



INVESTMENT **SALE**

4-BUILDING COMMERCIAL PROPERTY

3326 FORGE HILL ROAD | STREET, MARYLAND 21154



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

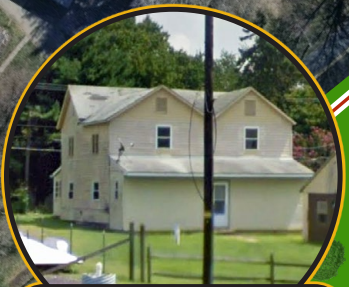
HIGHLIGHTS:

- 4 income-producing buildings totaling 6,602 SF and including auto garage, residential, and storefront retail components
- Income-producing billboard also located on-site
- High visibility with nearly 750 feet of frontage on heavily trafficked Route 1 (Conowingo Rd)

AUTO GARAGE:	2,100 SF ± (4 DRIVE INS)
RETAIL & APTS.:	3,310 SF ± (STOREFRONT & 2 BR APTS.)
MOBILE HOME:	690 SF ±
FARMHOUSE:	2,595 SF ± (2 LEVELS 4 BR)
LOT SIZE:	3.918 ACRES ±
TRAFFIC COUNT:	13,250 AADT (CONOWINGO RD/RT. 1)
ZONING:	B3 (GENERAL BUSINESS DISTRICT)
	AG (AGRICULTURE)
SALE PRICE:	\$1,750,000



