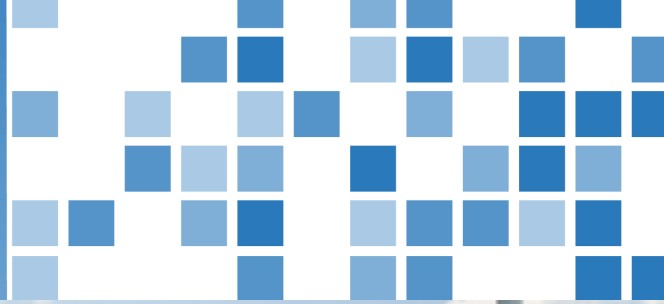


OFFICE BUILDING FOR SALE / LEASE



10260-10262 BALTIMORE NATIONAL PIKE

ELLICOTT CITY, MD 21042

Property Description

Creative office space ideal for medical and professional office users. Units are built out as office spaces that can be renovated several different ways for a variety of uses. The units are both split into two level that mirror each other and can be separated as upper and lower level units.

Location Description

Positioned in the heart of one of the strongest real estate markets in Maryland, traffic counts, household income and consumer spending makes this part of Baltimore National Pike desirable for businesses of all types.

Property Highlights

- Immediate Availability
- End-Cap Unit, can be combined w/ Adj Unit
- Competitive Rental Rate
- Adequate Parking
- Ideal for Medical & General Office uses

Offering Summary

SALE PRICE: \$445,740

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,651	12,948	43,789
Total Population	4,666	37,575	114,053
Average HH Income	\$149,716	\$144,863	\$120,520

Available	Lease Rate	Size (SF)
10260 Baltimore National Pike	\$25.00/SF	+/-969-1,938



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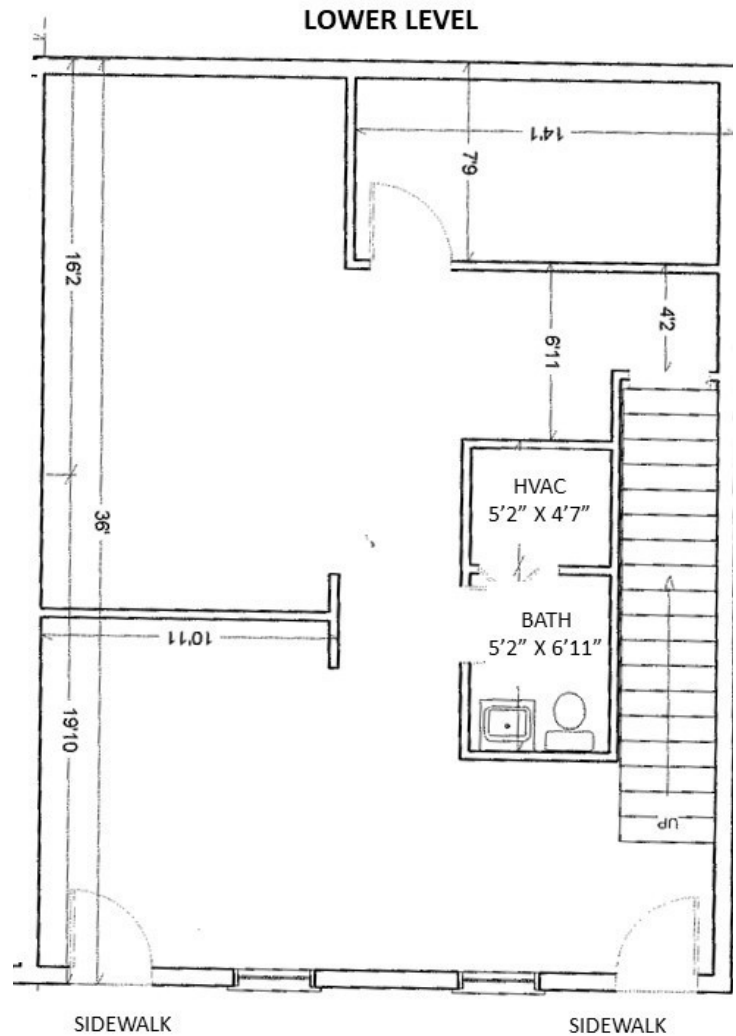
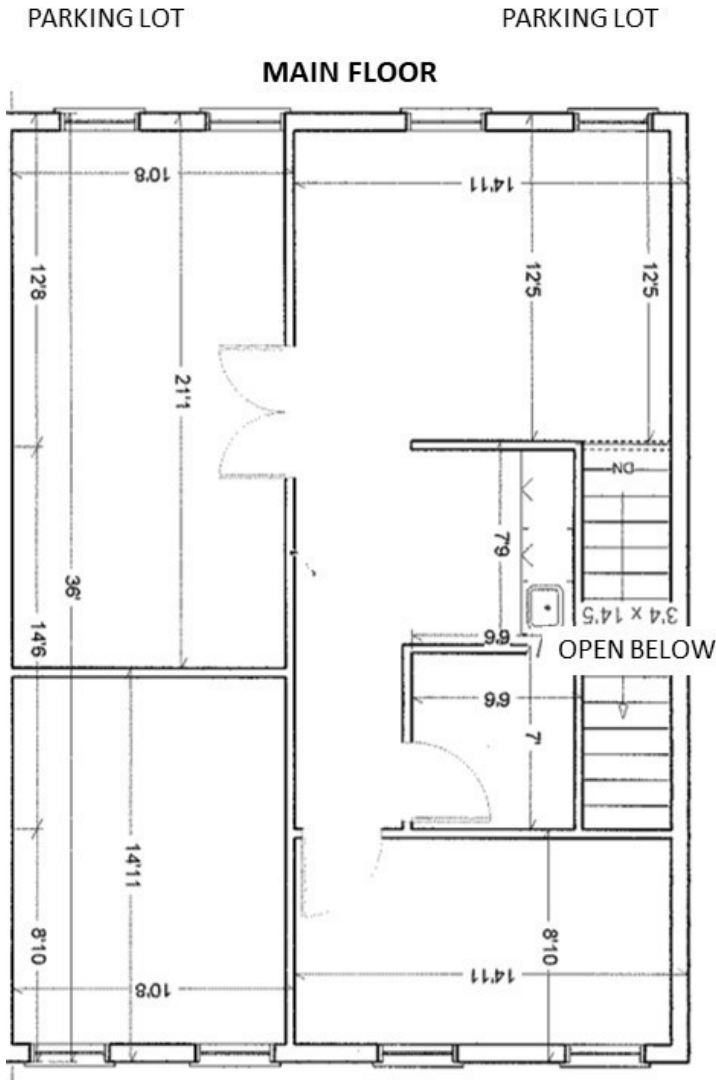
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10262 FLOOR PLAN



