



FOR **SALE**

PRIME C2 ZONED LOT WITH SHOP & OFFICE

135 HANOVER PIKE | HAMPSTEAD, MD 21074



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Ideal property for automotive repair shop, construction/service, or landscaping companies
- Easy access to Route 30 Bypass and Route 795
- C2 zoning allows for many uses
- Wide driveway & large parking area (25 spaces)
- 2,400 SF (40' x 60') shop/garage with heavy 3 phase power and 4 large drive-in doors
- 3,500 SF residential/office structure with bath, kitchen, 3 bedrooms/offices, large open area, and full basement
- Attached 2 car garage is currently being used as an office/ showroom for owner's paintball business
- Paintball business available for \$30,000 including all inventory

BUILDING SIZE:

3,500 SF OFFICE/ HOUSE &
2,400 SF SHOP/ WAREHOUSE
TOTAL 5,900 SF ±

LOADING:

(4) DRIVE-IN DOORS

LOT SIZE:

0.87 ACRES ±

ZONING:

C2

SALE PRICE:

\$760,000



**ATTACHED GARAGE
W/ SECURED
STOREFRONT DOOR**



GOOGLE STREET VIEW

SITE PLAN



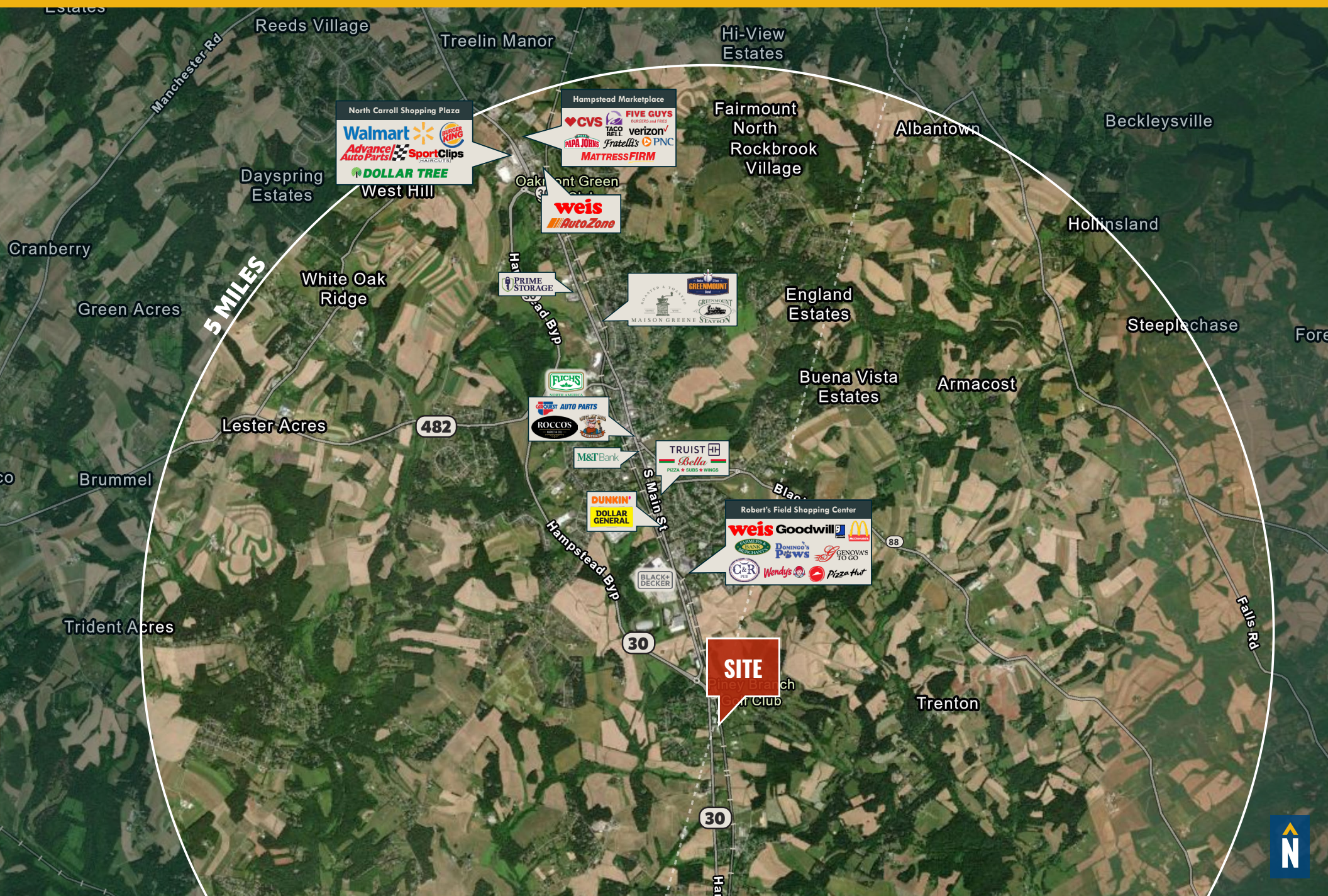
