

# GROUND LEASE

Baltimore County, MD

# CORNER BR-ZONED LAND

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222

## AVAILABLE

.5147 Acres

## ZONING

BR (Business Roadside)

## TRAFFIC COUNT

41,702 AADT (Merritt Blvd/Rt. 157)

9,985 AADT (North Point Rd)

## RENTAL RATE

\$75,000/yr.

## HIGHLIGHTS

- ▶ Fully signalized intersection
- ▶ Great corner location with ideal frontage and visibility on Merritt Blvd: 40,000+ cars/day
- ▶ Easy access to I-695, I-95/I-895
- ▶ Perfect for automotive, fast food, convenience
- ▶ Nearby retailers include AMF, Walmart, Burger King, Dunkin' Donuts, Thompson Hyundai/Mazda, Norris Ford/Honda, Gold's Gym, Dollar General, Giant, ALDI, Ollie's, Planet Fitness, Advance Auto & more!



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# PREVIOUSLY APPROVED BUILDING PLAN

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222

OLD NORTH POINT RD  
MD RTE 20

MERRITT BLYD

BR

GEORGE R. NORRIS INC.  
901 MERRITT BLYD  
BALTIMORE, MD 21222

BR

PRIVATE 30' R/W

TAX #1600007330

PROP. ACCESSIBLE RAMP-SEE ARCH PLANS

EX. CURB TO REMAIN

EX. CURB TO REMAIN

EX. CURB TO REMAIN

EX. CURB TO REMAIN

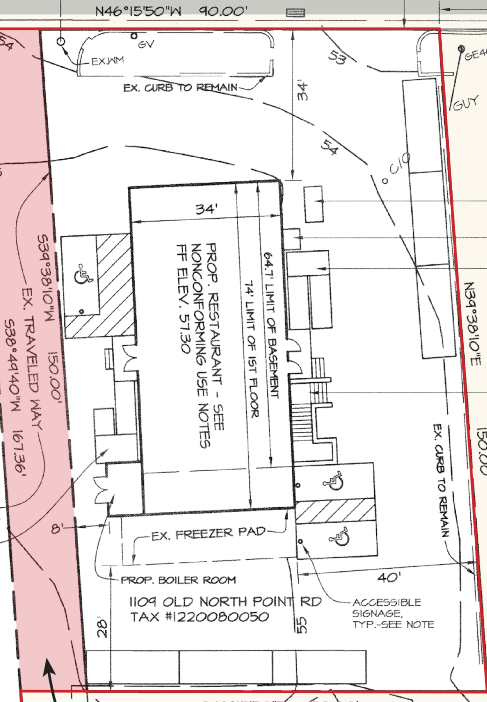
EX. CURB TO REMAIN

EX. CURB TO REMAIN

EX. CURB TO REMAIN

EX. CURB TO REMAIN

EX. CURB TO REMAIN



- PROP. GREASE TRAP
- PROP. WINDOW WELL-SEE ARCH PLANS
- PROP. ACCESSIBLE RAMP-SEE ARCH PLANS
- PROP. BASEMENT ACCESS-SEE ARCH PLANS

1105 OLD NORTH POINT RD  
THREE MARQUESS LLC  
200 HOLLEDER PKWY  
ROCHESTER, NY 14615  
DEED REF 16074/147  
TAX #1205001680