Main Floor

Lower Level

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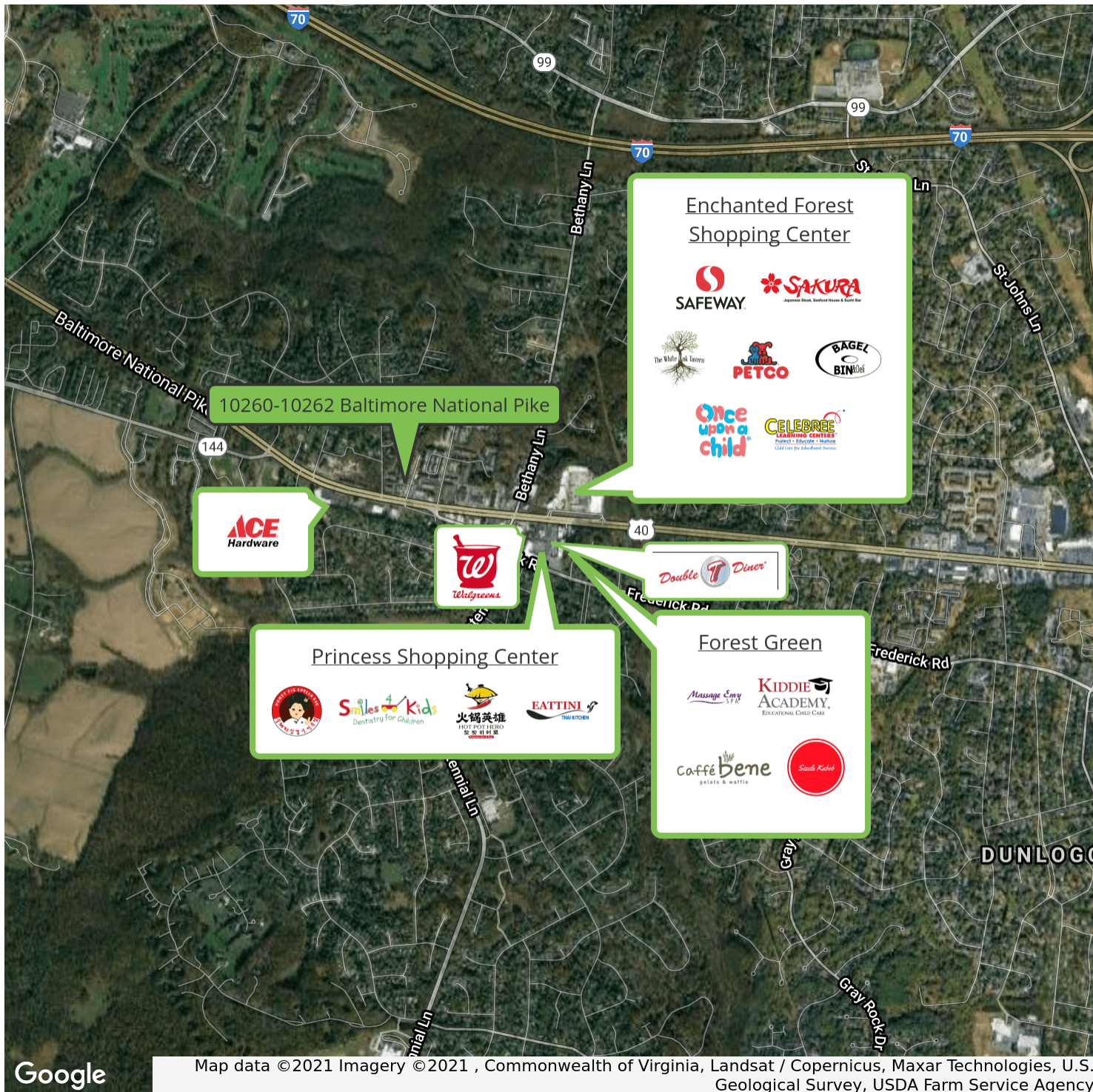
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RETAILER MAP



