

# FREESTANDING OFFICE/RETAIL

421 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221



**Mike Ruocco** | *Vice President*

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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# FOR SALE

Baltimore County, MD

# 421 EASTERN BOULEVARD

ESSEX, MARYLAND 21221

## BUILDING SIZE

3,195 sf plus full basement with exterior entrance

## LOT SIZE

.16 Acres

## ZONING

BL-CCC (Business Local - Commercial, Community Core District)

## TRAFFIC COUNT

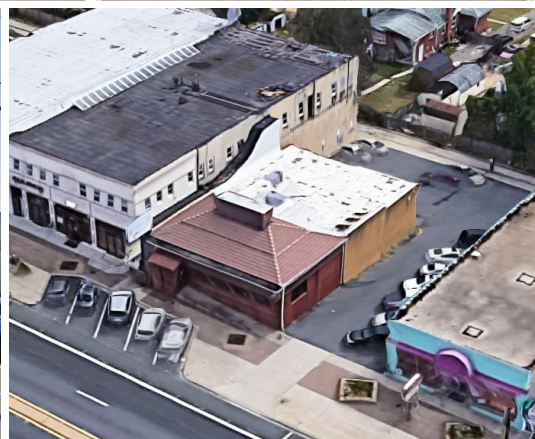
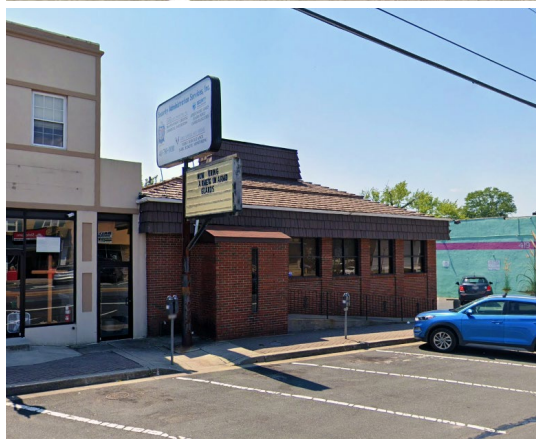
28,081 AADT (Eastern Blvd/Rt. 150)

## SALE PRICE

\$399,000

## HIGHLIGHTS

- ▶ Excellent pylon signage
- ▶ Private parking behind building for approximately 8 vehicles
- ▶ Easy access to I-695 and I-95
- ▶ Nearby amenities include CVS, 7-Eleven, Dollar General, Taco Bell, Wells Fargo, Burger King, Aaron's, M&T Bank and more



STREET VIEW



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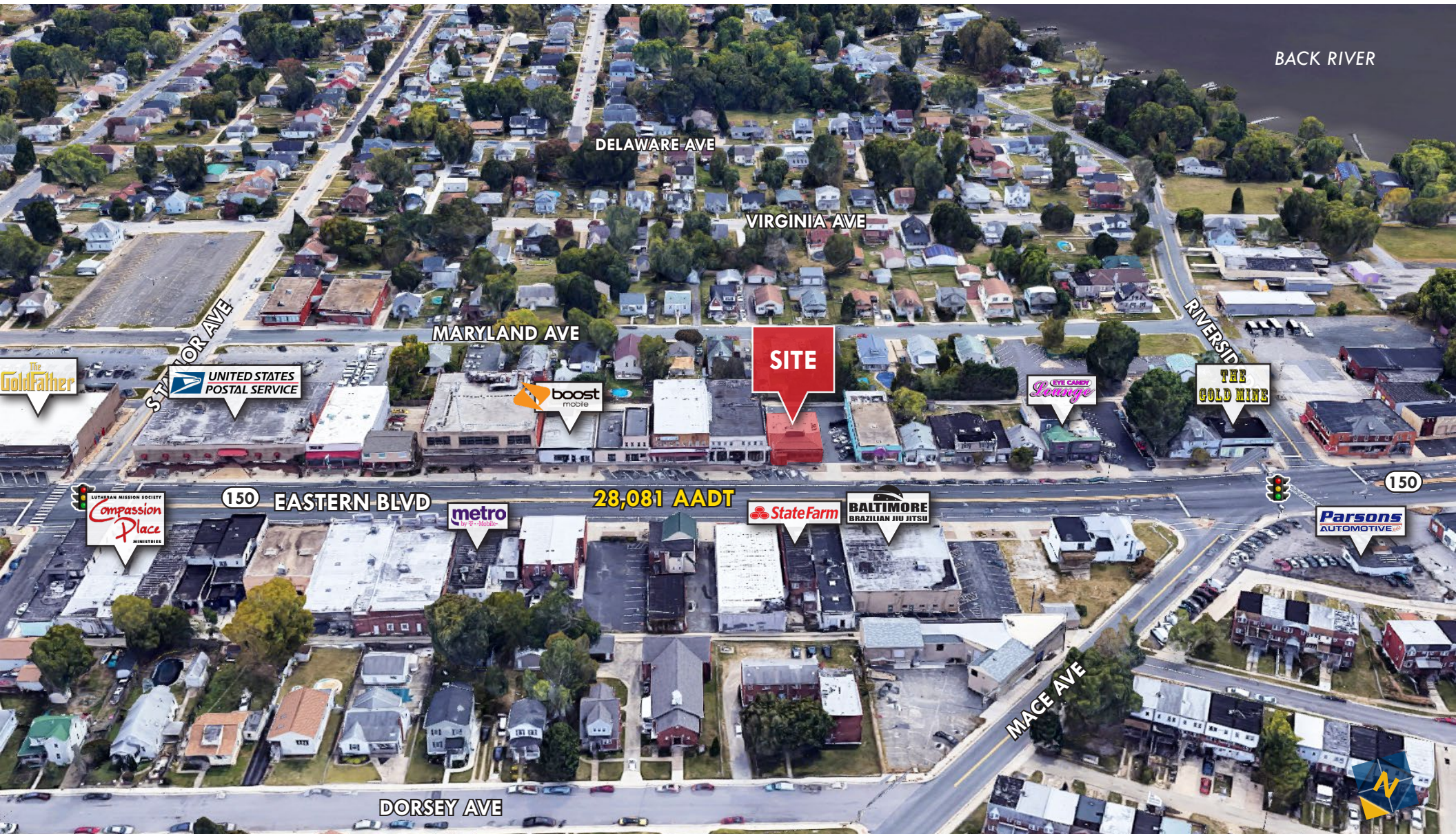


