

**FOR SALE**  
8621 Baltimore National Pike  
Ellicott City, Maryland



**DUNKIN**  
— REALTY —  
**ADVISORS**

**JOSHUA DUNKIN**  
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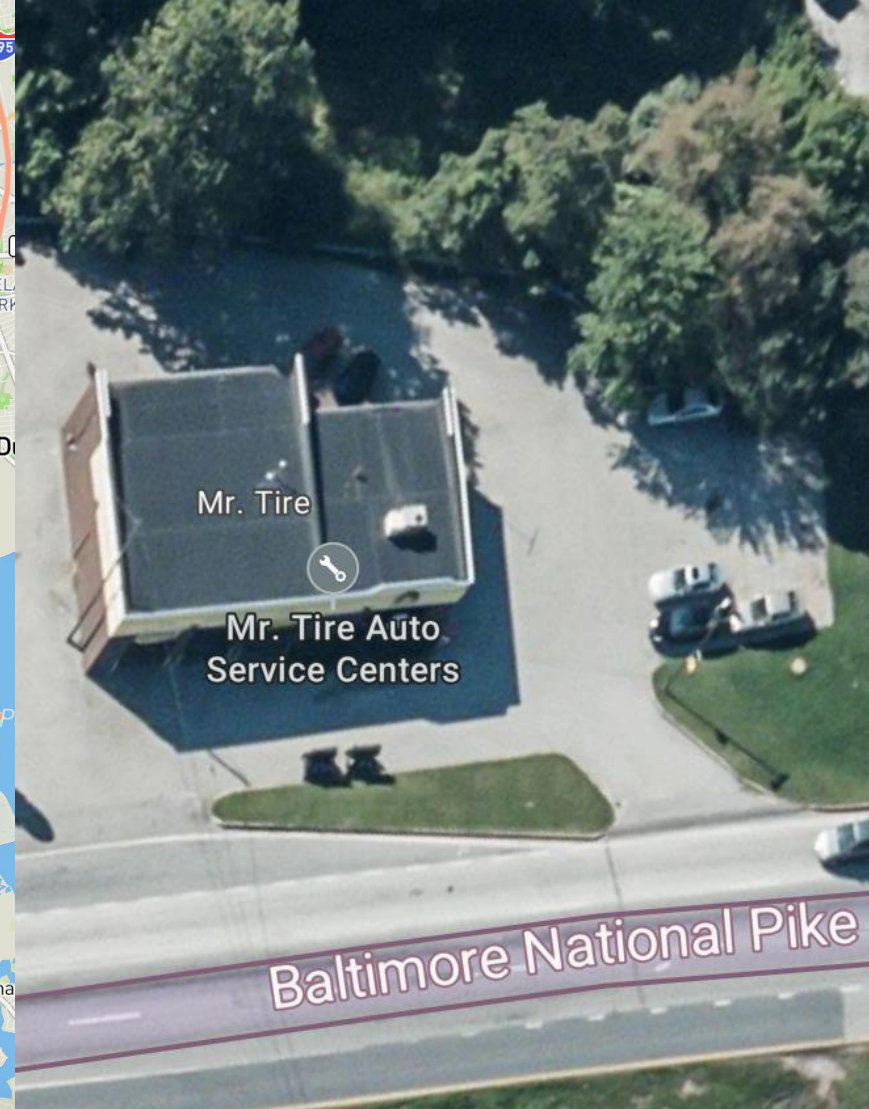
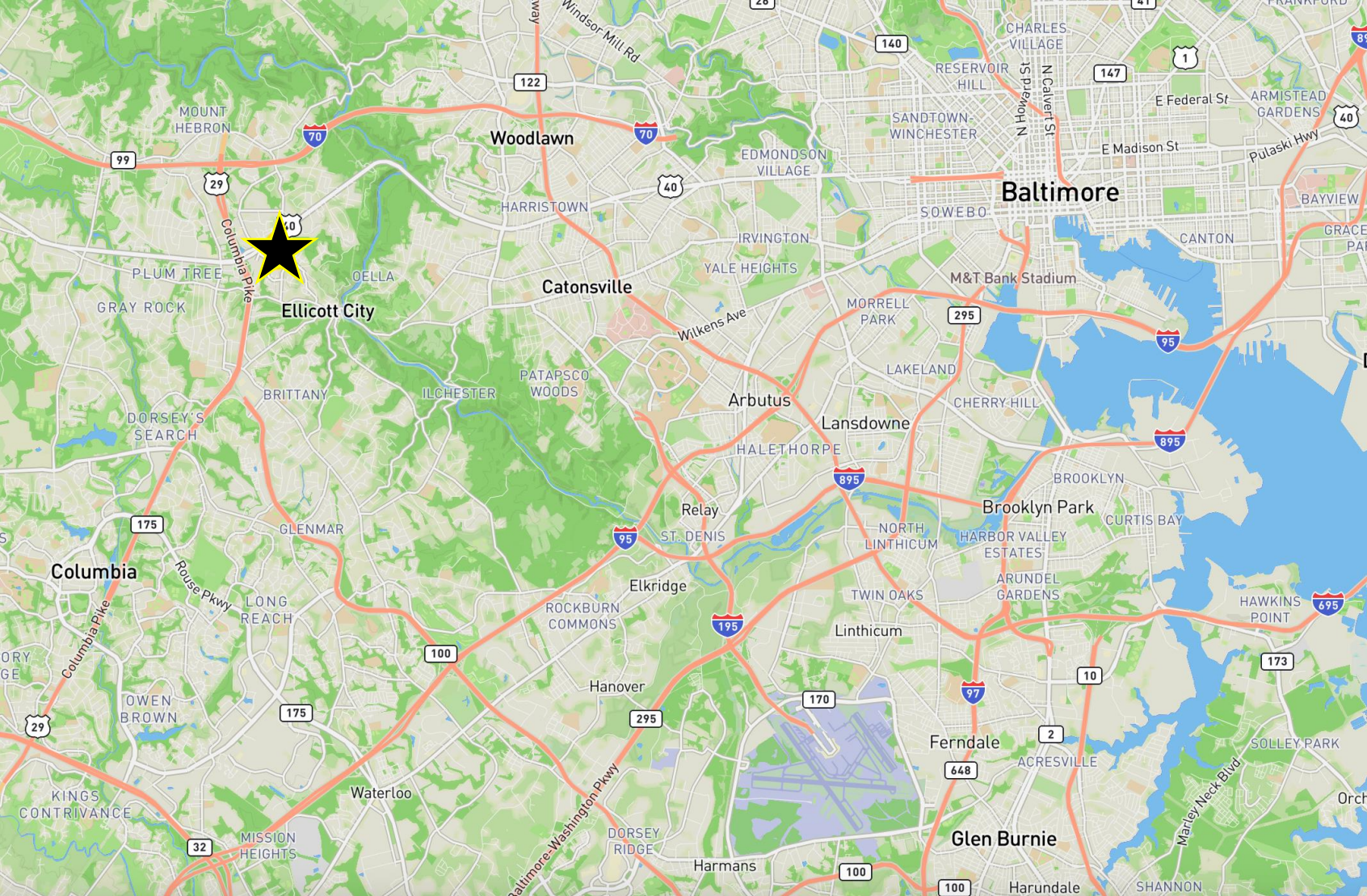
# Property Summary