ADDITIONAL PHOTOS



BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



482

4,680

9,829

DAYTIME POPULATION



1,033

7,856

15,678

AVERAGE HOUSEHOLD INCOME



\$122,694

\$132,638

\$143,475

NUMBER OF HOUSEHOLDS



469

4,432

8,587

MEDIAN AGE

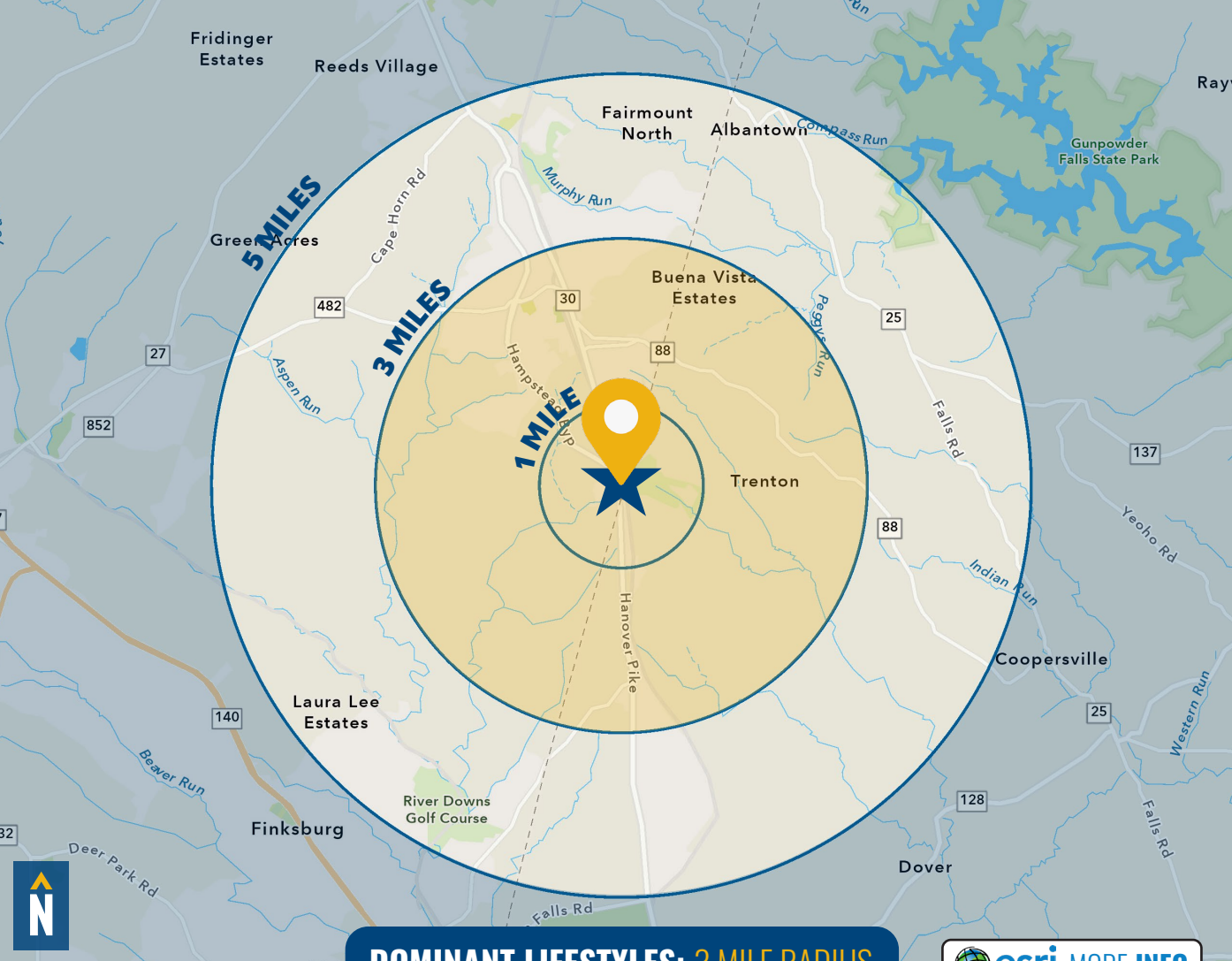


39.4

42.0

43.5

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 3 MILE RADIUS

esri MORE INFO

29%

DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802



These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is 35 to 74.

26%

CLASSIC COMFORT

MEDIAN

AGE: 40.2

HH INCOME: \$88,893



These neighborhoods are typically found in the suburbs of major metropolitan areas, particularly in the South and Midwest. The median age is slightly above that of the U.S.

18%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home.

FOR MORE INFO **CONTACT:**

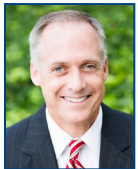


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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