

9750-9760 BIRD RIVER ROAD

BALTIMORE, MD 21220

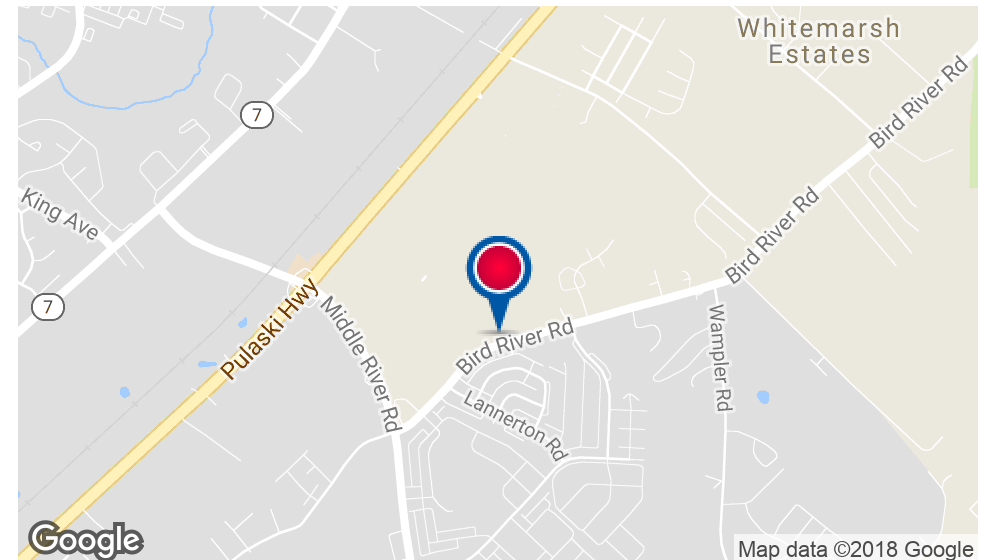


Executive Summary



PROPERTY HIGHLIGHTS

- * 4,780 SF Total Building Size on 1.1 Acres
 - * 1,300 SF Showroom/ Retail area
 - * Move-in ready 3BDR home for owner occupant or added rental income
 - * Zoned CB (Community Business)
 - * Many Potential Uses: This property, owned and well-cared for served as both home and thriving florist shop and as excavator contracting business. Ideal for home based business, daycare, retail shop, restaurant, landscaper or redevelopment
 - * Outside 2 bay garage for workshop or storage
 - * Close to White Marsh Mall, just off Middle River Rd & Pulaski Highway
- New luxury homes adjoin property rear and Maple Crest town homes across road with vast customer base potential



