



STAND-ALONE RETAIL BUILDING

558 MAIN STREET | REISTERSTOWN, MARYLAND 21136

FOR
SALE

**BR AS
ZONING**

**GREAT
SIGNAGE
OPPORTUNITY**

YOUR SIGN HERE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,885 SF ± freestanding retail building situated on .517 Acre ± corner site in Reisterstown, MD
- High visibility location with 150+ feet of frontage on heavily trafficked Main Street/Route 140
- Located just off of a signalized intersection
- Two means of ingress/egress
- Situated in the heart of Reisterstown's retail/commercial corridor
- Easy access to I-795 and I-695
- BR AS zoning allows for a wide variety of uses, including but not limited to retail sales, personal services, restaurant, bank, office, tavern, food store, medical clinic, service garage, automobile sales, fuel service and car wash operations, etc.



BUILDING SIZE:	2,885 SF ±
LOT SIZE:	.517 ACRES ±
TRAFFIC COUNT:	17,080 AADT (MAIN STREET/RT. 140)
ZONING:	BR AS (BUSINESS ROADSIDE) [AUTOMOTIVE SERVICES DIST. OVERLAY]
SALE PRICE:	\$795,000

LOCAL BIRDSEYE



SITE

MAIN ST
17,080 AADT

140

CHARTLEY DR

WALGROVE RD

PIPER RD

