



# WALNUT PARK PLAZA

2970 DEDE ROAD | FINKSBURG, MARYLAND 21048

FOR  
SALE



**\$3.9 MILLION**



**MACKENZIE**  
RETAIL



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 5.72 Ac ± of prime real estate which includes:
  - » 21,200 SF ± retail center
  - » 1 Acre ± retail pad site
  - » .35 Acre ± storage lot
- Sale includes an additional 2.54 Acres ± of land separately deeded
- Fully signalized intersection Route 140 (Baltimore Boulevard) and Dede Road
- Excellent visibility with over 750 feet of frontage on Route 140 (Baltimore Boulevard)
- Convenient access to I-795

**BUILDING SIZE:** 21,200 SF ±

**PROPERTY SIZE:** 8.26 ACRES ±

**YEAR BUILT:** 2009

**PARKING:** 150 SURFACE SPACES (6.81/1,000 SF)

**ZONING:** C-2 (COMMERCIAL MEDIUM INTENSITY DIST.)

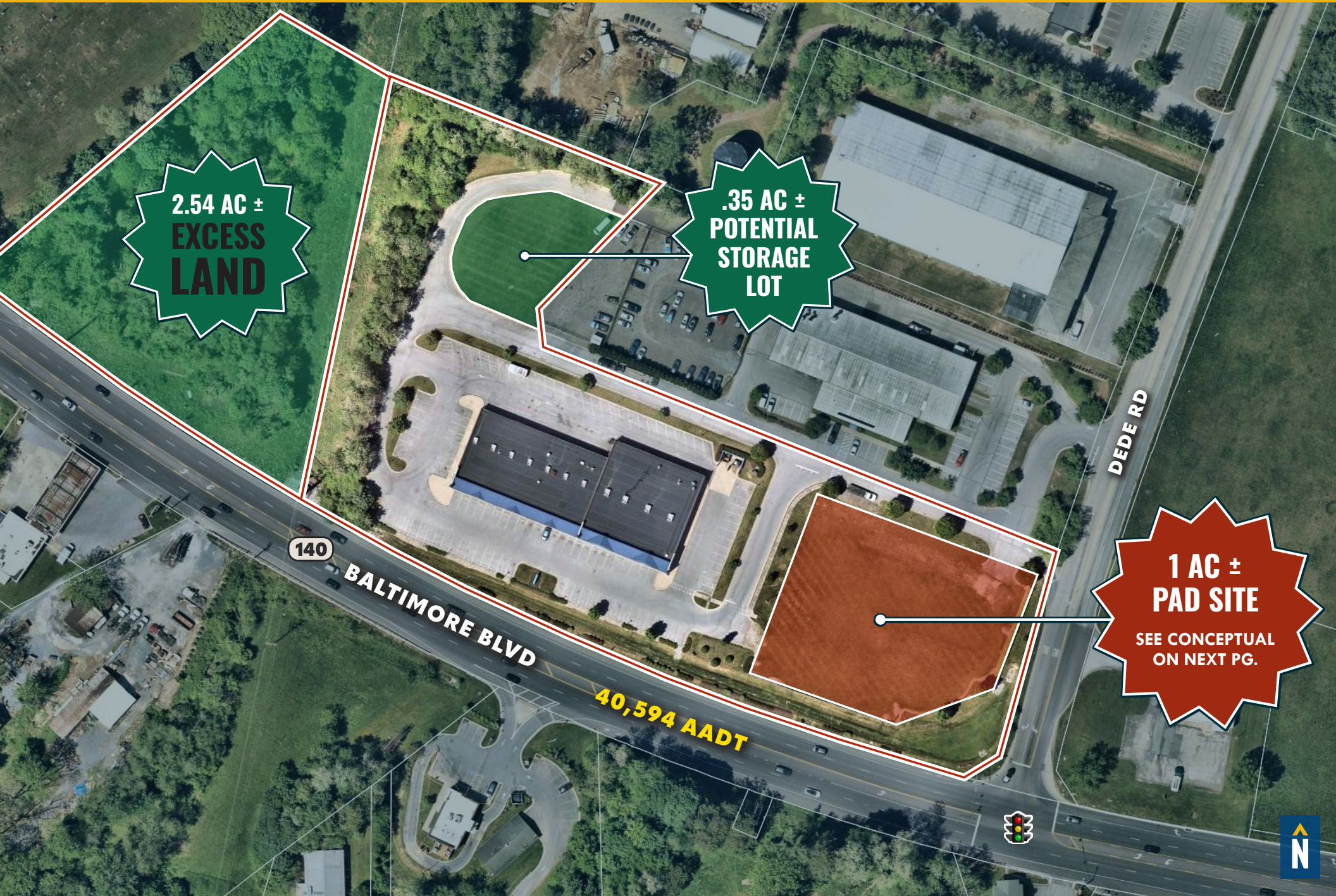
**SALE PRICE:** \$3,900,000



GOOGLE STREET VIEW



# AERIAL / PARCEL OUTLINE



2.54 AC ±  
**EXCESS  
LAND**

.35 AC ±  
**POTENTIAL  
STORAGE  
LOT**

1 AC ±  
**PAD SITE**

SEE CONCEPTUAL  
ON NEXT PG.

