

Ideal Contractors Lot and Office for Sale



2,600 SF
Detached
Warehouse

2,000 SF
Attached
Warehouse

Office

gated fence

5511 Magie St, Baltimore, MD 21225



IDEAL CONTRACTORS LOT AND OFFICE FOR SALE

5511 MAGIE STREET



OFFERING SUMMARY	
PRICE:	\$818,000
TAXES:	\$4,710
OFFICE SF:	1,600 SF
WAREHOUSE SF:	Attached warehouse: 2,000 SF Detached warehouse: 2,600 SF
TOTAL LOT SIZE:	.79 AC
YEAR BUILT:	1955

- ### PROPERTY OVERVIEW
- 1,600 SF office space with private offices, conference room, and kitchenette
 - 2,000 SF connected warehouse featuring a garage door
 - 2,600 SF standalone warehouse with a sliding door
 - Secured parking plus additional street parking
 - Zoned non-conforming
 - Convenient location, just 1.5 miles from Curtis Bay, with easy access to I-95, I-97, I-895, and Route 2 (Ritchie Highway)



HELEN DELLHEIM
O: (410) 258-4136
C: (410) 258-4136
helen@wincommercial.com

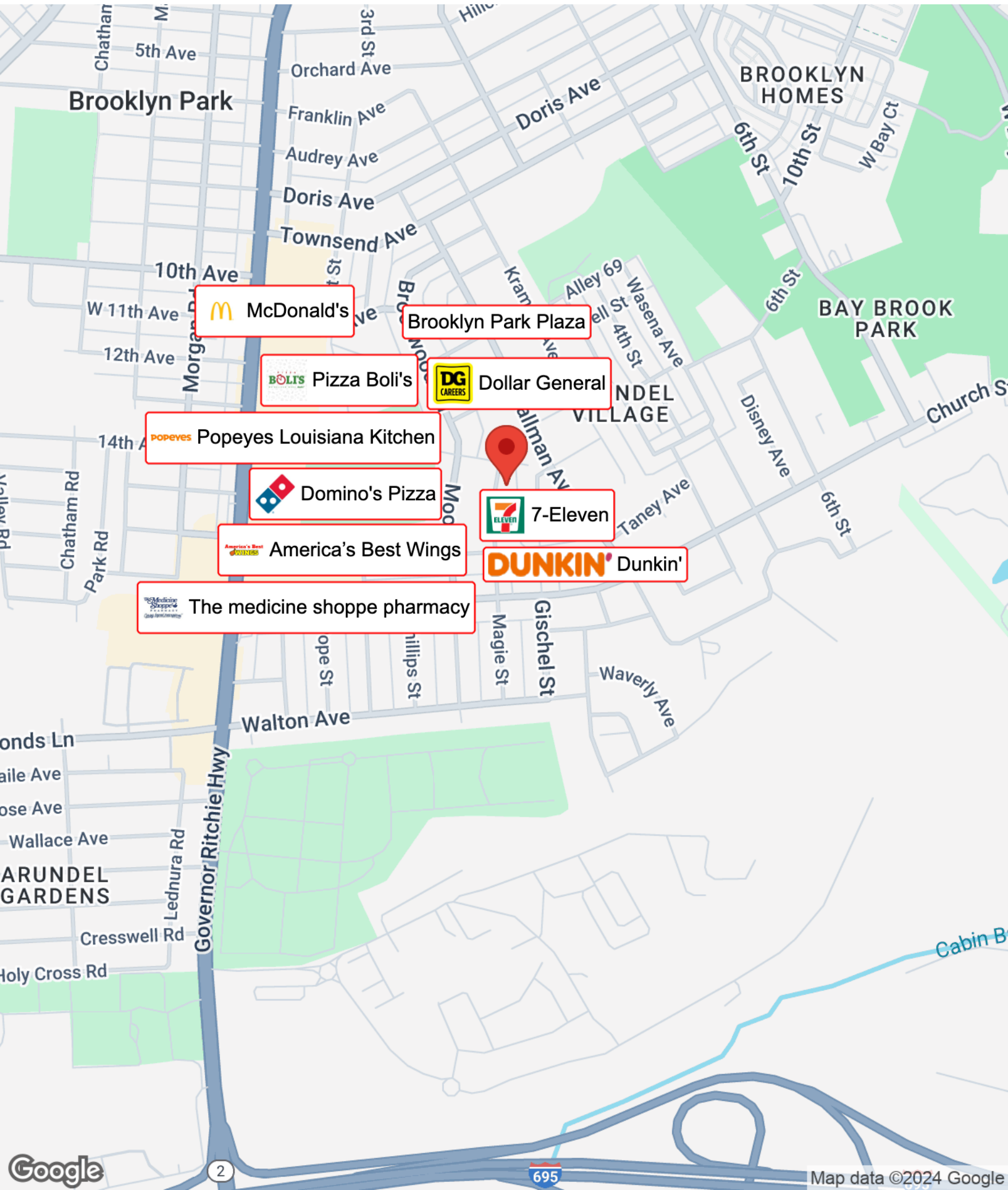
PROPERTY PHOTOS

5511 MAGIE ST. BALTIMORE, MD 2122



BUSINESS MAP

5511 MAGIE STREET



McDonald's

Brooklyn Park Plaza

Pizza Boli's

Dollar General

Popeyes Louisiana Kitchen

Domino's Pizza

7-Eleven

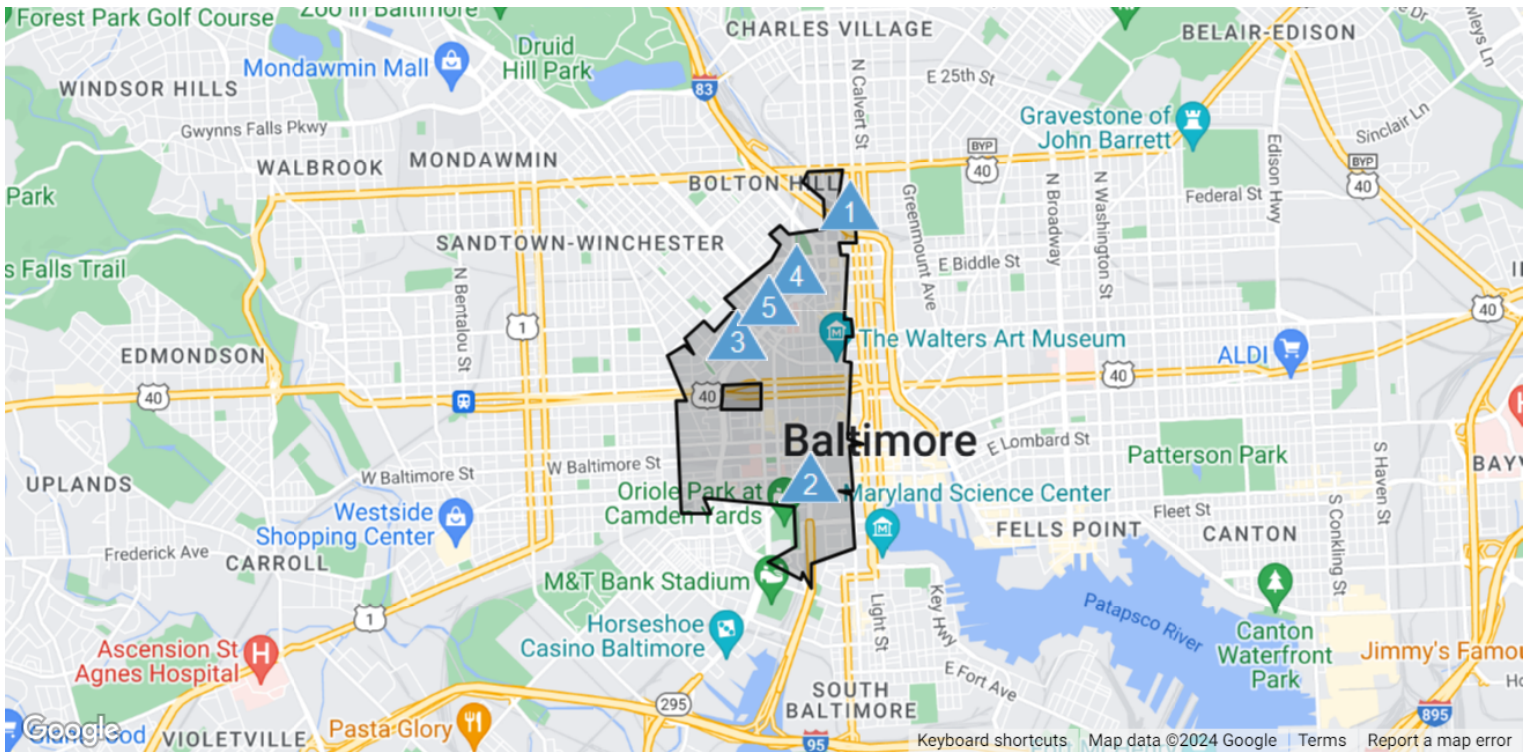
America's Best Wings

DUNKIN' Dunkin'

The medicine shoppe pharmacy



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

93,077

2023 Est. daily traffic counts

Street: I 83
 Cross: Saint Paul St
 Cross Dir: SE
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2020	▲ 93,713	AADT

2

59,794

2023 Est. daily traffic counts

Street: South Howard Street
 Cross: W Camden St
 Cross Dir: S
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2017	▲ 60,381	AADT

3

58,844

2023 Est. daily traffic counts

Street: North Martin Luther King Junior Boulevard
 Cross: Pennsylvania Ave
 Cross Dir: NE
 Dist: 0.01 miles

Historical counts

Year	Count	Type
2017	▲ 59,422	AADT

4

53,487

2023 Est. daily traffic counts

Street: N Martin Luther King Jr Blvd
 Cross: N Howard St
 Cross Dir: NE
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2012	▲ 54,050	AADT

5

53,487

2023 Est. daily traffic counts

Street: N Martin Luther King Jr Blvd
 Cross: McCulloh St
 Cross Dir: SW
 Dist: 0.01 miles

