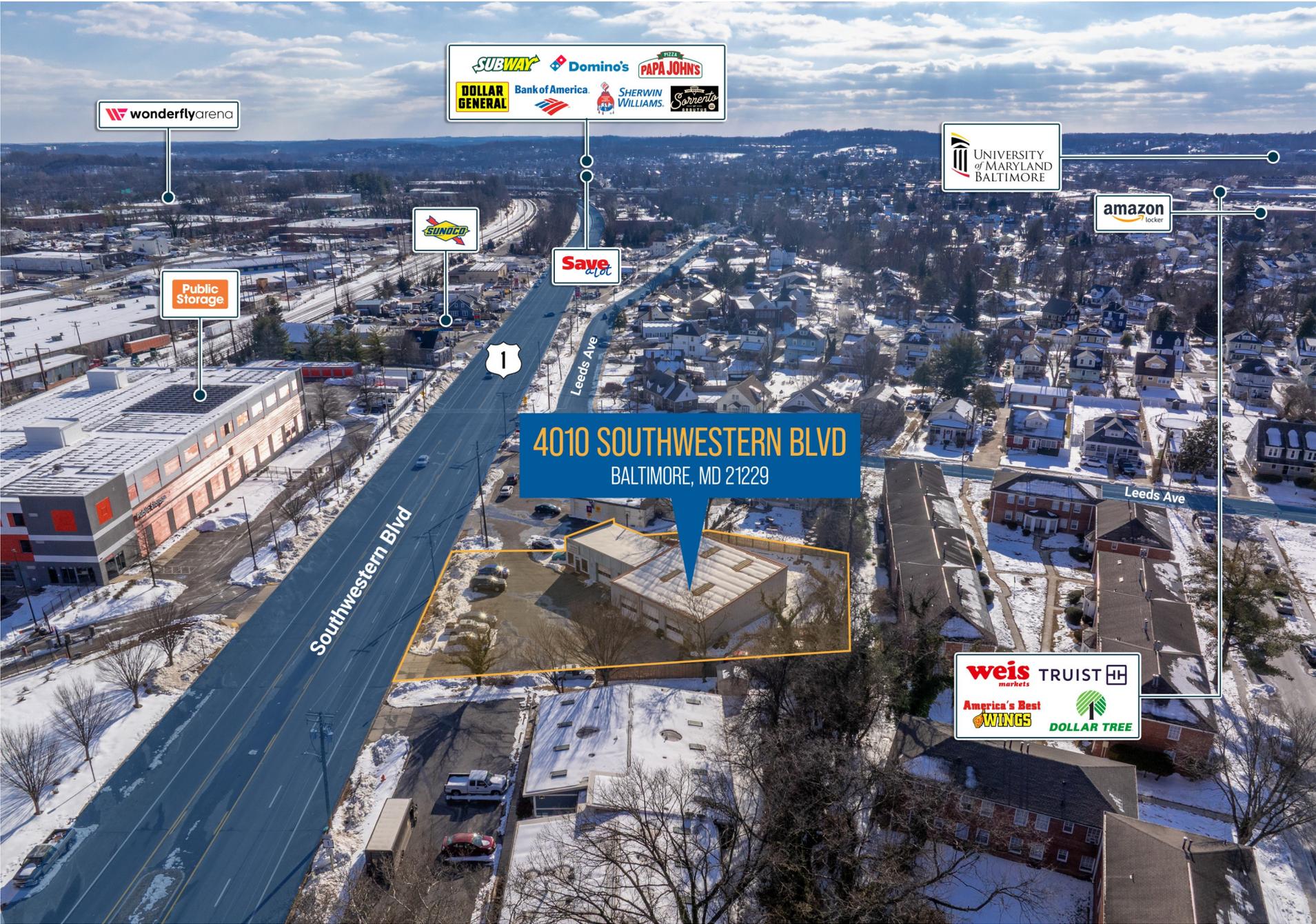


PROPERTY SUMMARY

Address	4010 Southwestern Blvd, Baltimore, MD 21229
Available Space	±4,200 SF automotive facility 8 drive-in service bays Office / reception / waiting area / apt
Property Type	Freestanding Automotive Commercial Building
Tenancy	Owner-Occupied (HH Auto) Owner-User / Investment Opportunity
Building Area	±4200 SF
Lot Size	19,697 SF
Zoning	Commercial – Automotive Use Permitted BL & BR Zoning
Year Built	1952—Main Structure
Parking	Paved on-site parking for customers and vehicle storage
Sale Structure	Real Estate Only OR Real Estate + Operating Business



Aerial View



CONTACT US

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THE OPPORTUNITY

Triple Net Investment Group is pleased to exclusively present 4010 Southwestern Blvd, Baltimore, MD 21229 — an owner-occupied automotive repair facility and commercial real estate investment opportunity located in the established Arbutus/Catonsville submarket of southwest Baltimore.