jiffy lube

Wawa

Whitcraft
Automatic Transmission Service

ANIMAL VETERINARY COMPLEX

CRAB HOUSE

BB
BRICK BODIES

Atisic

Comanches

CARDS & COMICS

FAMILY DOLLAR

M&T Bank

GLOBAL MARKETS

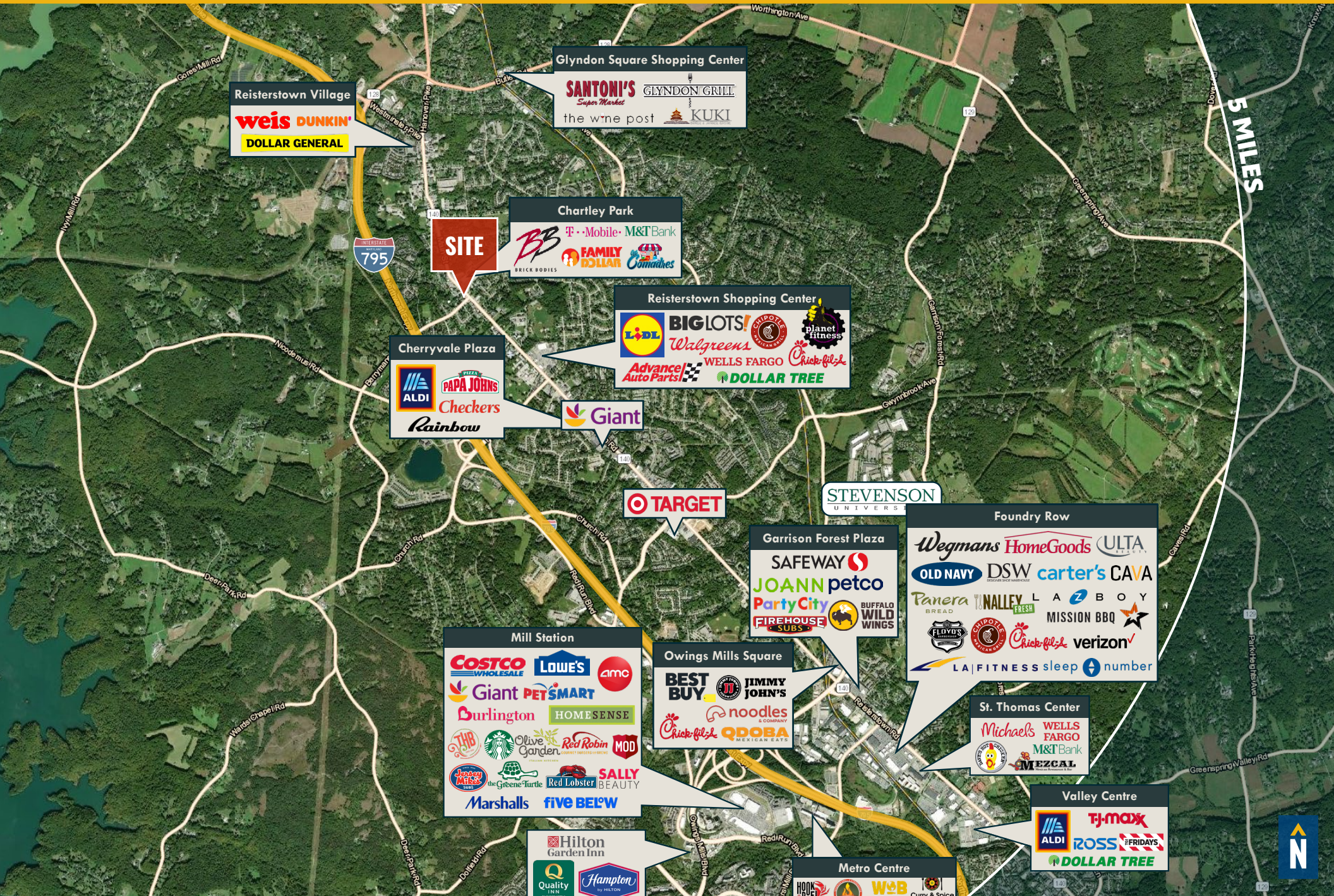
T-Mobile

gerber
COLLISION & GLASS

AVIS
Budget



REISTERSTOWN/OWINGS MILLS TRADE AREA



DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



11,535

49,468

92,970

DAYTIME POPULATION



9,079

40,281

83,499

AVERAGE HOUSEHOLD INCOME



\$114,910

\$128,331

\$130,242

NUMBER OF HOUSEHOLDS



4,408

19,108

36,334

MEDIAN AGE

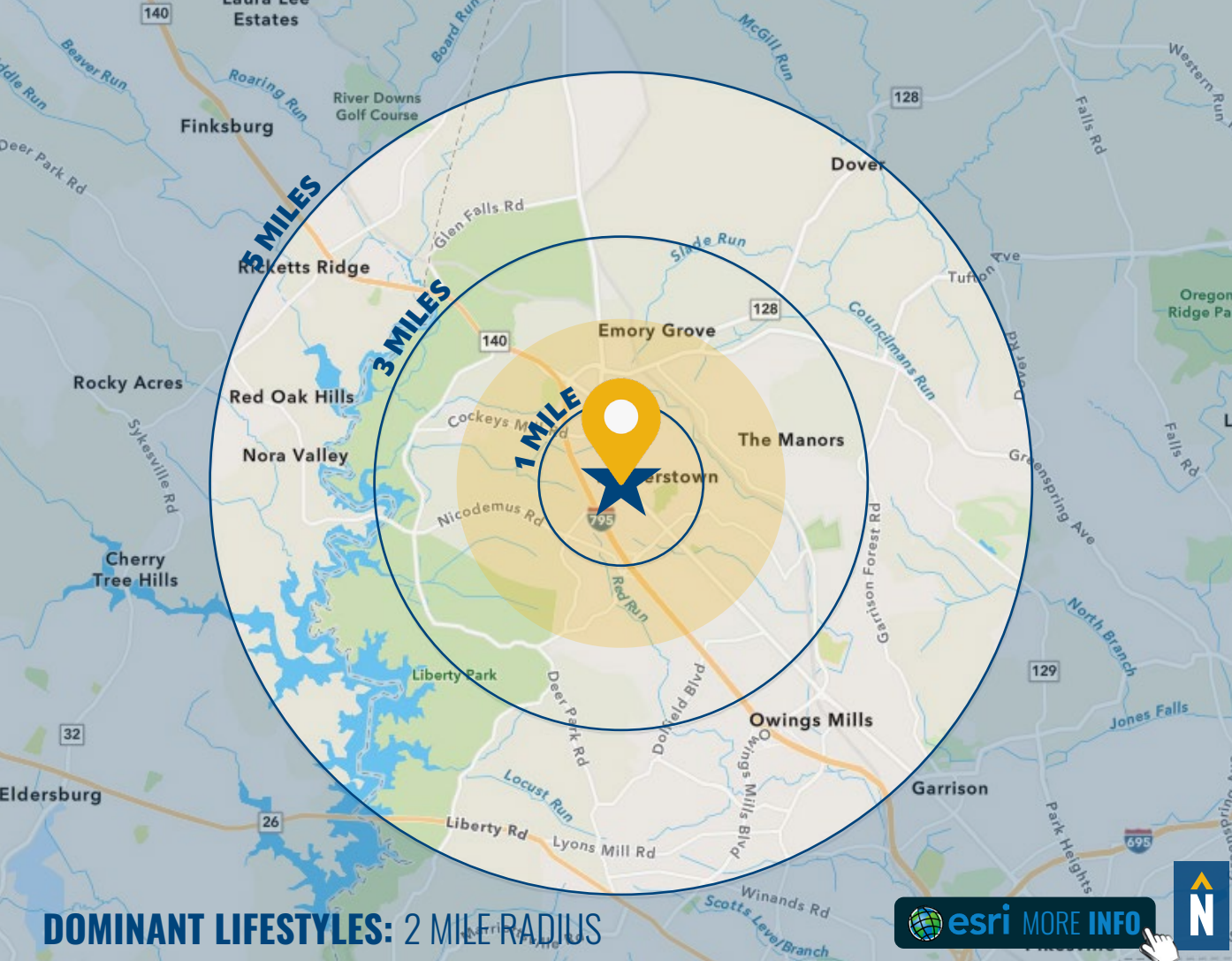


38.8

39.6

38.5

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

23%
SAVVY
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: **45.1**
Median Household Income: **\$108,700**

14%
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**

12%
CITY LIGHTS



This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

Median Age: **39.3**
Median Household Income: **\$69,200**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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