## TENANT - MR. TIRE

Annual Income	<b>\$121,341</b>
Lease Term	<b>10 years</b> (renewed 2025)
Lease Type	<b>Absolute Net</b>
Improvement Size	<b>3,677 square feet</b>
Land Area	<b>0.98 acres</b>
Frontage	<b>81 feet</b>
Parking Ratio	<b>3.26 per 1,000 sqft (12)</b>
Zoning	<b>B2 (Business General)</b>
Location Score	<b>Excellent</b> <small>Costar</small>





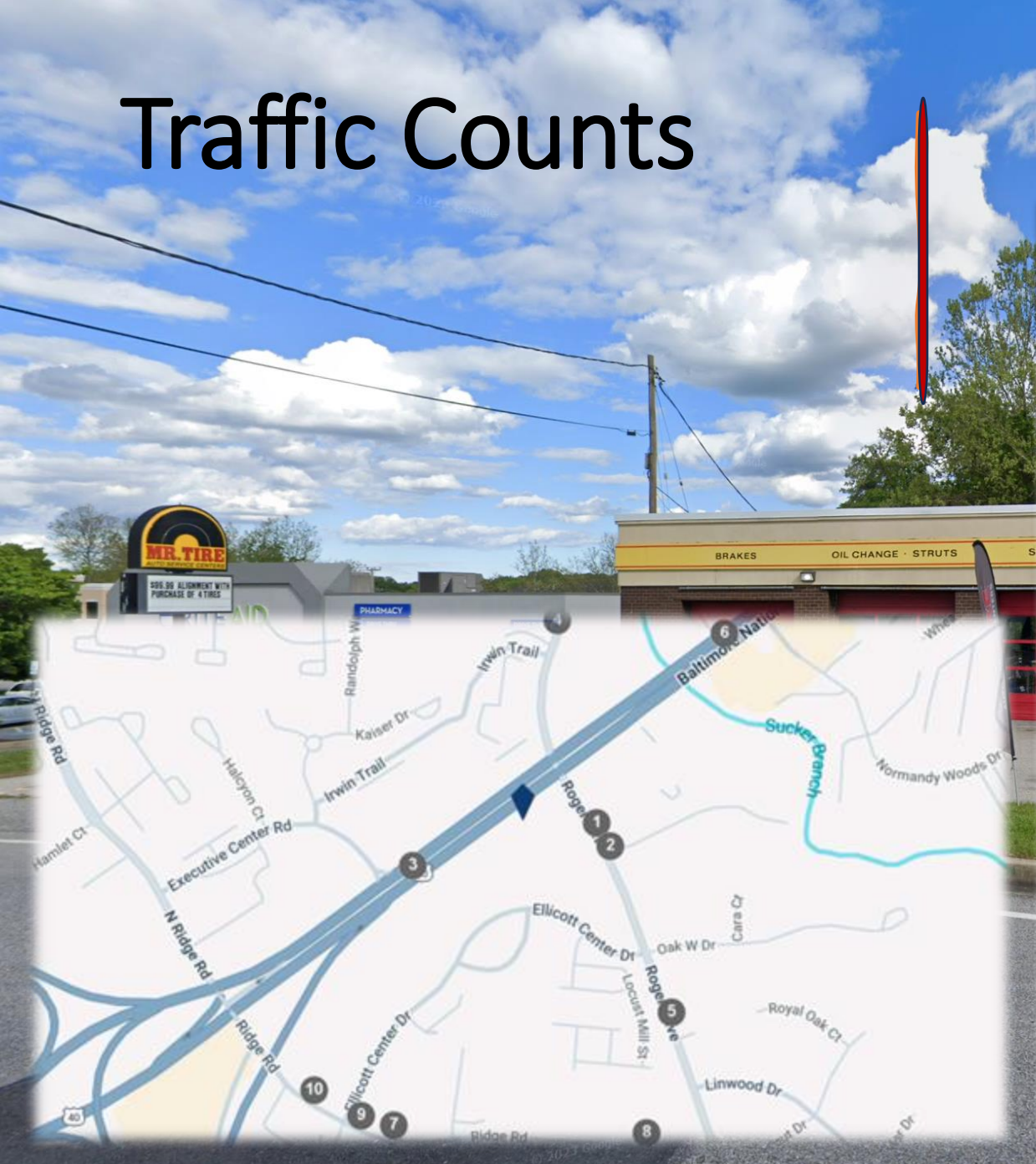


Location

Baltimore National Pike (Route 40)



# Traffic Counts



Collection Street	Cross Street - Direction	Traffic Volume	Count Year
1 Rogers Ave	Route 40 - NW	10,520	2024
2 Rogers Avenue	Route 40 - NW	10,456	2025
3 Route 40	Executive Center Rd - NE	48,982	2025
4 Rogers Ave	Route 40 - S	8,209	2025
5 Rogers Ave	Linwood Dr - S	9,977	2025
6 Route 40	Rogers Ave - SW	37,864	2025
7 Ridge Rd	Ellicott Center Dr - NW	4,432	2024
8 Ridge Rd	Court House Dr - E	4,523	2018
9 Ridge Road	Ellicott Center Dr - NW	4,422	2025
10 Ridge Road	Ellicott Center Dr - SE	4,193	2025

# HIGHLIGHTS

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Annual Income over \$121,000



10-year ABSOLUTE Net Lease (renewed 2025)



Occupied by MR.TIRE for nearly 50 years



Located along Route 40 near Route 29 junction



Convenient access to; Interstates 70, 95 and 695



ASKING: \$2,250,000

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