This offering presents a rare opportunity to acquire a freestanding ±4200 square foot commercial building configured with eight (8) drive-in service bays, office and reception space, customer waiting area, restrooms, storage, and paved on-site parking. The property has been owner-operated for many years and is well maintained, allowing for immediate continued use as a full-service automotive repair facility, tire center, inspection station, or related automotive service operation.

Strategically positioned along Southwestern Boulevard, the property benefits from strong visibility, consistent commuter traffic, and convenient access to major transportation corridors including Interstate 695 (Baltimore Beltway) and Interstate 95. The surrounding trade area is densely populated, with more than 145,000 residents within a three-mile radius, supporting steady demand for essential automotive services.

The asset may be acquired as real estate only or as a turnkey business opportunity inclusive of equipment, tools, customer goodwill, and transition support. Commercial zoning supports automotive use, and the site offers long-term flexibility for owner-users, investors seeking lease-up potential under a triple-net structure, or automotive operators expanding within the Baltimore metropolitan market.

Property Highlights

LOCATION:

Strategically positioned at 4010 Southwestern Blvd, Baltimore, MD 21229, the property benefits from strong visibility along a well-traveled commercial corridor serving the Arbutus and Catonsville submarkets. The site offers convenient access to Interstate 695 (Baltimore Beltway) and Interstate 95, providing efficient regional connectivity throughout the Baltimore metropolitan area. The surrounding trade area is densely populated and vehicle-dependent, supporting steady demand for automotive and service-oriented uses.

SPACE AVAILABLE:

Automotive Facility: ±4,200 SF freestanding commercial building

Service Bays: Eight (8) drive-in bays

Site Area: <20k SF

INTERIOR LAYOUT & FUNCTIONALITY:

The building is configured for full-service while allowing for potential reconfiguration to accommodate specialized automotive operations, featuring eight drive-in service bays suitable for lifts, diagnostics, brake work, tire services, inspections, and general mechanical repair. The interior includes a reception area, customer waiting space, office area, restroom facilities, and storage/parts space. The functional layout supports efficient workflow and technician productivity or service uses.

BUILDING FEATURES:

