



# MIXED-USE INVESTMENT PROPERTY

4741-4745 RIDGE ROAD | BALTIMORE, MARYLAND 21200

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:






- 4.14 acre mixed-use property (on 2 parcels) improved by multiple buildings totaling 16,500 SF ±, in addition to four (4) greenhouses
- Ample outdoor area for parking and/or storage with additional development potential
- Extremely convenient to I-695 and I-95
- Short drive to the many amenities of White Marsh/Nottingham and Perry Hall, as well as MedStar Franklin Square Medical Center and CCBC Essex

RESIDENTIAL BLDG.:	2,100 SF ±
GARAGE:	1,000 SF ±
WAREHOUSE 1:	3,800 SF ±
WAREHOUSE 2:	4,000 SF ±
RETAIL/DISPENSARY:	5,600 SF ±
LOT SIZE:	4.14 ACRES ±
ZONING:	BL (BUSINESS LOCAL) / DR 3.5
SALE PRICE:	\$2,500,000



# INVESTMENT OVERVIEW

## RENT ROLL:

Property	Occupied By	Size (SF)	Lease Start	Lease End	Monthly Rent	Annual Rent	Zoning	Options	Notes
 Residential Building	Seller	2,100 ±	-	-	-	-	DR 3.5	-	The Seller pays the Real Estate Tax Bill for the Residential Building. In addition, the Seller pays for the lawn cutting and snow removal for the residentially zoned land.
 Garage	Lilley Construction Group Inc.	1,000 ±	1/1/24	12/31/24	\$750.00	\$9,000.00	BL	Four (4) 1 year renewal options w/ 60 days prior written notice	Tenant responsible for parking area maintenance, snow removal, landscaping, trash removal, janitorial and security system on premises. <i>Landlord has lease termination option with 120 days notice.</i>
 Warehouse 1	Vacant	3,800 ±	-	-	-	-	BL	-	-
 Warehouse 2	Lilley Construction Group Inc.	4,000 ±	1/1/24	12/31/24	\$2,300.00	\$27,600.00	BL	Four (4) 1 year renewal options w/ 60 days prior written notice	Tenant responsible for parking area maintenance, snow removal, landscaping, trash removal, janitorial and security system on premises. <i>Landlord has lease termination option with 120 days notice.</i>
 Retail/Dispensary	S8 LLC dba Health for Life Dispensaries	5,600 ±	5/1/24	4/30/25	\$6,867.85	\$82,414.20	BL	One (1) 5 year renewal options w/ 60 days prior written notice	Tenant responsible for the real estate taxes for the commercially zoned parcel, in addition to parking area maintenance, snow removal, landscaping, trash removal, janitorial and security system on premises. <i>Tenant has a first right of refusal for the purchase of the property.</i>
Totals:		16,500 ±			\$9,917.85	\$119,014.20			

## REAL ESTATE TAXES (2024):

4743 RIDGE ROAD:

\$26,646.63

4745 RIDGE ROAD:

\$3,422.03

# AERIAL / PARCEL OUTLINE



WAREHOUSE 1 & 2



GARAGE

4741

4745

- BL ZONING
- DR 3.5 ZONING

RESIDENTIAL BLDG.



RETAIL/DISPENSARY



4743



# LOCAL BIRDSEYE



695

Golden Ring Plaza

- Giant
- Marshalls
- PopeYes
- DOLLAR TREE

Golden Ring Mall

- Walmart
- sam's club
- THE HOME DEPOT
- West Marine
- petco
- IHOP
- five BEESW
- Office DEPOT
- Panera BREAD
- PIZZA HUT