SITE PLAN



FARMHOUSE: 2,595 SF ±



MOBILE HOME: 690 SF ±



GARAGE: 2,100 SF ±



STOREFRONT & APTS: 3,310 SF ±



BILLBOARD

FORGE HILL RD



CONOWINGO RD

13,250 AADT



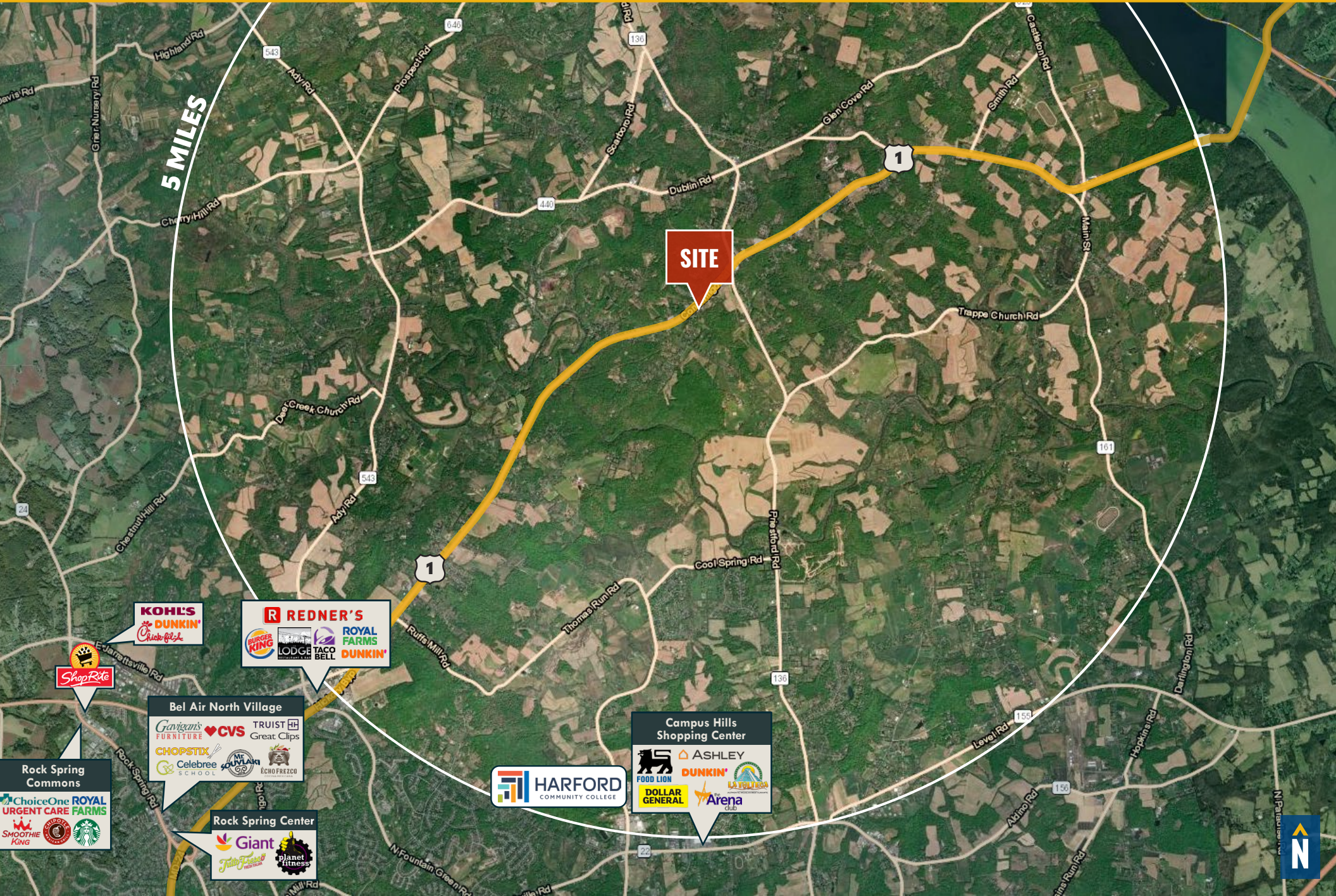
PHOTOS: AUTO GARAGE



LOCAL TRADE AREA



REGIONAL TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,122

4,897

14,078

DAYTIME POPULATION



1,211

3,965

11,464

AVERAGE HOUSEHOLD INCOME



\$91,581

\$117,493

\$136,607

NUMBER OF HOUSEHOLDS



431

1,850

5,154

MEDIAN AGE

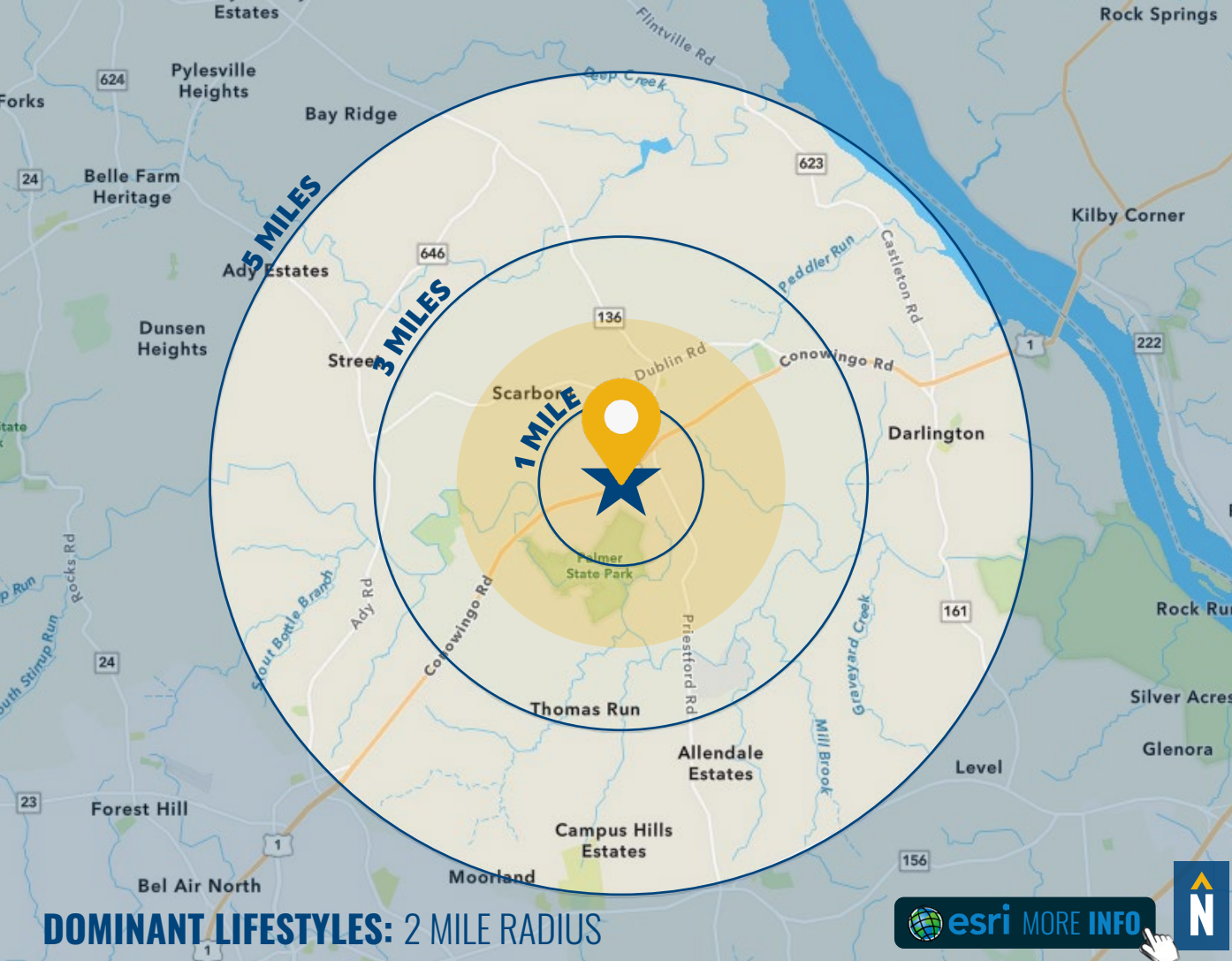


47.0

47.3

47.5

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

49%
PLEASANTVILLE



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.

Median Age: **42.6**
Median Household Income: **\$92,900**

33%
SOUTHERN
SATELLITES



This market is typically nondiverse, slightly older, settled married-couple families, who own their own homes. These consumers are more concerned about cost rather than quality or brand loyalty.

Median Age: **40.3**
Median Household Income: **\$47,800**

10%
SALT OF
THE EARTH



These citizens are older, many with grown children that have moved away, and are entrenched in their traditional, rural lifestyles. They are cost-conscious consumers and loyal to brands they like.

Median Age: **44.1**
Median Household Income: **\$56,300**

FOR MORE INFO **CONTACT:**



NICK MAGGIO

REAL ESTATE ADVISOR

410.494.4880

NMAGGIO@mackenziecommercial.com



TOM MOTTLEY

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217

TMOTTLEY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



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