



RETAIL/BANK BUILDING

800 REVOLUTION STREET | HAVRE DE GRACE, MARYLAND 21078

FOR
**SALE/
LEASE**

**MAJOR
PRICE
REDUCTION!**

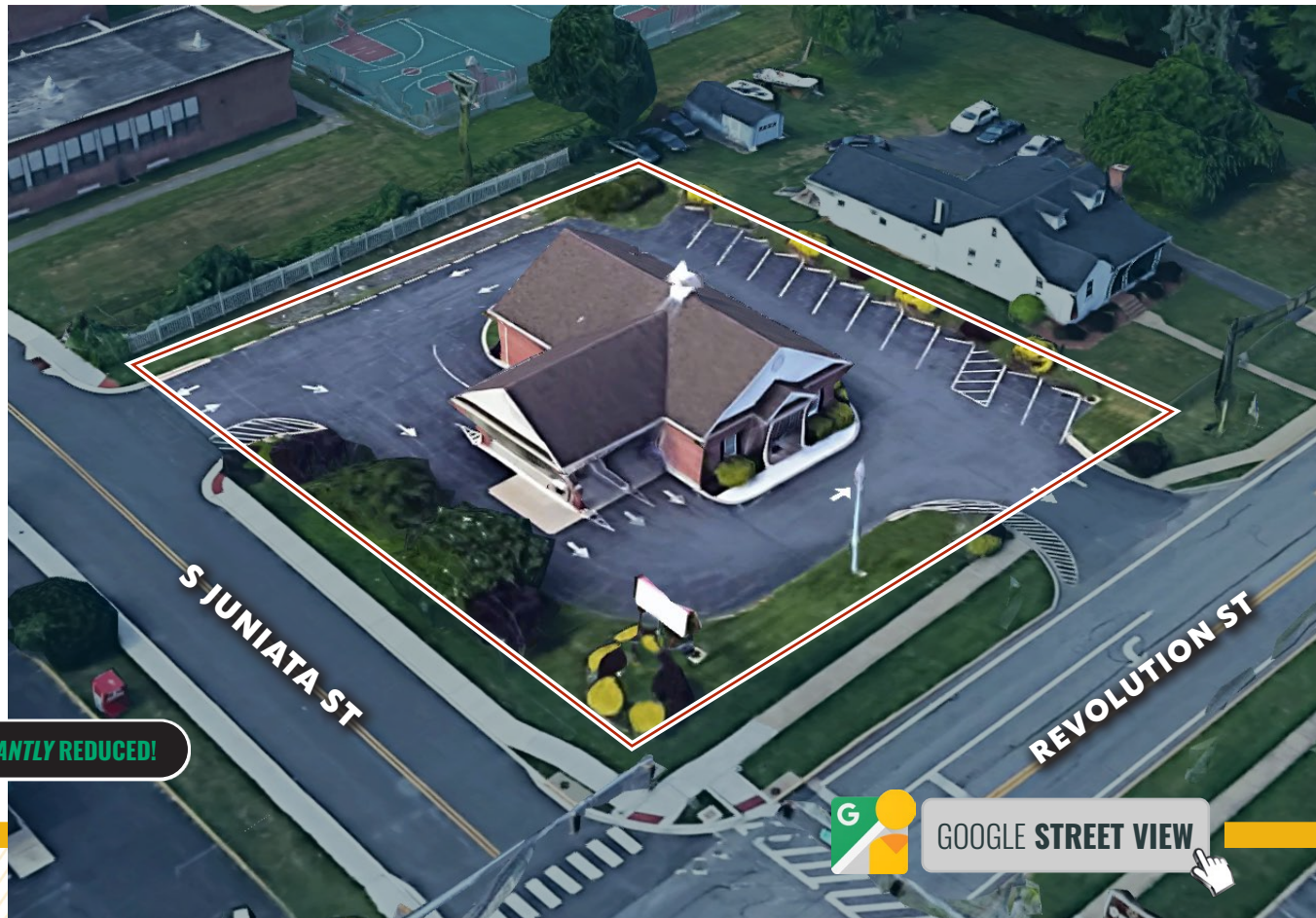


MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Retail/bank building with 3-lane drive-thru
- Existing pylon sign available
- Located at a signalized intersection with curb cuts on both Revolution and S. Juniata Streets
- Catty corner from Royal Farms gas/convenience
- Located within an Opportunity Zone