# FOR SALE

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# BIRDSEYE

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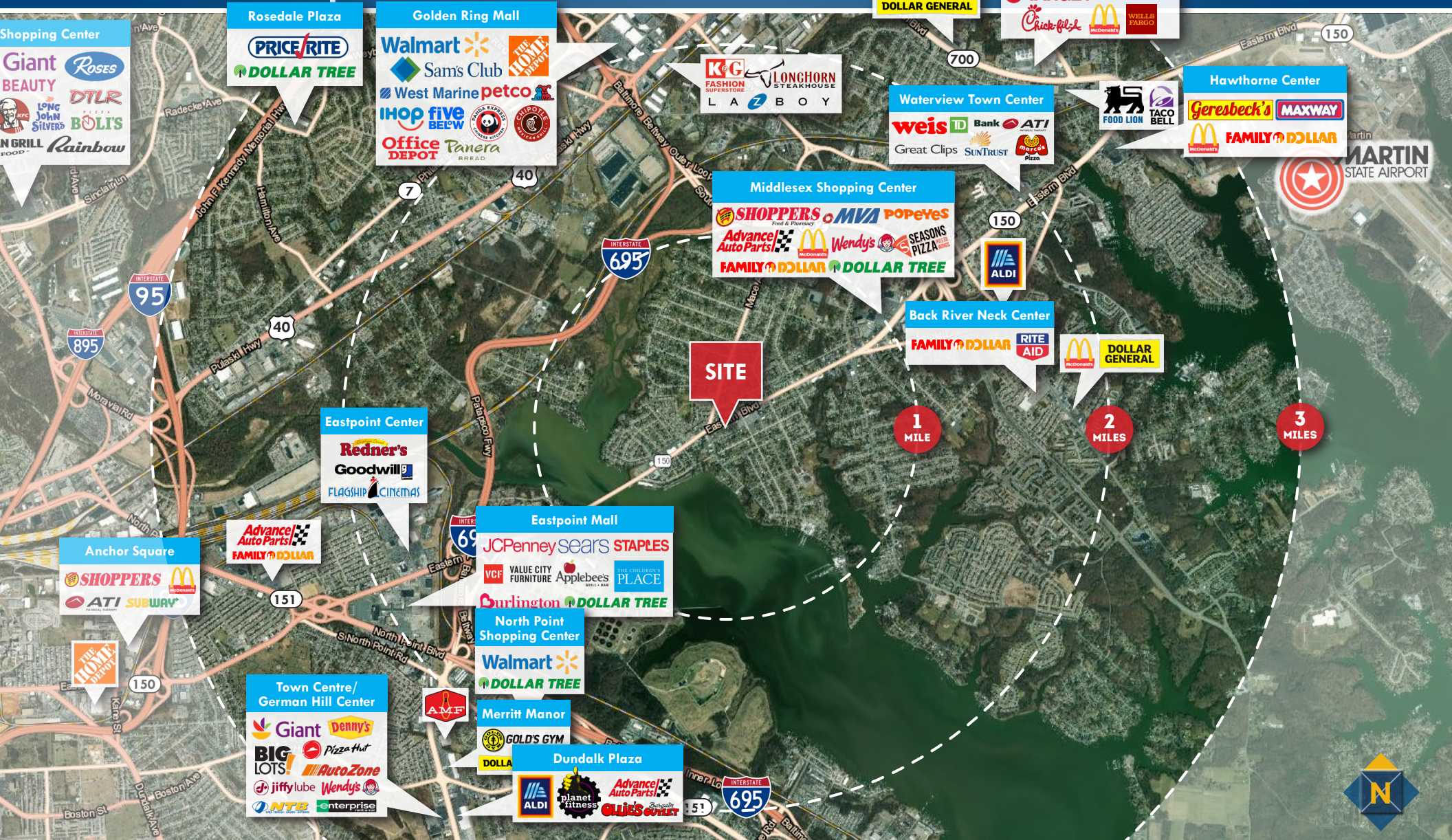