Single-story construction designed for automotive use

Eight overhead bay doors

Paved and striped on-site parking

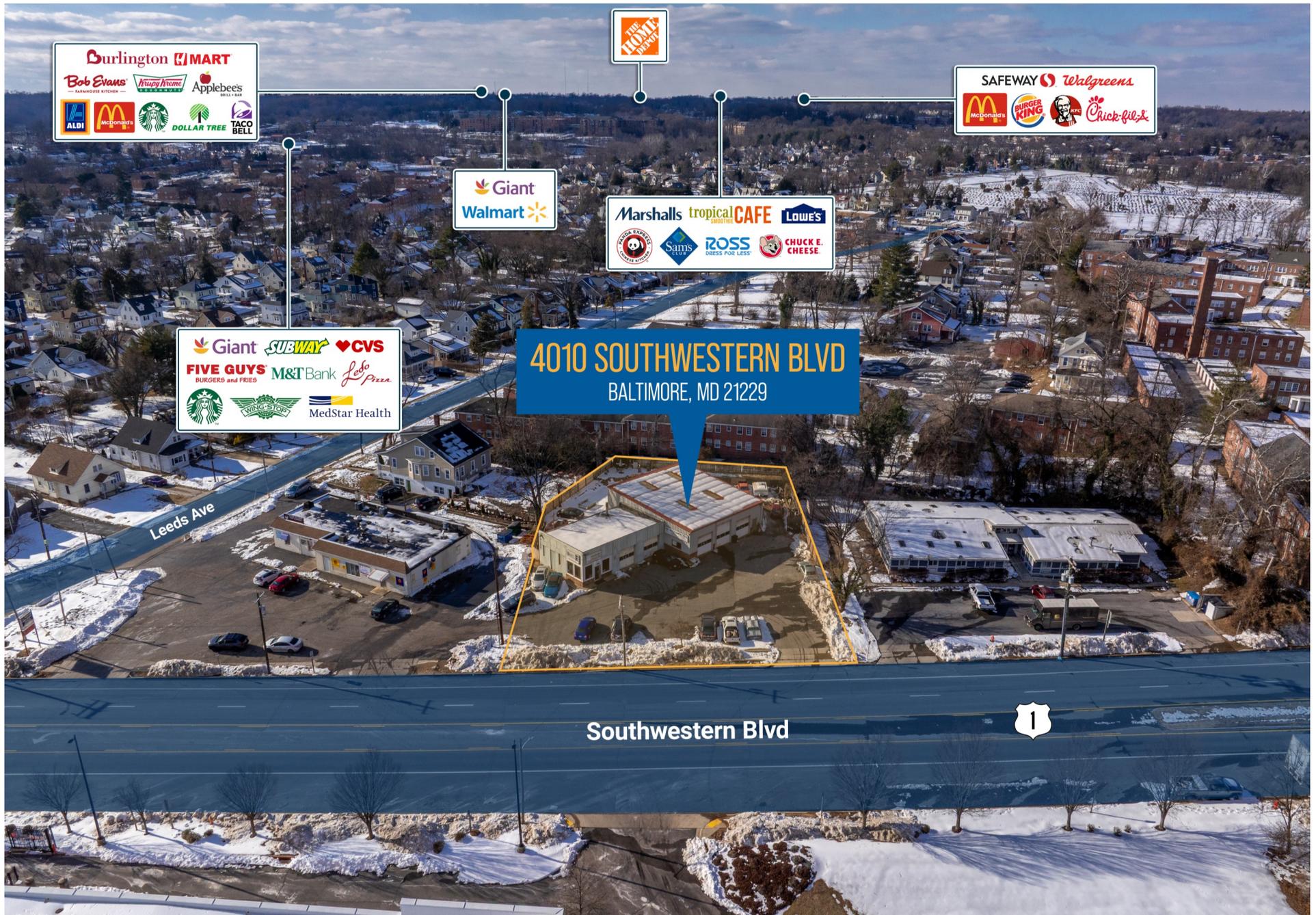
Prominent building signage with strong street exposure

Commercial utility capacity suitable for mechanical operations

Well-maintained owner-operated facility



Aerial View



Market Overview

BALTIMORE, MARYLAND

4010 Southwestern Blvd is located in southwest Baltimore within the established Arbutus/Catonsville trade area, a mature and densely populated submarket serving both Baltimore City and Baltimore County. The property benefits from proximity to major regional transportation corridors, including Interstate 695 (Baltimore Beltway) and Interstate 95, providing strong connectivity throughout the Baltimore-Washington metropolitan region.

Baltimore is the largest city in Maryland and a major East Coast logistics, healthcare, education, and port market. The metropolitan area supports a diversified economic base driven by healthcare systems, higher education institutions, government agencies, port-related commerce, and light industrial activity.

TRADE AREA DEMOGRAPHICS

The immediate trade area surrounding the property provides a stable, vehicle-dependent consumer base:

- 145,666 residents within 3 miles
- 369,225 residents within 5 miles
- Median household income range: \$52,000–\$57,000
- Average household size: approximately 2.3–2.4 persons
- Average of 1 vehicle per household

The surrounding neighborhoods consist primarily of established residential communities with housing stock dating to the 1950s, reflecting a mature and stable demographic profile. This environment supports consistent demand for essential automotive maintenance and repair services.