John M. Haas

410.435.4004 x257

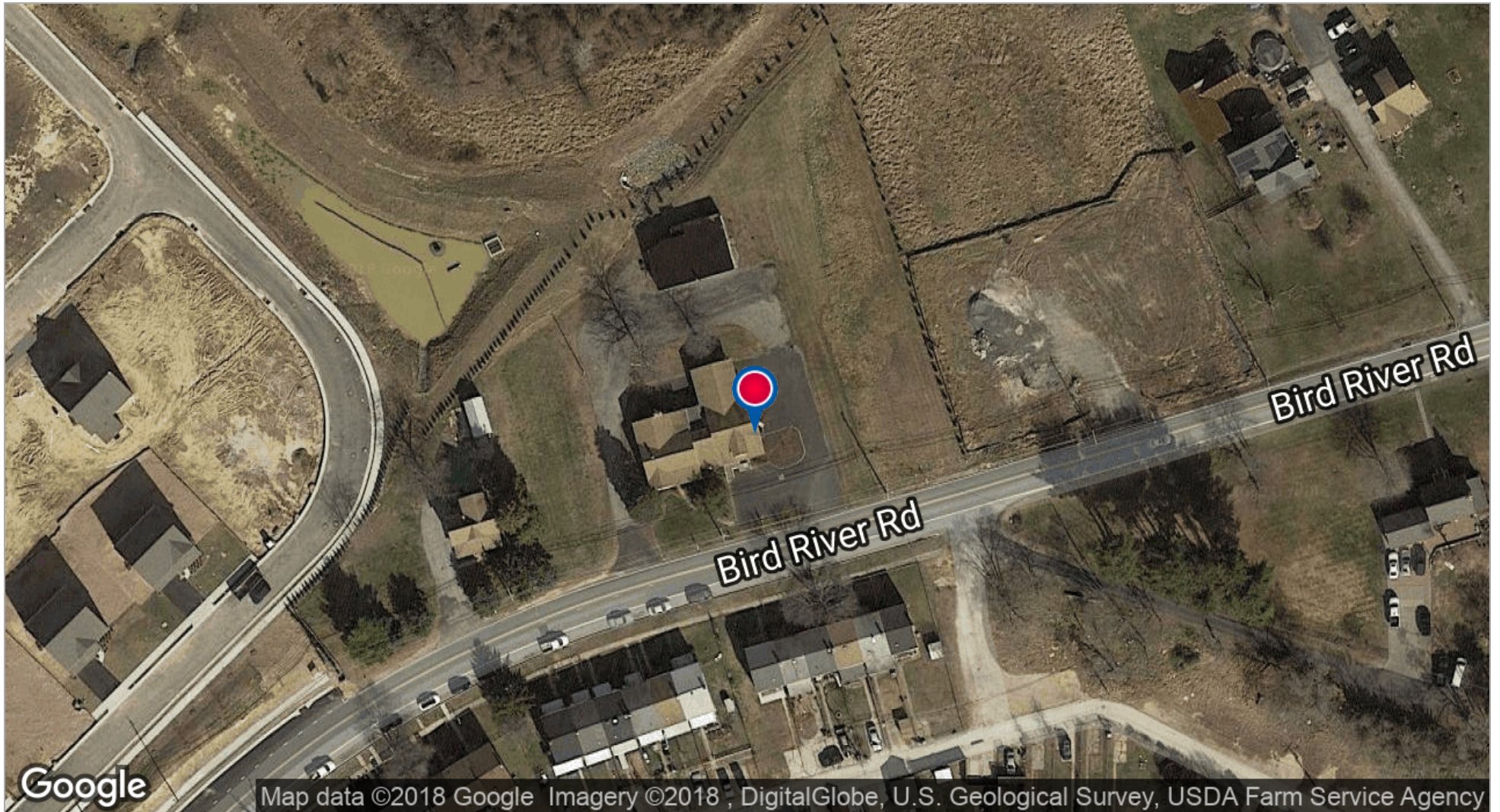
jhaas@troutdaniel.com

9750-9760 BIRD RIVER ROAD

BALTIMORE, MD 21220



Aerial



John M. Haas

410.435.4004 x257

jhaas@troutdaniel.com

9750-9760 BIRD RIVER ROAD

BALTIMORE, MD 21220



Internal Photos



John M. Haas

410.435.4004 x257

jhaas@troutdaniel.com

9750 BIRD RIVER ROAD, BALTIMORE, MD 21220

9750-9760 BIRD RIVER ROAD



Interior House Photos



John M. Haas

410.435.4004 x257

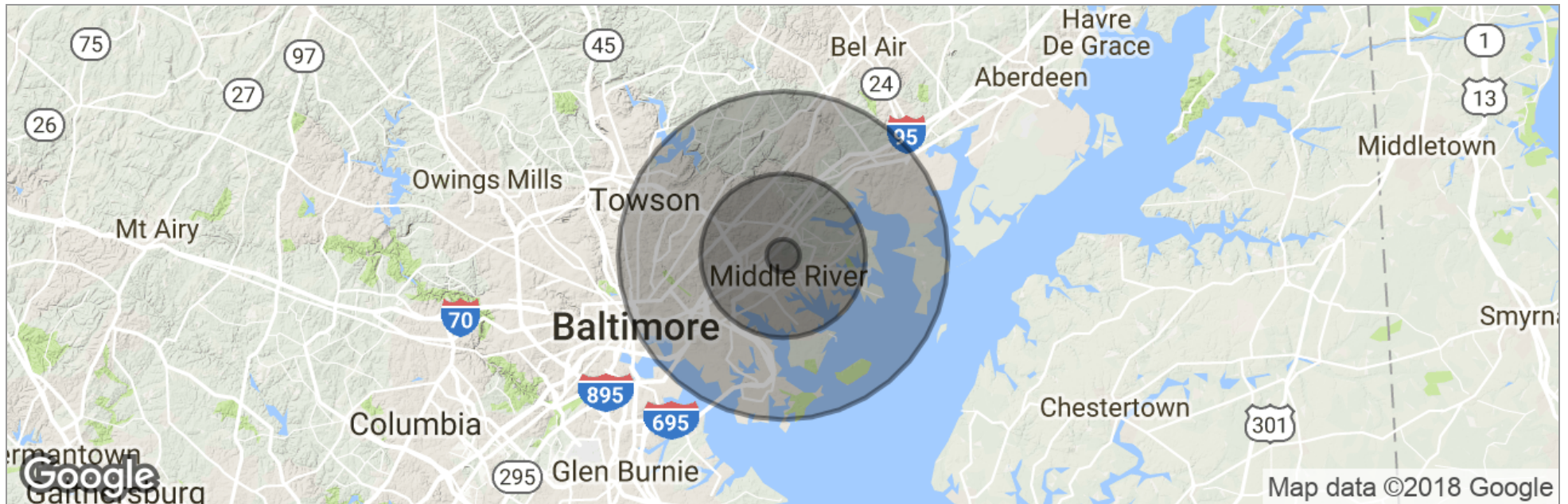
jhaas@troutdaniel.com

9750-9760 BIRD RIVER ROAD

BALTIMORE, MD 21220



Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	9,320	176,150	624,702
Population Density	2,967	2,243	1,988
Median Age	33.8	37.7	37.9
Median Age (Male)	31.1	36.4	35.9
Median Age (Female)	36.6	39.0	39.4
Total Households	3,435	68,839	243,551
# of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$59,456	\$72,035	\$66,021
Average House Value	\$198,538	\$270,137	\$251,825

* Demographic data derived from 2010 US Census

John M. Haas

410.435.4004 x257

jhaas@troutdaniel.com