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# TRADE AREA

421 EASTERN BOULEVARD | ESSEX, MARYLAND 21221



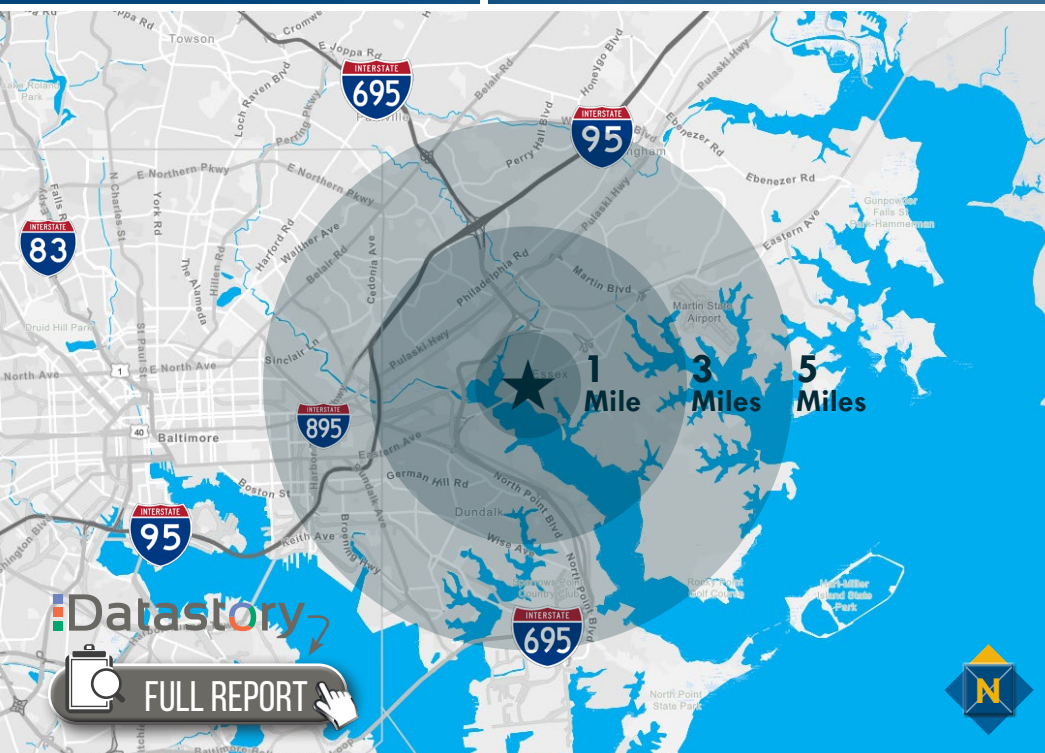


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# LOCATION / DEMOGRAPHICS

421 EASTERN BOULEVARD | ESSEX, MARYLAND 21221



## RESIDENTIAL POPULATION

10,386  
1 MILE  
97,580  
3 MILES  
256,724  
5 MILES

## NUMBER OF HOUSEHOLDS

4,110  
1 MILE  
37,239  
3 MILES  
99,001  
5 MILES

## AVERAGE HH SIZE

2.48  
1 MILE  
2.59  
3 MILES  
2.57  
5 MILES

## MEDIAN AGE

44.7  
1 MILE  
38.4  
3 MILES  
38.4  
5 MILES

## AVERAGE HH INCOME

\$76,355  
1 MILE  
\$73,260  
3 MILES  
\$74,027  
5 MILES

## EDUCATION (COLLEGE+)

40.9%  
1 MILE  
45.1%  
3 MILES  
48.1%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

88.6%  
1 MILE  
88.3%  
3 MILES  
88.4%  
5 MILES

## DAYTIME POPULATION

9,001  
1 MILE  
85,379  
3 MILES  
230,915  
5 MILES

30%

PARKS AND REC

2 MILES

Many of these families are 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.

2.51  
AVERAGE HH SIZE

40.9  
MEDIAN AGE

\$60,000  
MEDIAN HH INCOME

LEARN MORE

18%

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.

2.65  
AVERAGE HH SIZE

29.3  
MEDIAN AGE

\$35,700  
MEDIAN HH INCOME

LEARN MORE

15%

FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57  
AVERAGE HH SIZE

34.9  
MEDIAN AGE

\$43,700  
MEDIAN HH INCOME

LEARN MORE

7%

YOUNG AND RESTLESS

2 MILES

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.04  
AVERAGE HH SIZE

29.8  
MEDIAN AGE

\$40,500  
MEDIAN HH INCOME

LEARN MORE

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