



# 8419 PHILADELPHIA ROAD

ROSEDALE, MARYLAND 21237

FOR  
**LEASE/  
SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Fully equipped commissary space
- Two drive-in doors
- Several acres of outside parking area
- Less than 1 mile to I-695
- Racking available

BUILDING A:

2,000 SF ±

BUILDING B:

5,400 SF ±

LOT SIZE:

3.61 ACRES ±

ZONING:

BM (BUSINESS MAJOR)

OPERATING EXPENSES:

TAXES - \$8K PER YEAR  
INSURANCE - \$5,550 A YEAR

RENTAL RATE:

BUILDING A: \$18.00/SF, NNN  
BUILDING B: \$10.00/SF, NNN



# PROPERTY OVERVIEW

## HIGHLIGHTS:

### Current Equipment:

#### Kitchen

- Vulcan Gas Range 60 inch w/ 6 burners 24 inch grill and 2 ovens
- Vulcan Gas Convection Oven 36 inch w/2 doors
- Rankin-Deluxe Gas Grill 48 inch
- Pitco Gas Fryer 20 inch and 16 inch
- 3 Compartment Sink 112 inch long x 30 inch deep w/ side boards
- Walk-in Freezer 14 x 6
- Walk-in Refrigerator 14 x 8
- Cold Room Refrigerated 32 x 22 x 9, Twin 3 phase Compressors
- Walk-in Freezer 22 x 10, 3 Phase Compressor

#### Warehouse

- Walk-in Display Case 18 x 8, 3 Phase Compressor



GOOGLE STREET VIEW



# LOCAL BIRDSEYE



INTERSTATE  
95

INTERSTATE  
695

Walgreens

GOLDEN RING  
MIDDLE SCHOOL

Liberty

PHILADELPHIA ROAD 13,181 AADT

KENWOOD AVE

Fiesta  
Mexicana

Pastore's  
of Rosedale

FAMILY  
DOLLAR

7,400 SF  
ON 3.61 AC



# ADDITIONAL PHOTOS



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



5,037

53,488

185,344

## DAYTIME POPULATION



10,714

96,507

313,893

## AVERAGE HOUSEHOLD INCOME



\$100,563

\$86,757

\$89,729

## NUMBER OF HOUSEHOLDS



3,815

41,952

143,858

## MEDIAN AGE

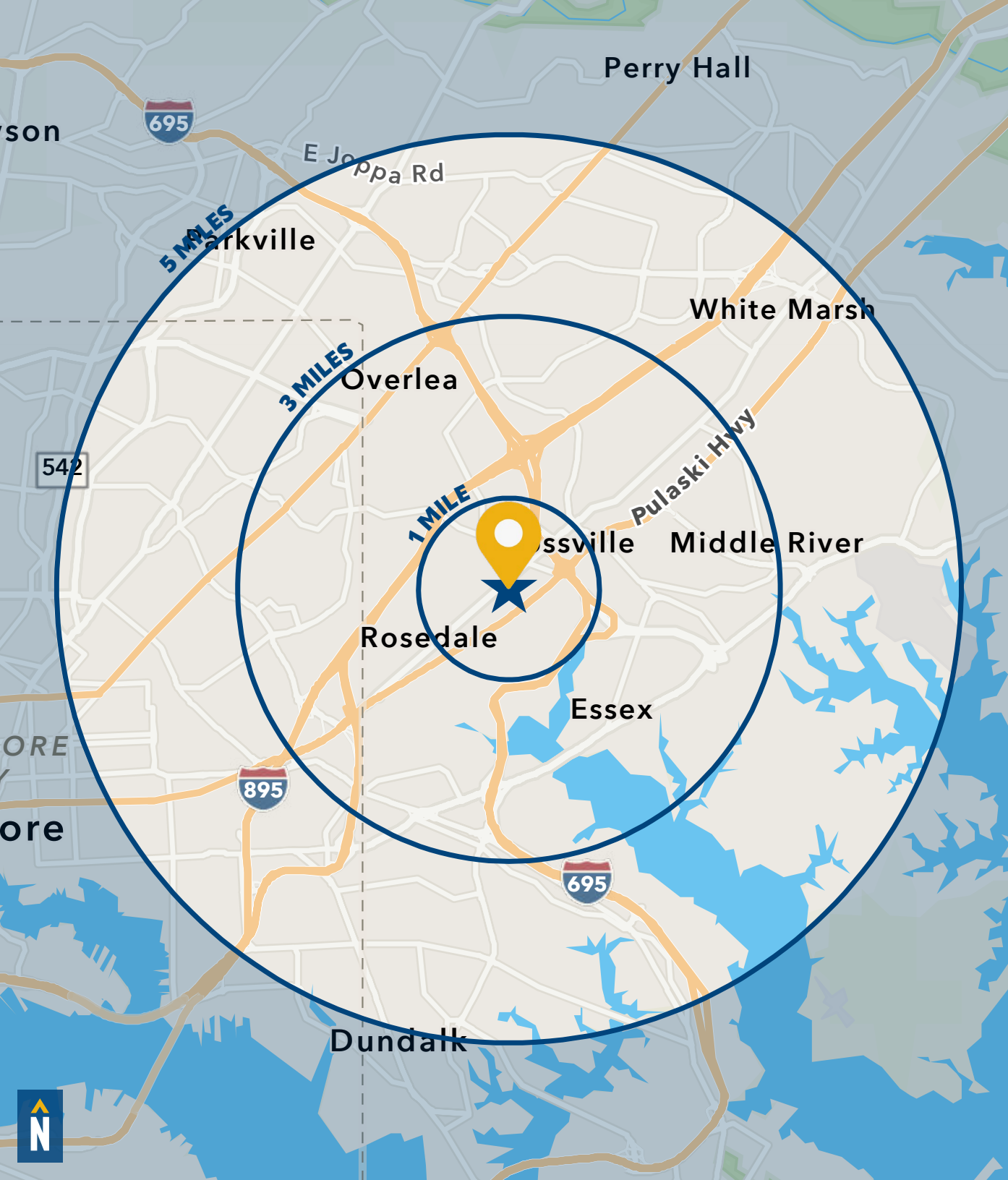


43.5

39.4

38.5

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



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