

FOR SALE

Baltimore County, MD

MAIN STREET REDEVELOPMENT OPPORTUNITY

354, 356, 360-362 MAIN STREET | REISTERSTOWN, MARYLAND 21136

AVAILABLE

6,744 sf ± on 1.24 Acres ±

ZONING

BL (Business Local)

TRAFFIC COUNT

16,920 AADT (Main St./Rt. 140)

SALE PRICE

~~\$1,000,000~~ \$850,000

HIGHLIGHTS

- ▶ 3-building, multi-tenant investment/redevelopment opportunity
- ▶ Adjacent to community of Glyndon Trace
- ▶ Access to Main Street and Glyndon Trace Drive
- ▶ Easy access to I-795
- ▶ Existing in-place income
- ▶ Properties must be sold as a portfolio

* 350 Main Street also available for purchase



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BIRDSEYE

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TRADE AREA

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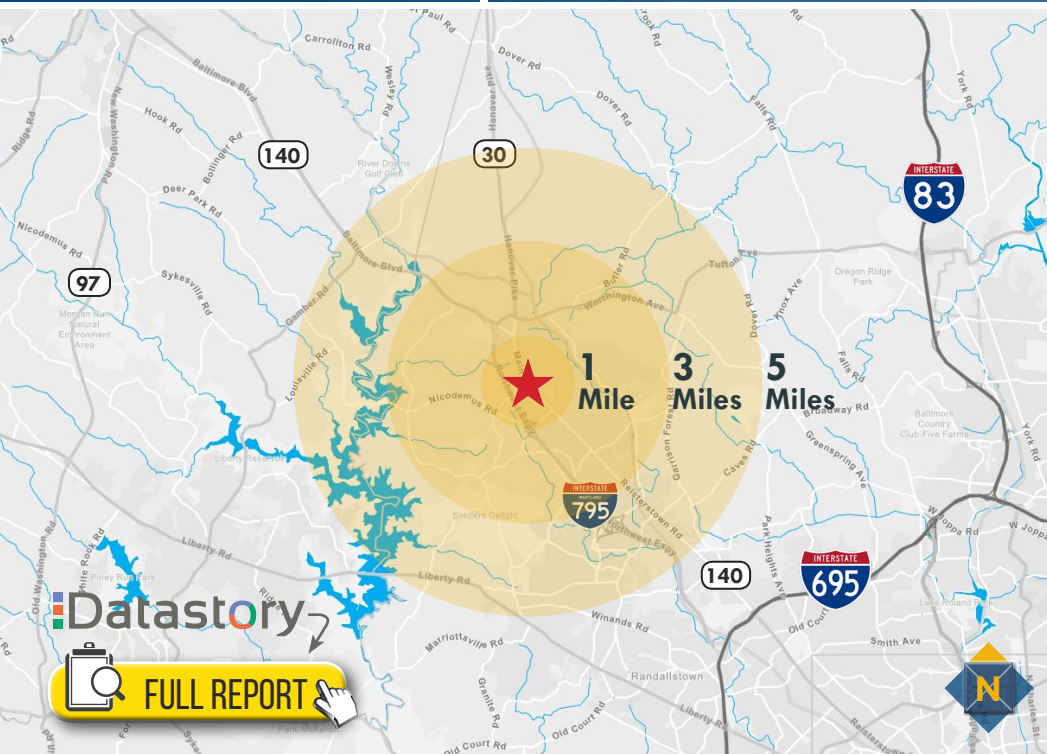


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
10,370 1 MILE	3,927 1 MILE	2.60 1 MILE	38.8 1 MILE
45,076 3 MILES	16,763 3 MILES	2.67 3 MILES	39.0 3 MILES
83,540 5 MILES	32,378 5 MILES	2.52 5 MILES	37.3 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$72,096 1 MILE	68.3% 1 MILE	95.6% 1 MILE	10,087 1 MILE
\$99,333 3 MILES	72.6% 3 MILES	95.6% 3 MILES	32,315 3 MILES
\$99,250 5 MILES	74.0% 5 MILES	96.0% 5 MILES	72,112 5 MILES

18%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

18%
SAVVY SUBURBANITES
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

15%
CITY LIGHTS
2 MILES

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

13%
METRO FUSION
2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

2.83
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$104,000
MEDIAN HH INCOME

2.56
AVERAGE HH SIZE

38.8
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

2.63
AVERAGE HH SIZE

28.8
MEDIAN AGE

\$33,000
MEDIAN HH INCOME