

### **RETAIL/BANK BUILDING** 800 REVOLUTION STREET | HAVRE DE GRACE, MARYLAND 21078



Located nithin a Maxyland Oppositivity Zono!

#### **BUILDING SIZE**

2,315 sf

LOT SIZE .46 Acres

YEAR BUILT

2000

PARKING

12 surface spaces ±

ZONING RB (Residential Business District) Town of Havre de Grace, MD

TRAFFIC COUNT 11,832 AADT (Revolution St.)

**SALE PRICE** \$699,999

#### HIGHLIGHTS

- ► Existing pylon sign available
- Retail/bank building with 3-lane drive-thru
- Located at a signalized intersection with curb cuts on both Revolution & S. Juniata Streets
- Located w/in Opportunity Zone



MACKENZIE









Mike Ruocco | Vice President

🔁 443.798.9338 🛛 🔤

mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com



### **AERIAL** 800 Revolution Street | Havre de Grace, Maryland 21078



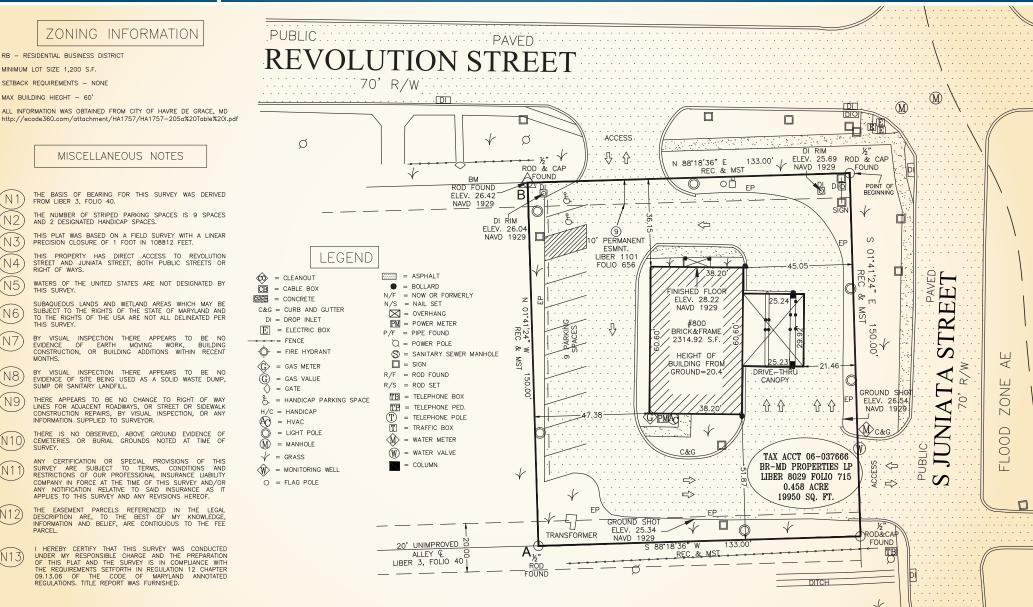


Mike Ruocco | Vice President

🖀 443.798.9338 🛛 🗠 mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

#### SURVE 800 REVOLUTION STREET | HAVRE DE GRACE, MARYLAND 21078



Mike Ruocco | Vice President

**6** 443.798.9338

mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

N3 N4 RIGHT OF WAYS (N5 THIS SURVEY. N6 THIS SURVEY. N7 MONTHS. (N8 BY (N9 (N10) SURVEY

N1

N2

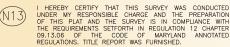
ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR PROFESSIONAL INSURANCE LIABILITY (N1 COMPANY IN FORCE AT THE TIME OF THIS SURVEY AND/OR ANY NOTIFICATION RELATIVE TO SAID INSURANCE AS IT APPLIES TO THIS SURVEY AND ANY REVISIONS HEREOF

SALE/LEASE

🛱 Harford County, Maryland

THE EASEMENT PARCELS REFERENCED IN THE LEGAL DESCRIPTION ARE. TO THE BEST OF MY KNOWLEDGE. (N12) INFORMATION AND BELIEF, ARE CONTIGUOUS TO THE FEE PARCEL