BUILDING SIZE:

2,315 SF \pm

LOT SIZE:

.46 ACRES \pm

YEAR BUILT:

2000

PARKING:

12 SURFACE SPACES

TRAFFIC COUNT:

11,241 AADT (REVOLUTION ST)

ZONING:

RB (RESIDENTIAL BUSINESS DISTRICT)

RENTAL RATE:

\$20.00 PSF, NNN

SALE PRICE:

\$625,000

SIGNIFICANTLY REDUCED!

AERIAL



REVOLUTION ST 11,241 AADT



S JUNIATA ST



SURVEY

ZONING INFORMATION

RB - RESIDENTIAL BUSINESS DISTRICT

MINIMUM LOT SIZE 1,200 S.F.

SETBACK REQUIREMENTS - NONE

MAX BUILDING HEIGHT - 60'

ALL INFORMATION WAS OBTAINED FROM CITY OF HAVRE DE GRACE, MD
<http://ecode360.com/attachment/HA1757/HA1757-205a%20Table%20I.pdf>

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM LIBER 3, FOLIO 40.

N2 THE NUMBER OF STRIPED PARKING SPACES IS 9 SPACES AND 2 DESIGNATED HANDICAP SPACES.

N3 THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 108812 FEET.

N4 THIS PROPERTY HAS DIRECT ACCESS TO REVOLUTION STREET AND JUNIATA STREET, BOTH PUBLIC STREETS OR RIGHT OF WAYS.

N5 WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

N6 SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE STATE OF MARYLAND AND TO THE RIGHTS OF THE USA ARE NOT ALL DELINEATED PER THIS SURVEY.

N7 BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

N8 BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

N9 THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.

N10 THERE IS NO OBSERVED, ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS NOTED AT TIME OF SURVEY.

N11 ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR PROFESSIONAL INSURANCE LIABILITY COMPANY IN FORCE AT THE TIME OF THIS SURVEY AND/OR ANY NOTIFICATION RELATIVE TO SAID INSURANCE AS IT APPLIES TO THIS SURVEY AND ANY REVISIONS HEREOF.

N12 THE EASEMENT PARCELS REFERENCED IN THE LEGAL DESCRIPTION ARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CONTIGUOUS TO THE FEE PARCEL.

