



# 0.5-1.00 AC ± RETAIL PAD SITE

11052 RED RUN BOULEVARD | OWINGS MILLS, MARYLAND 21117

FOR  
**GROUND  
LEASE**



**MACKENZIE**  
RETAIL

OWNED AND  
MANAGED BY:



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 0.5-1.0 acre ± finished and graded pad site with existing perimeter curbing, gutter and parking in place (utilities, water and sewer available)
- Existing site plan for proposed 9,870 SF ± retail building (see page 3)
- Situated within Red Run Station (join Dunkin', Grain & Berry, Bubbakoo's Burritos and YourSpace Storage)
- Corner location at a signalized intersection
- Highly visible to Dolfield Blvd (12,682 cars per day ±) and Red Run Blvd (8,721 cars per day ±)
- Across from Royal Farms and High's gas/convenience stores
- Easy access to Owings Mills Boulevard, Reisterstown Road/Route 140, I-795 and I-695

LOT SIZE:	0.5-1.0 ACRES ±
TRAFFIC COUNT:	12,682 AADT (DOLFELD BLVD)
	8,721 AADT (RED RUN BLVD)
ZONING:	BM IM (BUSINESS MAJOR) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE



# CONCEPTUAL



YourSpace  
STORAGE

DUNKIN'

GRAIN & BERRY

BUILDING BETTER BURRITOS  
BUBBAKOO'S  
BURRITOS  
SINCE 2008

9,870 SF ±  
PROPOSED

DOLFIELD BLVD  
12,682 AADT

ROYAL  
FARMS

PYLON SIGN

RED RUN BLVD  
8,721 AADT



GOOGLE STREET VIEW



# LOCAL BIRDSEYE



73,042 AADT

ROYAL FARMS

The UPS Store

CARROLL CLEAN CAR WASH

HIGH'S

PYLON SIGN

DOLFIELD BLVD

8,721 AADT

SITE

RED RUN BLVD

12,682 AADT

YourSpace STORAGE

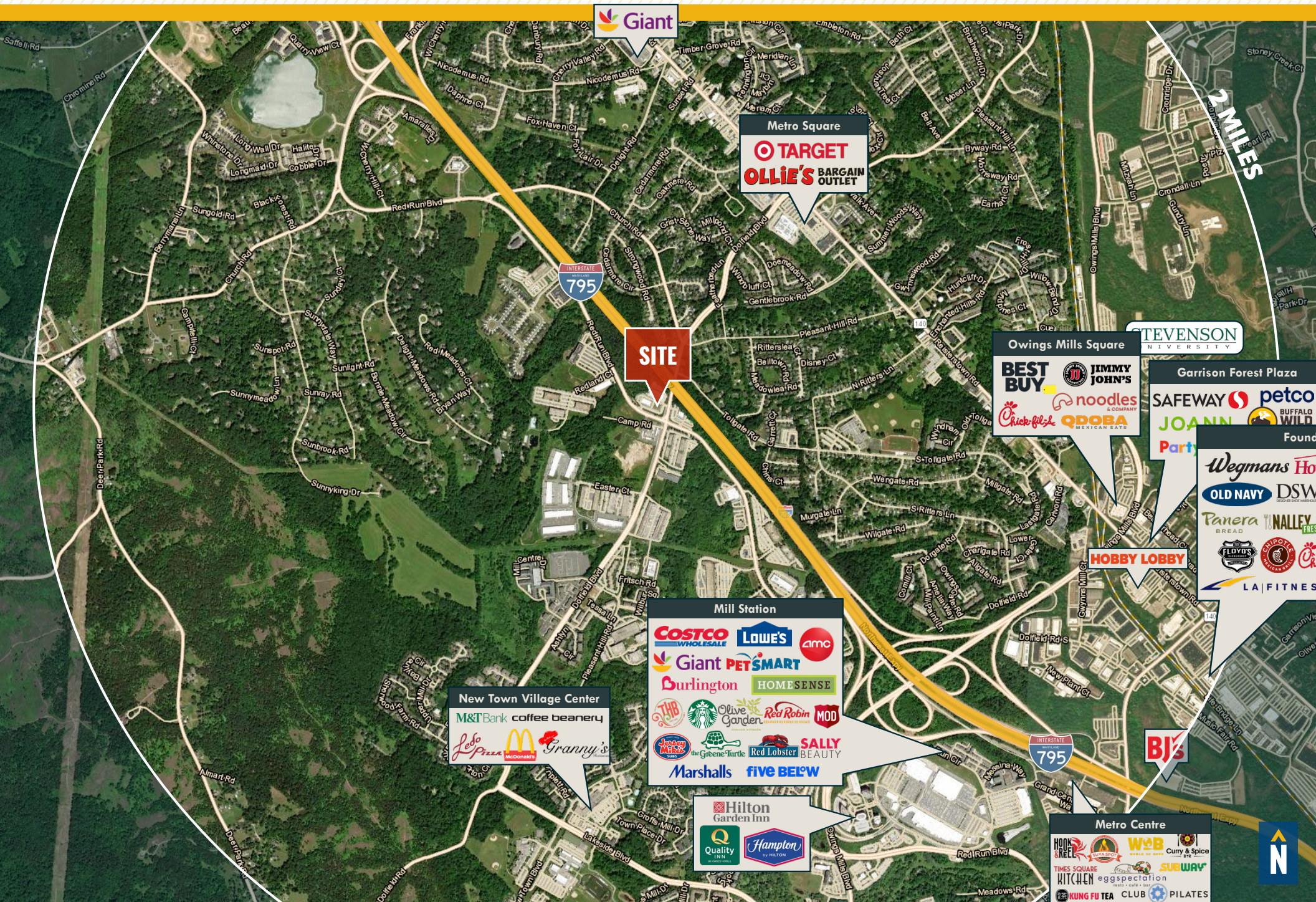
BUBBAKOO'S BURRITOS

GRAIN & BERRY

DUNKIN'



