

FOR SALE / LEASE

5626 SOUTHWESTERN BLVD, HALETHORPE, MD 21227



Freestanding Office/Retail
with Rental Income

John Sindler
410.260.6538
jsindler@hyattcommercial.com

PROPERTY DESCRIPTION

Freestanding office/retail, ideal owner-occupant with rental income

HIGHLIGHTS

- +/- 3600 SF Available immediately with kitchenette and private bathroom
- Turn-key office and retail space, ready for immediate occupancy
- Plenty of windows with natural light
- Ideal for contractors, title, and insurance companies
- Signage opportunity available
- Abundance of parking (26 spaces including handicapped)
- Recent building improvements: siding, boilers, parking lot, chimney



OFFERING



FOR SALE / LEASE

OFFICE/RETAIL

Lease Price \$1,800/month (MG)

SPACES	SPACE SIZE
Suite A	1,800 SF
Suite C	1,800 SF



5626 SOUTHWESTERN BLVD. HALETHORPE, MD 21227

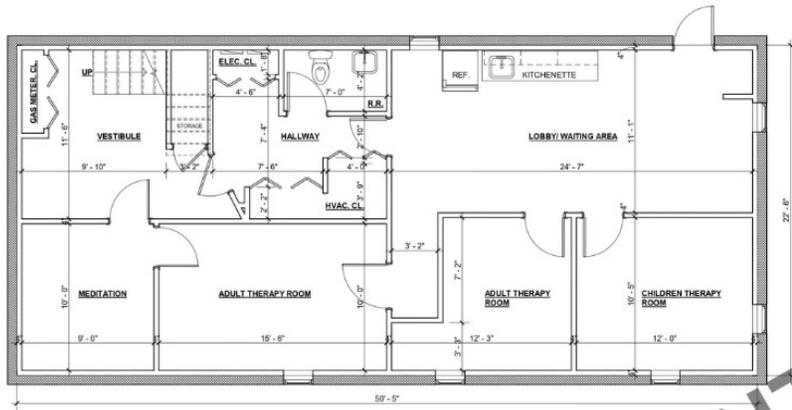
WORK DESCRIPTION:

SCOPE OF WORK IS LIMITED TO EXISTING CONDITIONS FLOOR PLAN FOR OCCUPANCY PERMIT ISSUANCE. IT DOES NOT INVOLVE MODIFICATIONS OR ALTERATIONS OF EXISTING SPACES, NOR ALTERATIONS TO THE CURRENT LAYOUT OR OVERALL BUILDING.

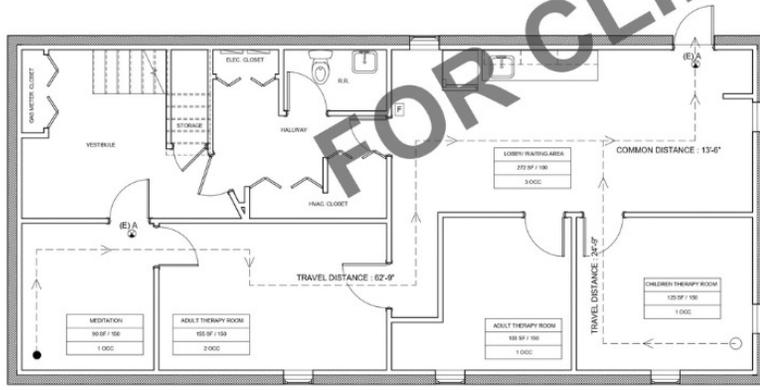
LEVEL OF EXISTING BUILDING BASEMENT AT STREET LEVEL.