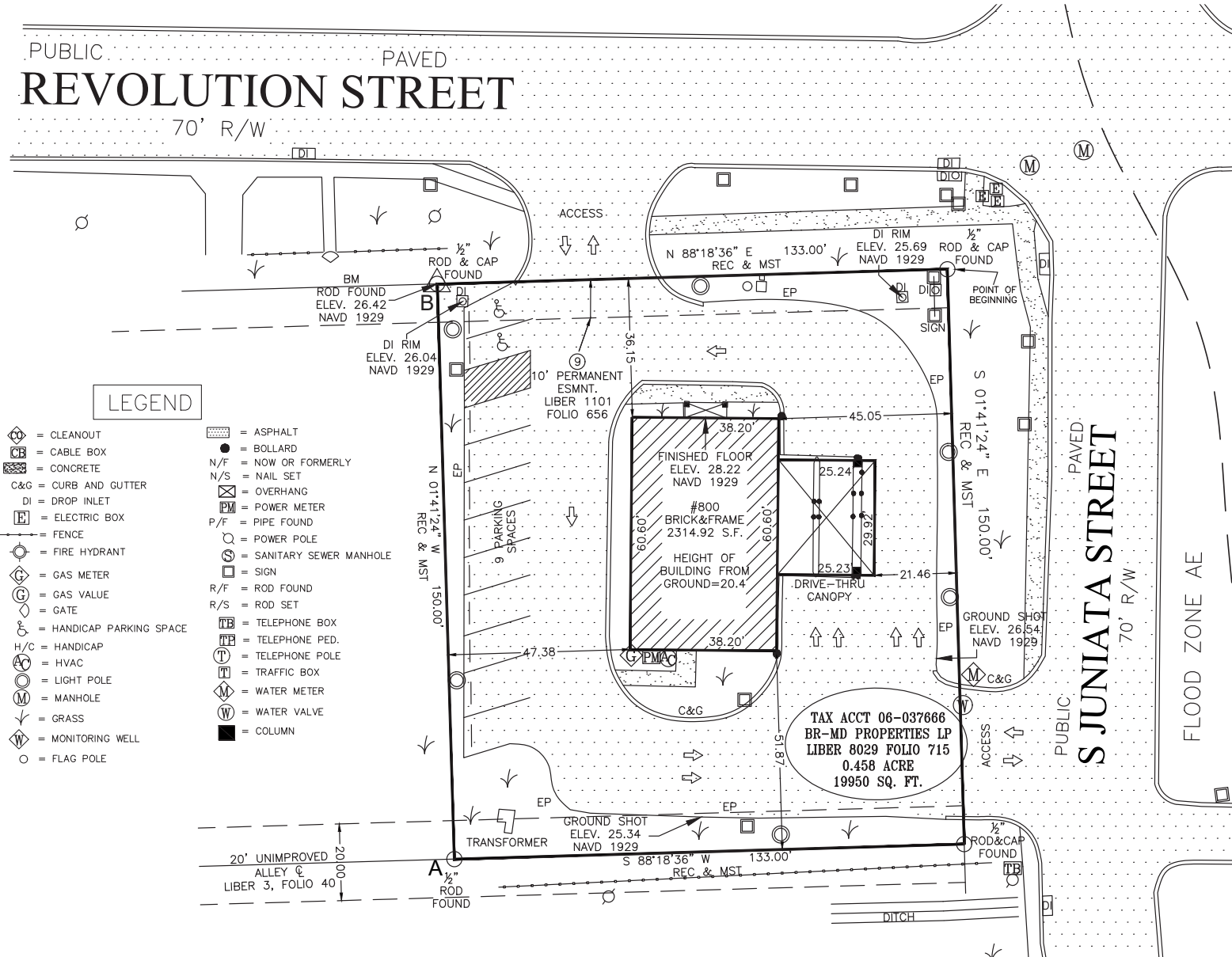
N13 I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE AND THE PREPARATION OF THIS PLAT AND THE SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. TITLE REPORT WAS FURNISHED.