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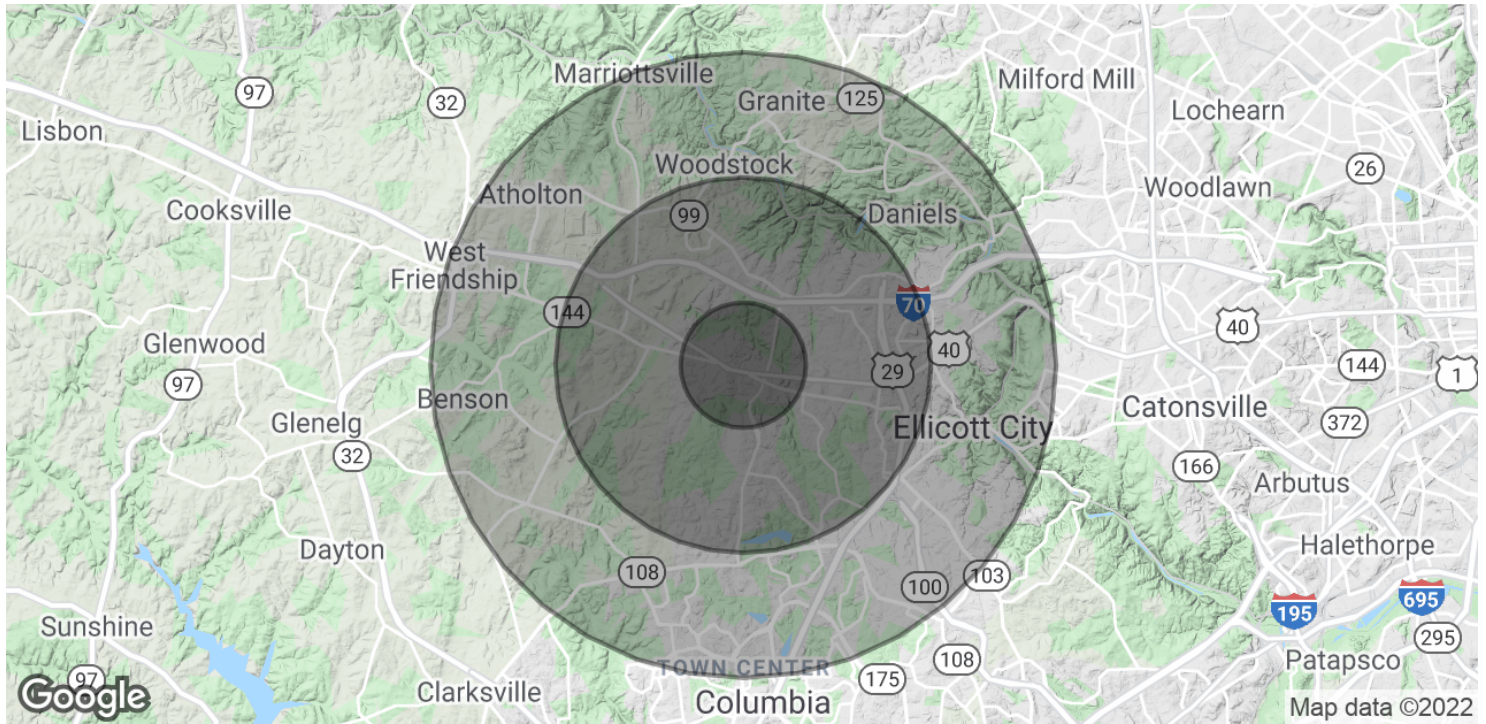
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ELLICOTT CITY, MD 21042



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,666	37,575	114,053
Average age	40.3	42.5	39.6
Average age (Male)	41.5	42.1	39.0
Average age (Female)	38.4	42.4	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,651	12,948	43,789
# of persons per HH	2.8	2.9	2.6
Average HH income	\$149,716	\$144,863	\$120,520
Average house value	\$597,152	\$583,789	\$534,169

* Demographic data derived from 2010 US Census

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