GENERAL NOTES:

NO CHANGE TO BE DONE. FOR OCCUPANCY PERMIT ONLY



1 EXISTING CONDITIONS FLOOR PLAN-NO CHANGE
1/4" = 1'-0"



2 LIFE SAFETY PLAN
1/4" = 1'-0"



STREET VIEW OF THE PROJECT
STREET LEVEL ENTRY
PROJECT AREA (BASEMENT AT STREET LEVEL)

PROJECT CRITERIA

CONSTRUCTION TYPE: VB (EXISTING) PREVIOUS USE GROUP: B - BUSINESS
NEW USE GROUP: B - BUSINESS STORIES ABOVE GRADE/BELOW GRADE: 2/0
FIRE PROTECTION: NOT SPRINKLED, EXISTING FIRE EXTINGUISHERS

OCCUPANT LOAD (2021 IBC)

AREAS AND OCCUPANCY (FLOOR AREA AS DEFINED BY IBC)
TOTAL FLOOR AREA: 1135 SF
BUSINESS AREAS (LOBBY / WAITING): 272 SF / 100 = 3 OCCUPANTS
OFFICE: 473 SF / 150 = 4 OCCUPANTS (6) PER SPACE ORGANIZATION
TOTAL OCCUPANTS = 8

EGRESS ANALYSIS

LONGEST COMMON PATH OF TRAVEL :13'-8"
MAX. COMMON PATH OF EGRESS TRAVEL :100' (PER TABLE 1006.2.1) USE GROUP B WITHOUT SPRINKLER SYSTEM
LONGEST PATH OF TRAVEL : 76'-5"
MAX. EXIT ACCESS TRAVEL DISTANCE :200' (PER TABLE 1017.2) USE GROUP B WITHOUT SPRINKLER SYSTEM

LIFE SAFETY PLAN LEGENDS

- (E) A EXISTING EXIT SIGN
- (F) FIRE EXTINGUISHER
- REMOTE LOCATION
- EGRESS PATH

BUILDING LOCATION



PROJECT LOCATION
5626 SOUTHWESTERN BLVD.
HALETHORPE MD 21227

APPLICABLE CODES

ZONING INFORMATION AND CLASSIFICATION
BALTIMORE COUNTY GOVERNMENT
CODES:
BUILDING: INTERNATIONAL BUILDING CODE (IBC) 2021
EXISTING BUILDINGS: INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021
STRUCTURAL: INTERNATIONAL BUILDING CODE (IBC) 2021
MECHANICAL: INTERNATIONAL MECHANICAL CODE (IMC) 2021
PLUMBING: INTERNATIONAL PLUMBING CODE (IPC) 2021
ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021
FUEL & GAS: INTERNATIONAL FUEL GAS CODE (IFGC) 2021
ELECTRICAL: NATIONAL ELECTRIC CODE (NEC) 2023
FIRE/LIFE SAFETY: INTERNATIONAL FIRE CODE (IFC) 2021 & (IBC) 2021
ACCESSIBILITY: (IBC) 2021 ICC A117.1

OFFICIAL COUNTY USE ONLY:

CONSULTANT:
SYN
ARCHITECTURE
+ ENGINEERING

SEAL:

THESE DRAWINGS, IDEAS, SPECIFICATIONS AND DESIGN ARE EXCLUSIVE PROPERTY OF SYN ARCHITECTURE & ENGINEERING LLC. NO PART OF THESE DRAWINGS MAY BE COPIED, REPRODUCED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SYN ARCHITECTURE & ENGINEERING LLC.
SYN ARCHITECTURE & ENGINEERING LLC
ALL RIGHTS RESERVED.