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



7,360

80,6979

138,090

## DAYTIME POPULATION



8,942

71,138

121,235

## AVERAGE HOUSEHOLD INCOME



\$123,564

\$118,888

\$121,795

## NUMBER OF HOUSEHOLDS



2,992

31,738

54,439

## MEDIAN AGE

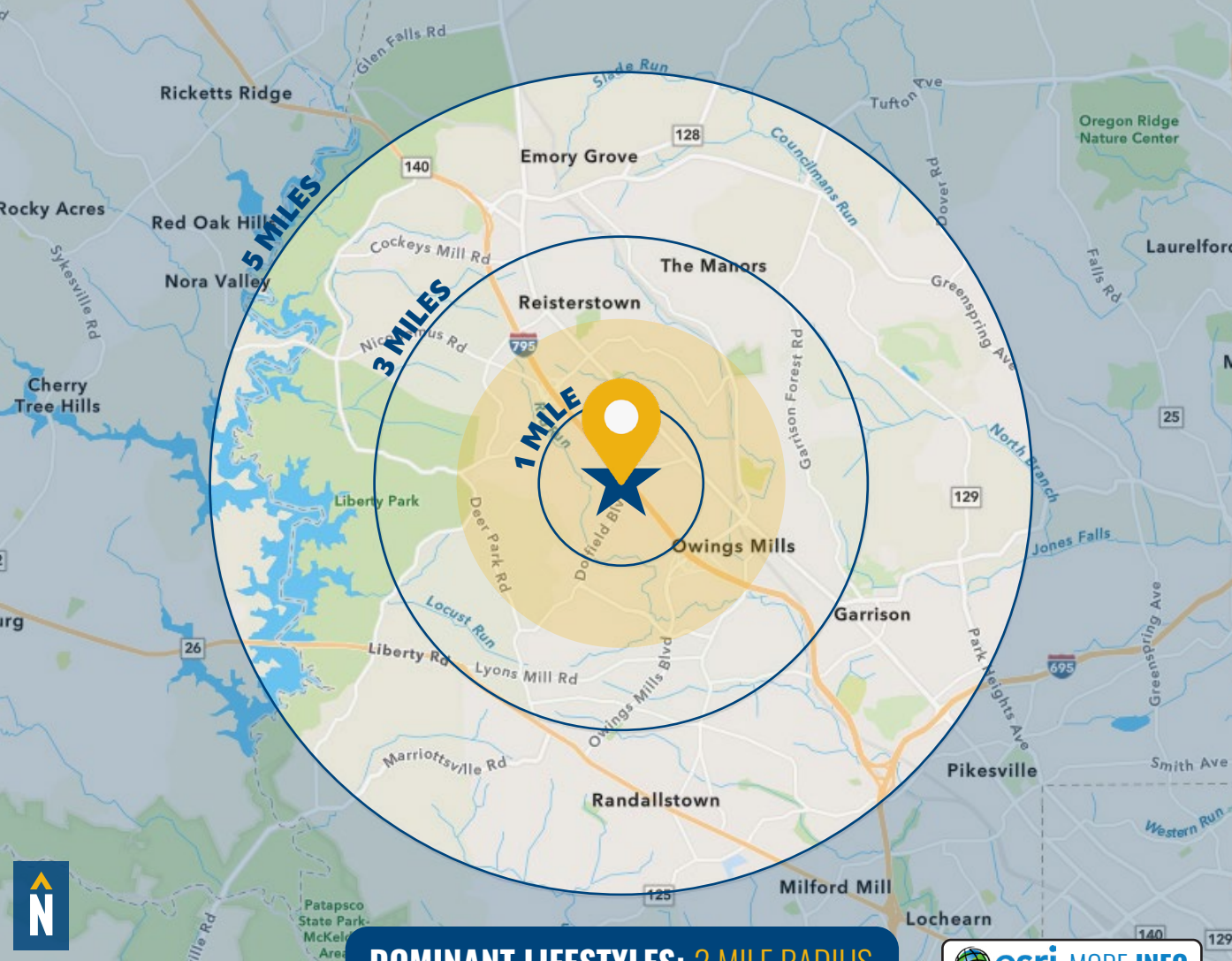


39.0

37.8

40.4

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[esri MORE INFO](#)

**20% MODERN MINDS**



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

**9% DIVERSE HORIZONS**



MEDIAN

AGE: 35.2

HH INCOME: \$65,990

These families tend to be large and earn middle-tier incomes on average. Purchases often center around clothing, food, and supplies for young children, and a balance on multiple credit cards is common.

**8% YOUNG AND RESTLESS**



MEDIAN

AGE: 31.4

HH INCOME: \$56,258

These predominantly young residents tend to live alone, with roommates, or as cohabitating couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

# FOR MORE INFO CONTACT:



**NICK MAGGIO**

REAL ESTATE ADVISOR

**410.494.4880**

**NMAGGIO@mackenziecommercial.com**



**PATRICK J. SMITH**

REAL ESTATE ADVISOR

**847.346.2701**

**PJSMITH@mackenziecommercial.com**



**TOM FIDLER**

EXECUTIVE VICE PRESIDENT & PRINCIPAL

**410.494.4860**

**TFIDLER@mackenziecommercial.com**



**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](http://www.MACKENZIECOMMERCIAL.com)



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