BR

Easement to adjacent property



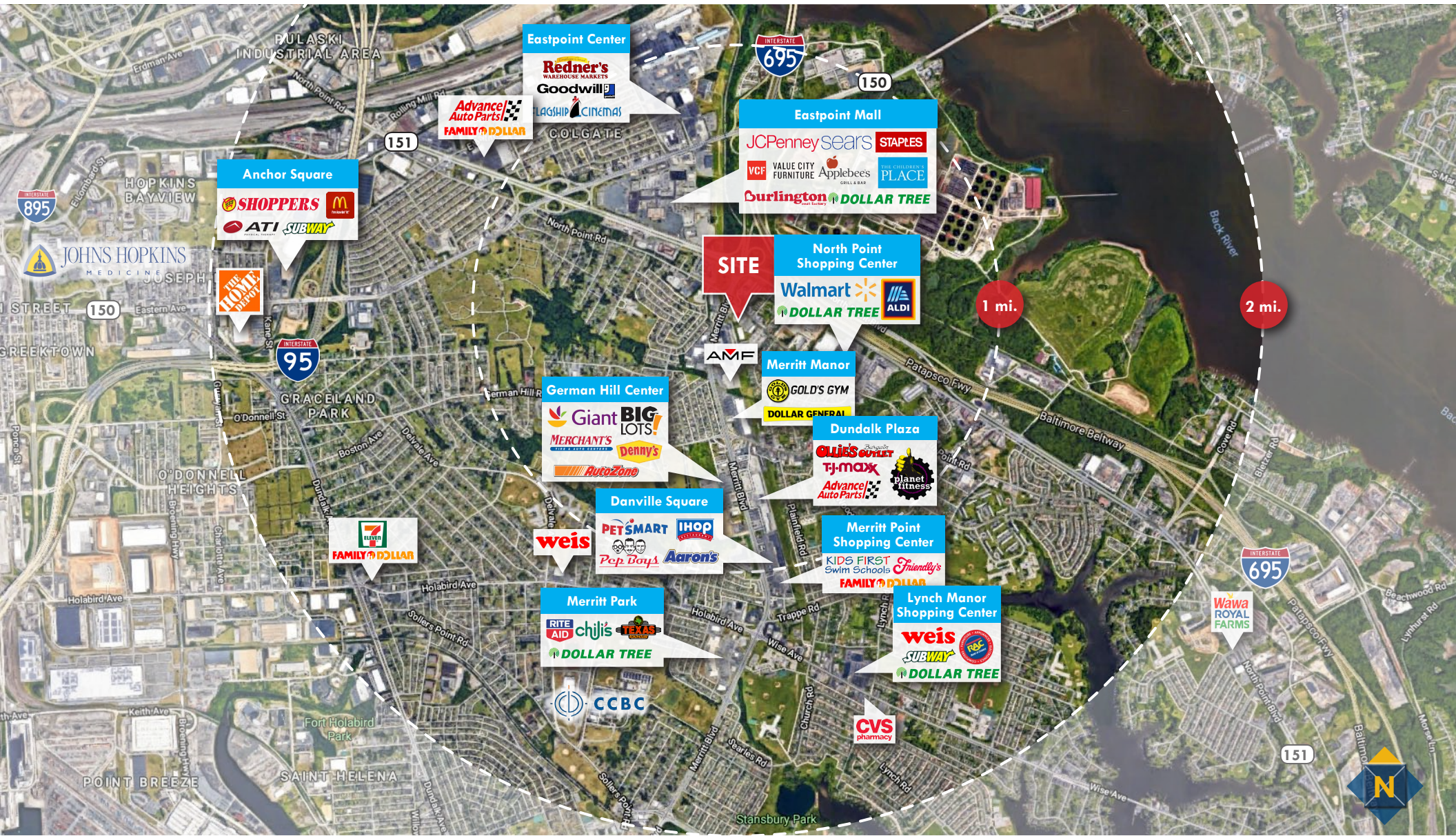


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# TRADE AREA

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222



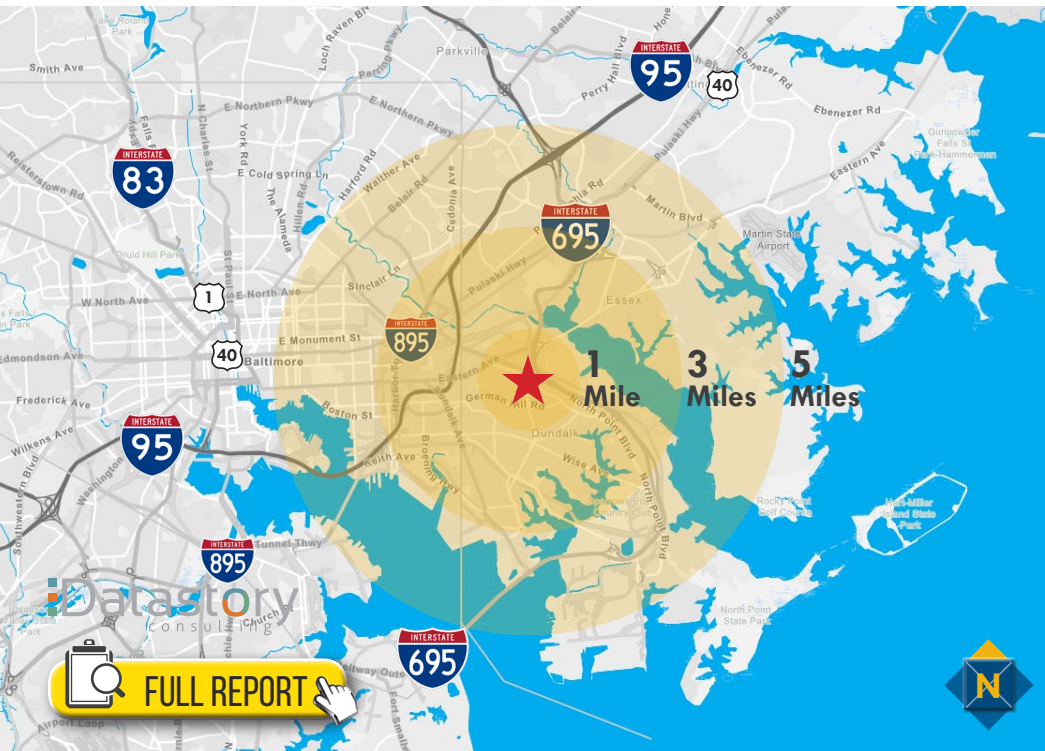


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# LOCATION / DEMOGRAPHICS

1109 NORTH POINT ROAD | DUNDALK, MARYLAND 21222



<b>RESIDENTIAL POPULATION</b> 11,521 1 MILE 103,786 3 MILES 299,977 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 4,090 1 MILE 39,364 3 MILES 116,496 5 MILES	<b>AVERAGE HH SIZE</b> 2.74 1 MILE 2.62 3 MILES 2.55 5 MILES	<b>MEDIAN AGE</b> 40.1 1 MILE 38.9 3 MILES 36.8 5 MILES
<b>AVERAGE HH INCOME</b> \$58,483 1 MILE \$60,378 3 MILES \$67,448 5 MILES	<b>EDUCATION (COLLEGE+)</b> 31.7% 1 MILE 38.9% 3 MILES 48.4% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 92.8% 1 MILE 92.7% 3 MILES 92.6% 5 MILES	<b>DAYTIME POPULATION</b> 13,204 1 MILE 100,469 3 MILES 281,386 5 MILES

**48% PARKS AND REC**  
2 MILES

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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.

**2.49**  
AVERAGE HH SIZE

**40.3**  
MEDIAN AGE

**\$55,000**  
MEDIAN HH INCOME

**40% FRONT PORCHES**  
2 MILES

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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.

**2.55**  
AVERAGE HH SIZE

**34.2**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME

**2% RUSTBELT TRADITIONS**  
2 MILES

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This large market of stable, hard-working consumers boasts an above average net worth, is family-oriented and values time spent at home. They are budget aware shoppers that favor American-made products.

**2.47**  
AVERAGE HH SIZE

**39.0**  
MEDIAN AGE

**\$51,800**  
MEDIAN HH INCOME

**2% RETIREMENT COMMUNITIES**  
2 MILES

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These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

**1.86**  
AVERAGE HH SIZE

**52.0**  
MEDIAN AGE

**\$35,000**  
MEDIAN HH INCOME