MACKENZIE





## **BIRDSEYE: HAVRE DE GRACE** 800 REVOLUTION STREET | HAVRE DE GRACE, MARYLAND 21078



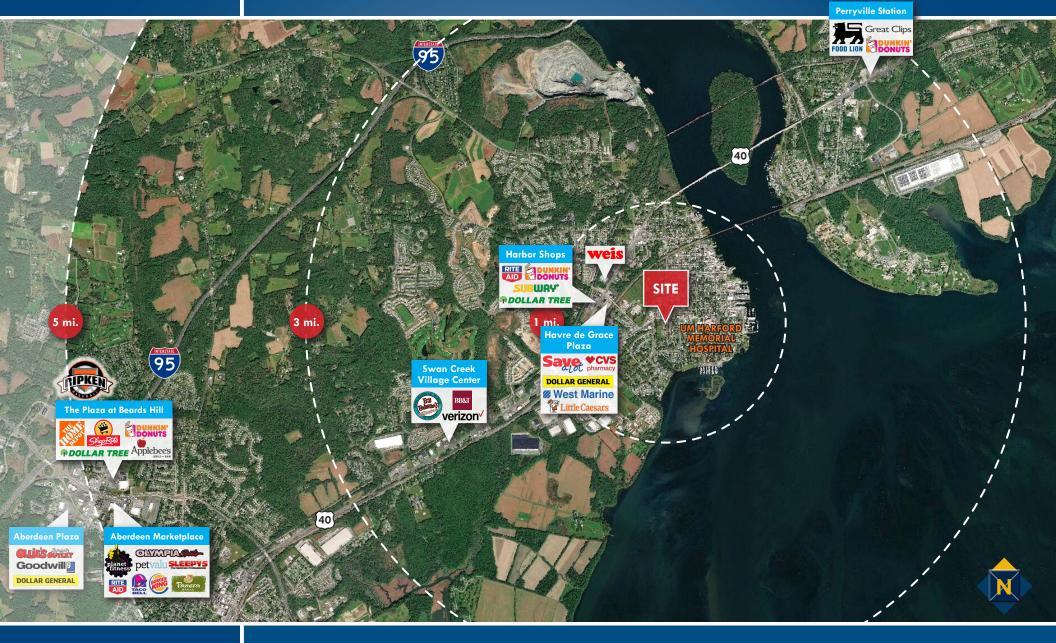


 Mike Ruocco
 Vice President
 Contractor

 MacKenzie Commercial Real Estate Services, LLC
 410-821-8585
 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093
 www.MACKENZIECOMMERCIAL.com



### **TRADE AREA** 800 REVOLUTION STREET | HAVRE DE GRACE, MARYLAND 21078





 Mike Ruocco
 Vice President
 Catal 443.798.9338
 mruocco@mackenziecommercial.com

 MacKenzie Commercial Real Estate Services, LLC
 410-821-8585
 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093
 www.MACKENZIECOMMERCIAL.com



#### **LOCATION / DEMOGRAPHICS** 800 REVOLUTION STREET | HAVRE DE GRACE, MARYLAND 21078

Potner State	222	Theodore Rd Theodore	In RA	RESIDENTIAL	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN
Participation Pre-	Busquelanna Bisspi	40 mmmmmmm	W.Pulaski E Oid Philadel	7,789 1 MILE 21,087 3 MILES 39,670 5 MILES	3,281 1 MILE 8,324 3 MILES 15,258 5 MILES	2.30 1 MILE 2.46 3 MILES 2.55 5 MILES	43.1 1 MILE 44.5 3 MILES 41.6 5 MILES
energy and the state of the sta	Boot Provide Arrow Control of Con	Mile Miles Mil	les Verdeut du Paris	AVERAGE HH INCOME \$74,322 1 MILE \$94,523	EDUCATION (COLLEGE+) 58.6% 1 MILE 62.7%	PLOYMENT (AGE 16+ IN LABOR FORCE) 92.8% 1 MILE 94.2%	DAYTIME POPULATION 9,757 1 MILE 21,553
Full REPO	Life in the suburban wilder-		Independent, active seniors	3 MILES \$86,228 5 MILES	3 MILES 58.7% 5 MILES	3 MILES 94.1% 5 MILES	3 MILES 41,736 5 MILES Nearly 1 in 3 of these
25% soccer moms 2 Miles	ness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time- saving devices and like banking online. 2.96 AVERAGE HH SIZE	GOLDEN YEARS 2 MILES	nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests-travel, sports, dining out, museums and concerts. <b>2.05</b> AVERAGE HH SIZE	16% PARKS AND REC 2 MILES	two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving. 2.49 AVERAGE HH SIZE	SET TO IMPRESS 2 MILES	residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress. <b>2.12</b> AVERAGE HH SIZE
LEARN MORE	36.6 MEDIAN AGE \$84,000 MEDIAN HH INCOME	LEARN MORE	51.0 MEDIAN AGE \$61,000 MEDIAN HH INCOME	LEARN MOREA	40.3 MEDIAN AGE \$55,000 MEDIAN HH INCOME	LEARN MORE A	33.9 MEDIAN AGE \$32,800 MEDIAN HH INCOME

# 

#### Mike Ruocco | Vice President

**2** 443.798.9338

🔀 mruocco@mackenziecommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.