PROJECT ADDRESS:
5626 SOUTHWESTERN BLVD.
HALETHORPE MD 21227

DATE	REVISION

SCALE: 1/4" = 1'-0"
SHEET TITLE:
COVER SHEET
SHEET #:
CO

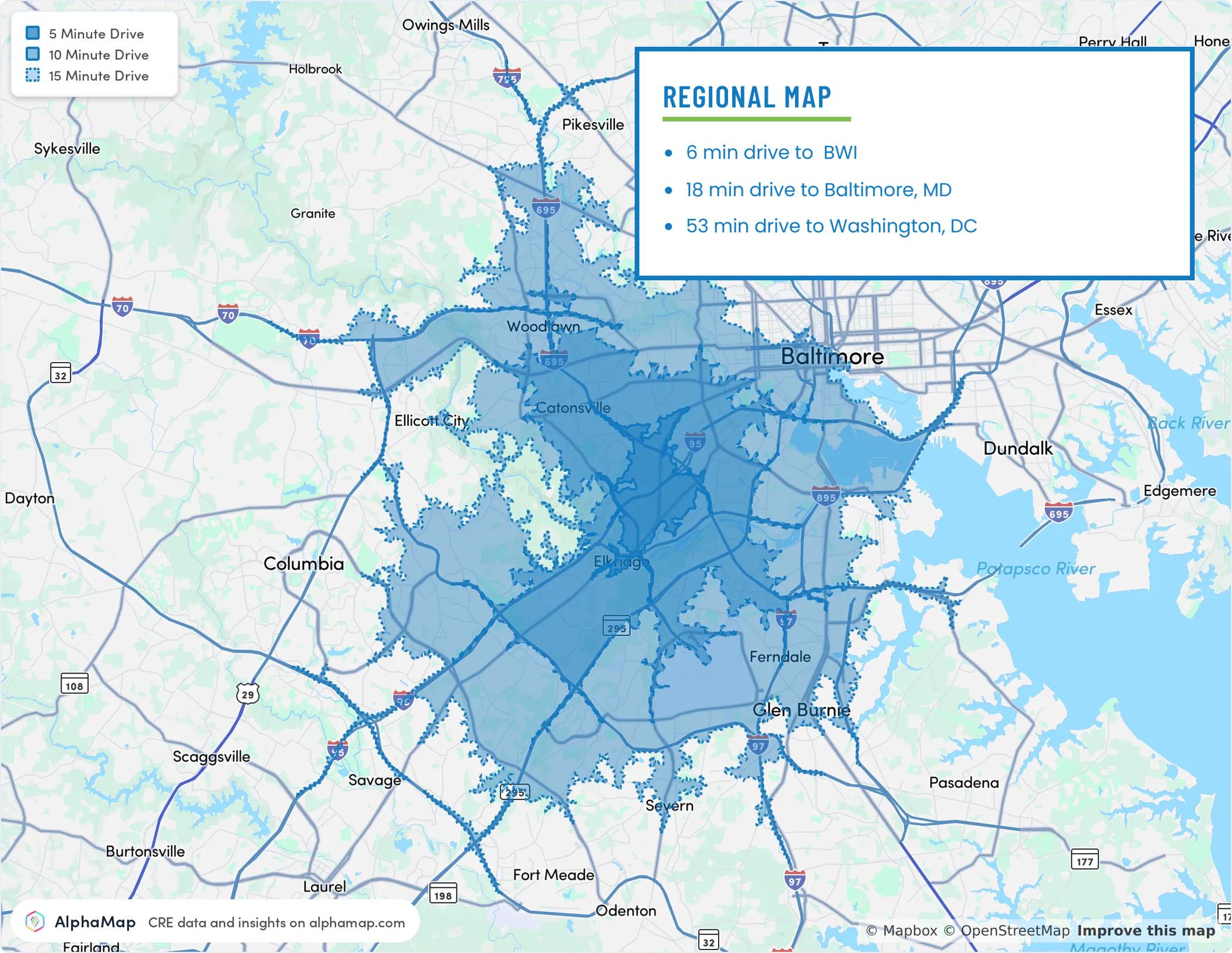
ADDITIONAL PHOTOS



- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 6 min drive to BWI
- 18 min drive to Baltimore, MD
- 53 min drive to Washington, DC



WOODSTOCK DEMOGRAPHICS

WINDSORMILL

HAMPDEN



Woodlawn

2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,381	91,889	302,155
Households	1,877	33,824	111,004
Average Household Size	2.9	2.7	2.7
Average Age	32.9	36.9	36.4
Average Household Income	\$69,759	\$59,670	\$58,040



302,155

Population



2.7

Average HH Size



36.4

Average Age



\$58,040

Average HH Income

Catonsville

Baltimore

SEARCH

WILDE LAKE

OAKLAND MILLS

Columbia

WATERLOO

Baltimore/
Washington
International
Airport



Linthicum
Heights

Glen Burnie

HARMANS

Jessup





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.



John Sindler

410.260.6538

jsindler@hyattcommercial.com