REVOLUTION STREET

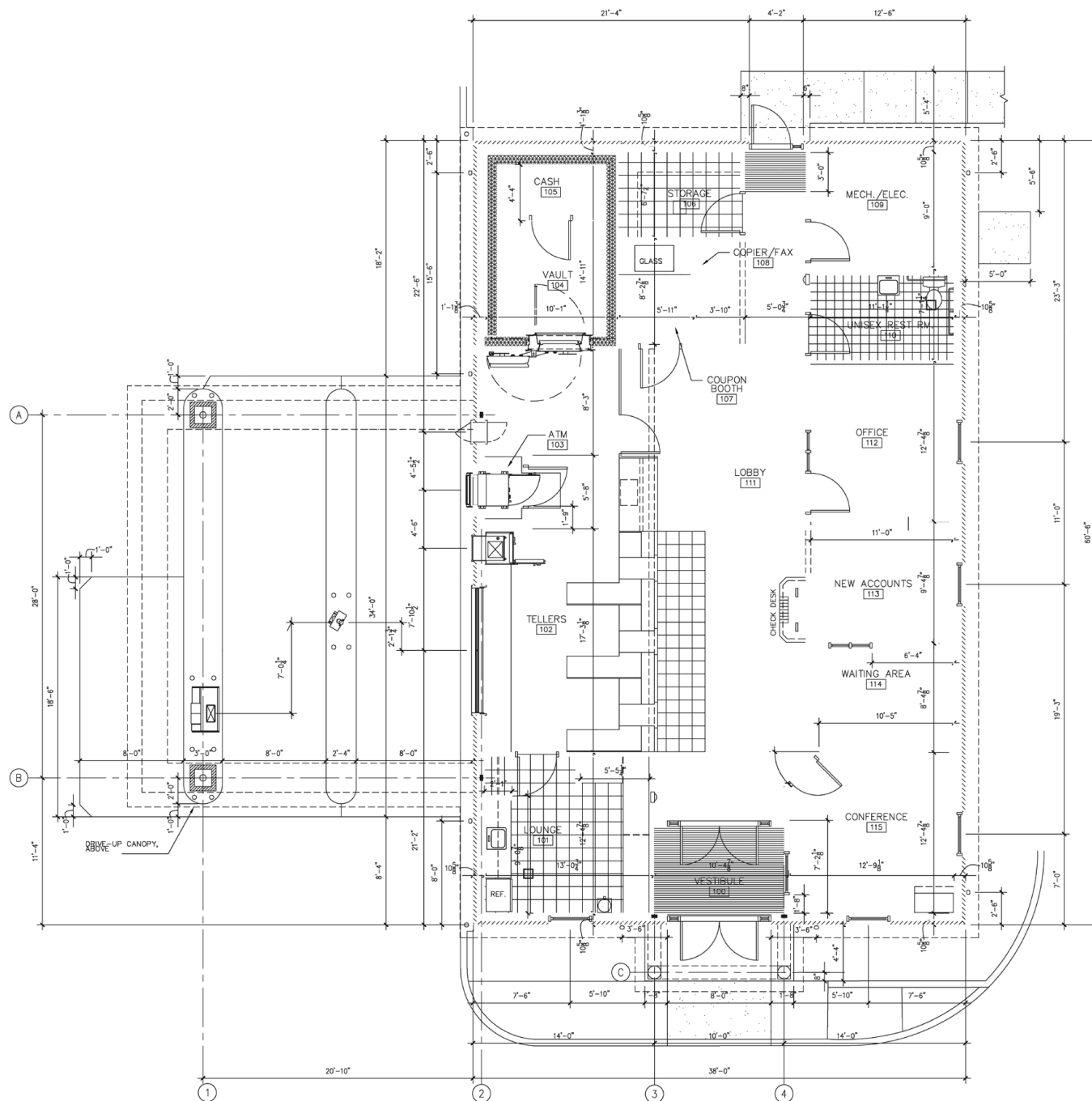
70' R/W

LEGEND

- | | | | |
|--|--------------------------|--|--------------------------|
| | = CLEANOUT | | = ASPHALT |
| | = CABLE BOX | | = BOLLARD |
| | = CONCRETE | | = NOW OR FORMERLY |
| | = CURB AND GUTTER | | = NAIL SET |
| | = DROP INLET | | = OVERHANG |
| | = ELECTRIC BOX | | = POWER METER |
| | = FENCE | | = PIPE FOUND |
| | = FIRE HYDRANT | | = POWER POLE |
| | = GAS METER | | = SANITARY SEWER MANHOLE |
| | = GAS VALVE | | = SIGN |
| | = GATE | | = ROD FOUND |
| | = HANDICAP PARKING SPACE | | = ROD SET |
| | = HANDICAP | | = TELEPHONE BOX |
| | = HVAC | | = TELEPHONE PED. |
| | = LIGHT POLE | | = TELEPHONE POLE |
| | = MANHOLE | | = TRAFFIC BOX |
| | = GRASS | | = WATER METER |
| | = MONITORING WELL | | = WATER VALVE |
| | = FLAG POLE | | = COLUMN |