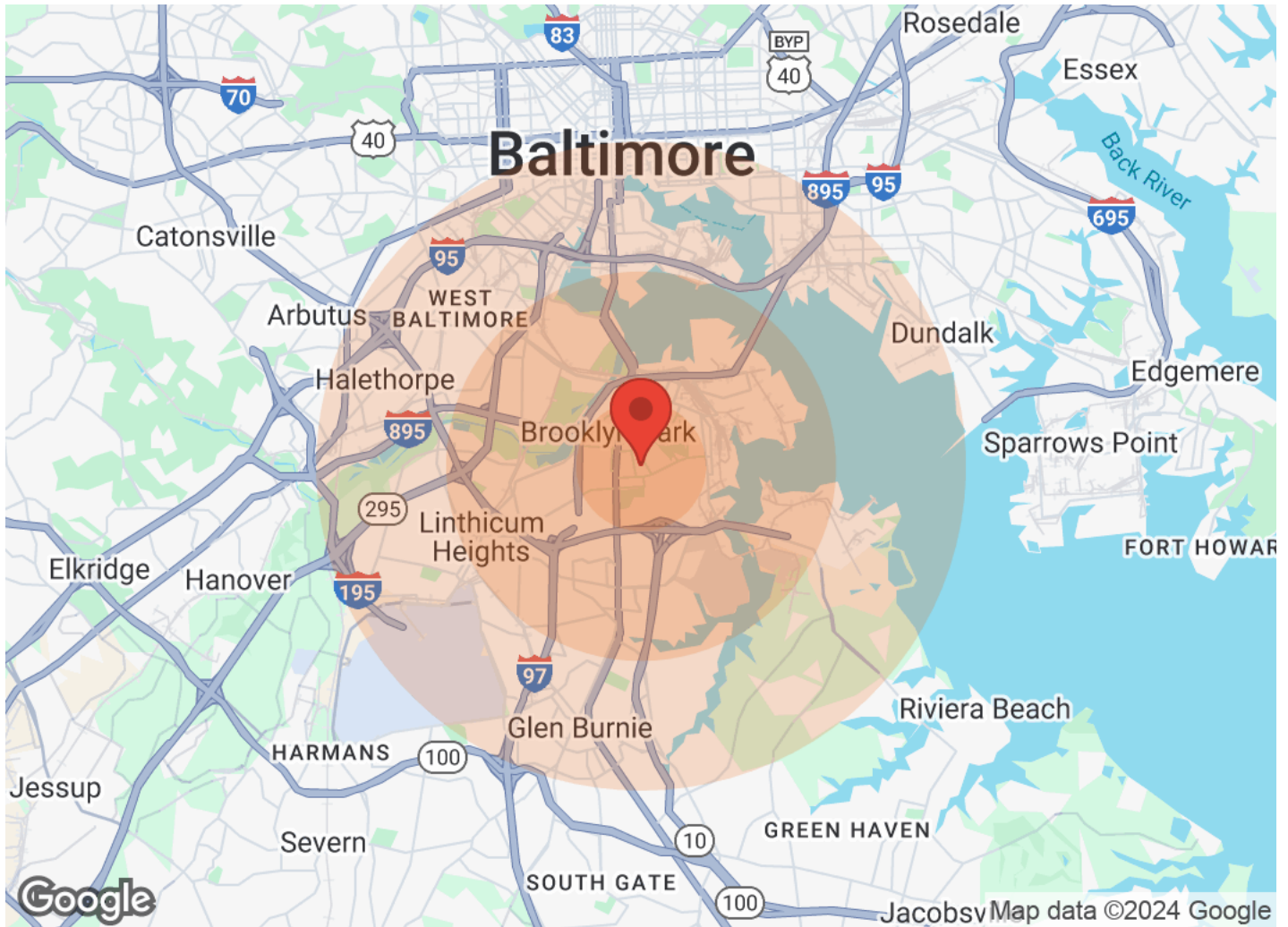
Historical counts

Year	Count	Type
2012	▲ 54,050	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

DEMOGRAPHICS

5511 MAGIE STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	8,661	38,526	100,493	Median	\$35,662	\$52,790	\$54,449
Female	9,142	40,886	105,204	< \$15,000	1,121	4,599	12,375
Total Population	17,803	79,412	205,697	\$15,000-\$24,999	788	3,509	8,454
				\$25,000-\$34,999	858	3,205	7,542
Age				\$35,000-\$49,999	1,019	4,218	11,198
Ages 0-14	4,231	17,203	37,778	\$50,000-\$74,999	1,319	6,201	16,836
Ages 15-24	2,654	11,240	23,895	\$75,000-\$99,999	712	3,794	11,152
Ages 25-54	6,858	30,716	86,737	\$100,000-\$149,999	520	2,919	10,556
Ages 55-64	2,016	9,037	25,410	\$150,000-\$199,999	117	871	3,670
Ages 65+	2,044	11,216	31,877	> \$200,000	16	230	3,069
				Housing			
Race				Total Units	7,459	32,613	98,689
White	11,197	47,867	140,935	Occupied	6,447	29,795	86,608
Black	4,969	24,956	49,921	Owner Occupied	3,483	16,287	47,499
Am In/AK Nat	7	54	141	Renter Occupied	2,964	13,508	39,109
Hawaiian	N/A	6	22	Vacant	1,012	2,818	12,081
Hispanic	1,479	6,568	13,487				
Multi-Racial	2,810	10,214	20,156				

HELEN DELLHEIM
 O: (410) 258-4136
 C: (410) 258-4136
helen@wincommercial.com



HELEN DELLHEIM



CONTACT

410-258-4136 (direct)
410-312-0000 (office)



EMAIL

helen@wincommercial.com



OFFICE

Keller Williams Realty Centre
8825 Stanford Blvd, Suite 300 Columbia, MD 21045