While population growth projections show slight stabilization or modest decline typical of mature infill markets, demand for automotive services remains resilient due to:

- High commuter activity
- Aging vehicle ownership trends
- Limited new automotive supply in infill locations

AUTOMOTIVE & SERVICE MARKET FUNDAMENTALS

The southwest Baltimore submarket demonstrates characteristics favorable to automotive service operations:

- Strong daily commuter traffic along Southwestern Boulevard
- Proximity to industrial and service-oriented employment nodes
- Dense residential base within short driving distance
- Established commercial zoning supporting automotive use

Independent automotive repair facilities in the Baltimore metro area typically command lease rates ranging from \$6,000–\$12,000 per month (NNN) for comparable 8-bay configurations, depending on condition and equipment inclusions. This supports lease-up and income-conversion



Demographics

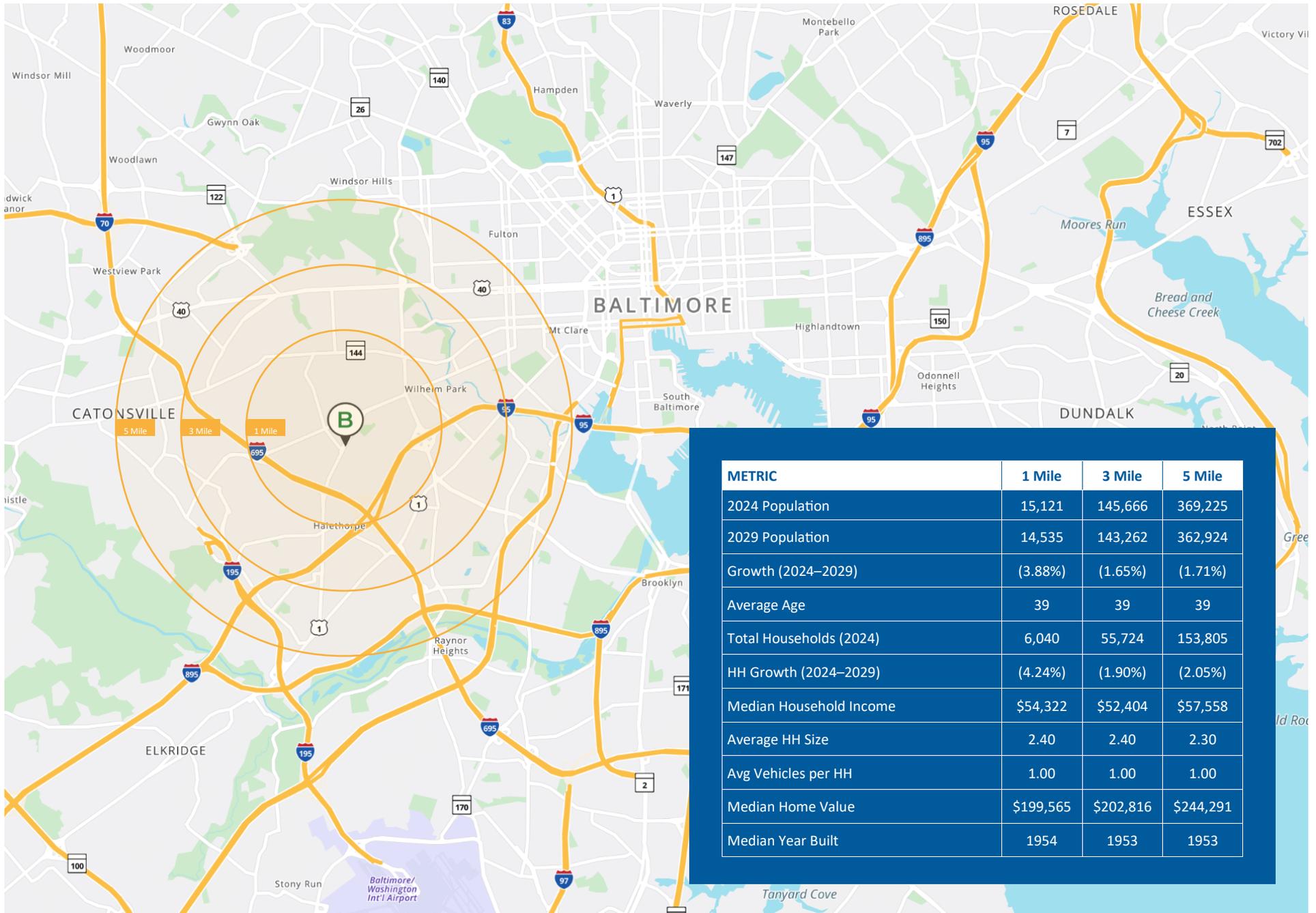


Photo Gallery



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