FLOOR PLAN



LOCAL BIRDSEYE



40



TIDEWATER MARINA



HAVRE DE GRACE HIGH SCHOOL

CONGRESS AVE

BOURBON ST



FOUNTAIN ST

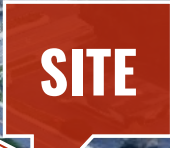
S ADAMS ST

GIRARD ST

S STOKES ST



S JUNIATA ST



11,241 AADT

REVOLUTION ST



HAVRE DE GRACE ELEM. SCHOOL

LEWIS ST



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,617

23,309

42,782

DAYTIME POPULATION



9,659

22,916

43,698

AVERAGE HOUSEHOLD INCOME



\$99,023

\$127,634

\$115,752

NUMBER OF HOUSEHOLDS



3,457

9,665

17,664

MEDIAN AGE

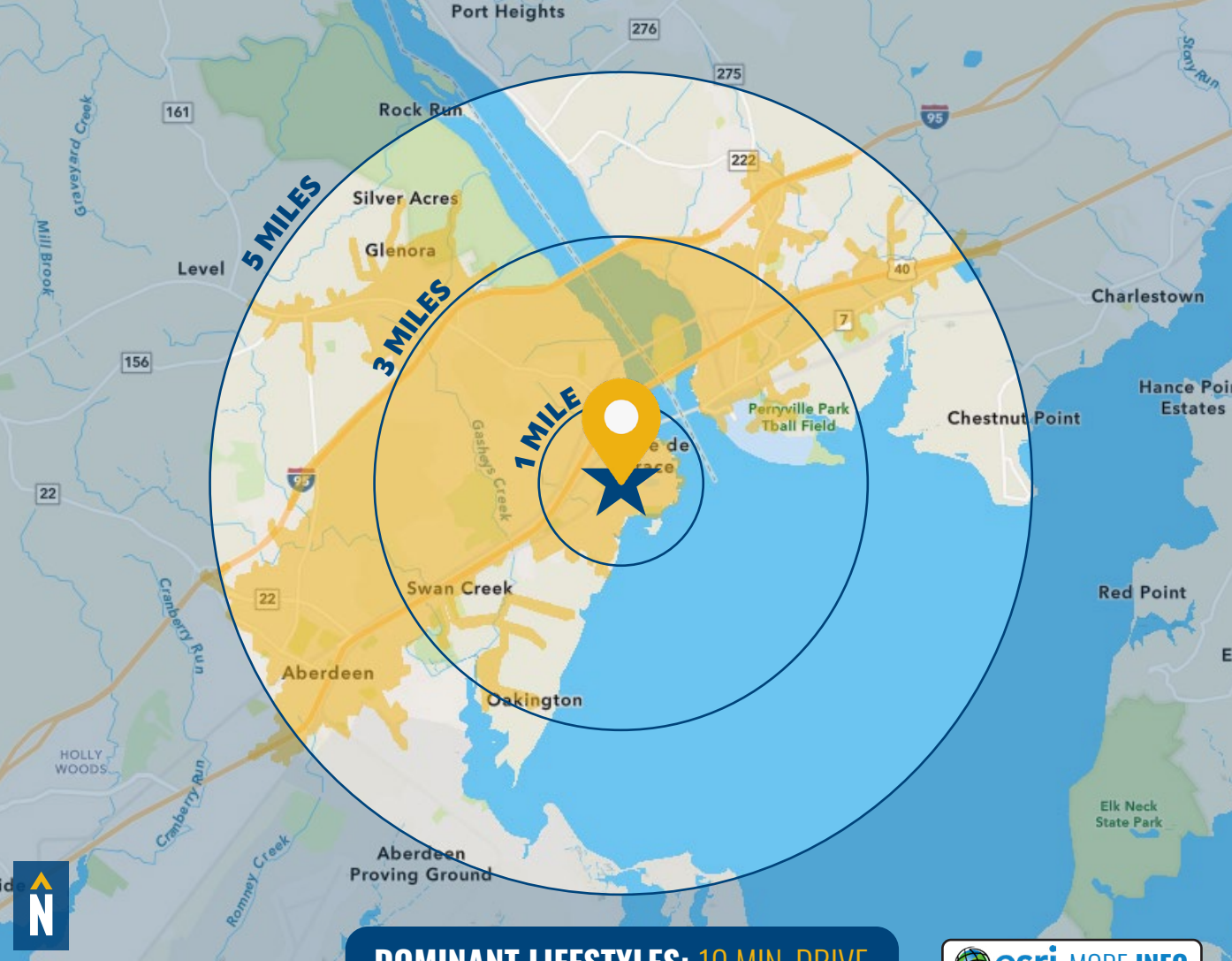


45.0

45.9

43.5

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 10 MIN. DRIVE

esri MORE INFO

21%

LEGACY HILLS

MEDIAN

AGE: 45.6

HH INCOME: \$55,927

15%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696

10%

CLASSIC COMFORT

MEDIAN

AGE: 40.2

HH INCOME: \$88,893

Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

FOR MORE INFO **CONTACT:**



MIKE RUOCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCO@mackenziecommercial.com



PATRICK J. SMITH

REAL ESTATE ADVISOR

847.346.2701

PJSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.