



For Sale

Asking Price:
\$750,000

**901 Philadelphia Rd.
Joppa, MD 21085**

Property Information

- Mixed-use investment opportunity featuring approximately 4,616 SF of building area on a 0.39-acre corner lot.
- First floor is configured with approximately 3,000 SF of commercial space, plus a 2-bedroom, 1-bath residential apartment on the second floor.
- Convenient location with quick access to I-95, Route 40, and surrounding Harford County and Baltimore County markets.

Zoning

- B-2 Commercial zoning, allowing a variety of retail, office, and commercial uses.

Highlights

- High-visibility corner location with $\pm 200'$ frontage on Philadelphia Road.
- Ample onsite parking (± 15 spaces).
- Ideal for investors or owner-users seeking additional income.
- Public water and septic. Owner has approvals for public sewer tie-in



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contact your agent today

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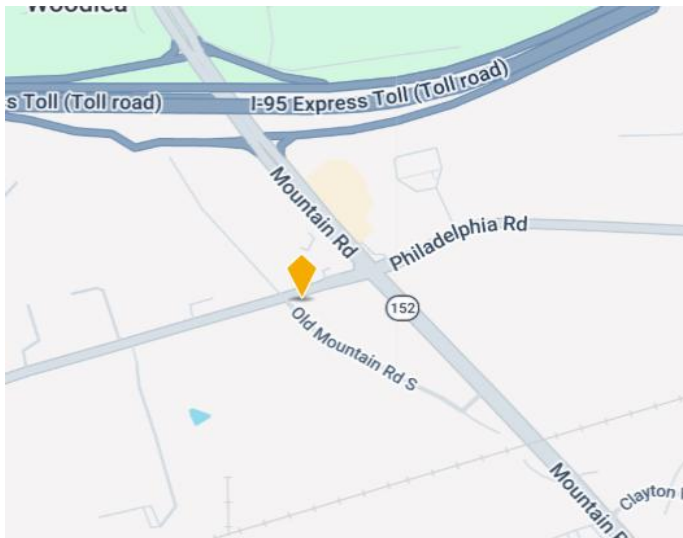
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Demographics:

Population 2025

- 2 Mile: 22,167
- 5 Mile: 100,423

Population Growth 2025-2030

- 2 Mile: 0.2%
- 5 Mile: 0.2%

Median Income

- 2 Mile: \$84,202
- 5 Mile: \$108,880

Average Age

- 2 Mile: 38.5
- 5 Mile: 40.6

Total Households 2025

- 2 Mile: 8,223
- 5 Mile: 37,253