CCBC

95

ROSSVILLE BLVD

ROSSVILLE ELEM. SCHOOL

695

95

RIDGE RD

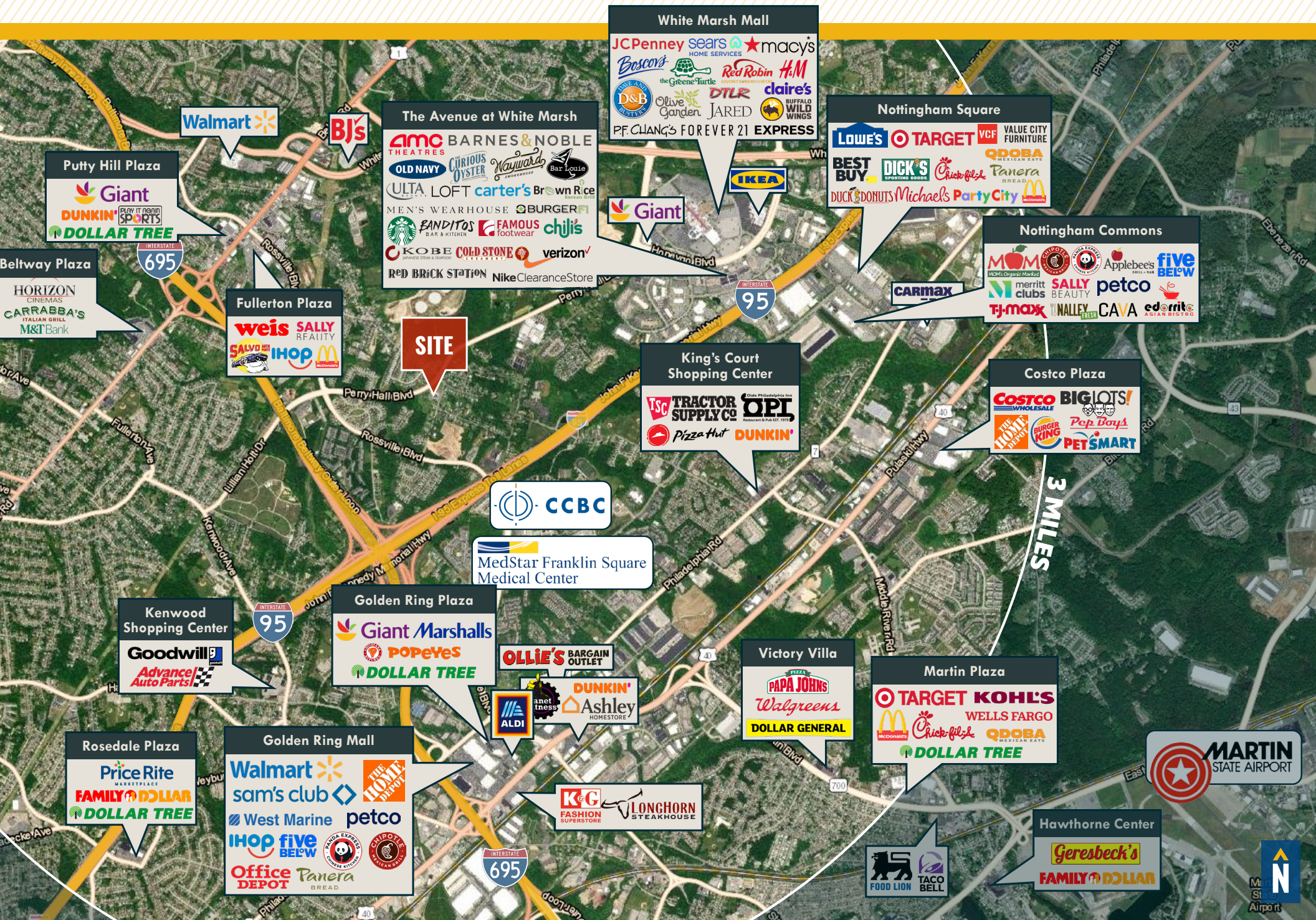
SITE

PERRY HALL BLVD

RIDGE RD



# MARKET AERIAL



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



7,773

120,077

310,312

## DAYTIME POPULATION



11,184

111,555

252,947

## AVERAGE HOUSEHOLD INCOME



\$116,329

\$104,244

\$98,636

## NUMBER OF HOUSEHOLDS



3,218

47,741

124,128

## MEDIAN AGE

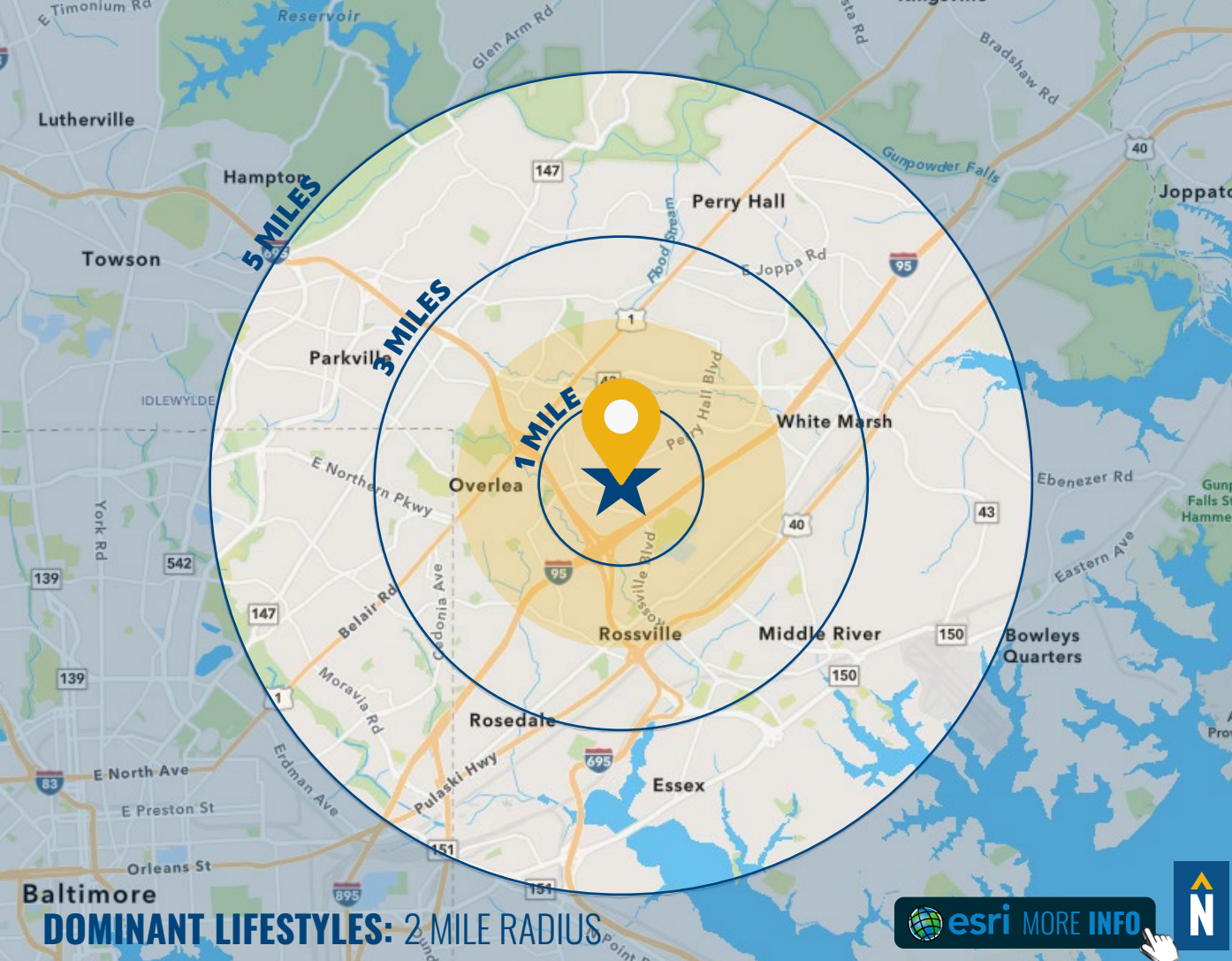


37.3

40.0

39.7

[FULL DEMOS REPORT](#)



[MORE INFO](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**39%**  
BRIGHT YOUNG PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**  
Median Household Income: **\$54,000**

**24%**  
ENTERPRISING PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**  
Median Household Income: **\$86,600**

**12%**  
PARKS AND REC

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.

Median Age: **40.9**  
Median Household Income: **\$60,000**

# FOR MORE INFO **CONTACT:**



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