140

BALTIMORE BLVD

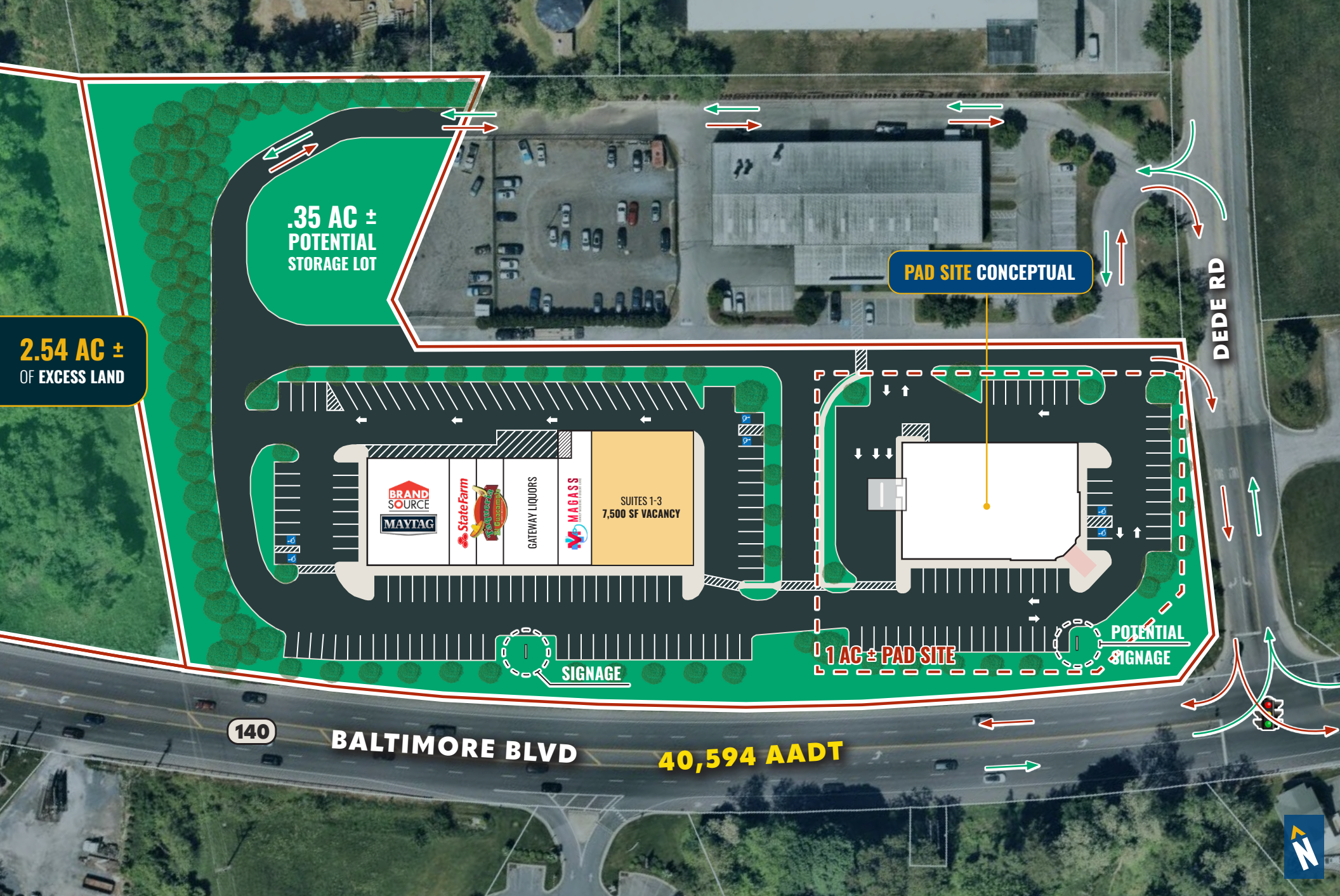
40,594 AADT

DEDE RD





# SITE PLAN / PAD SITE CONCEPTUAL





# LOCAL BIRDSEYE



**DUNKIN'**



**2.54 AC ±  
EXCESS  
LAND**

**.35 AC ±  
POTENTIAL  
STORAGE  
LOT**

**MUDGETT'S  
AUTO BODY**

**140**

**40,594 AADT**

**1 AC ±  
PAD SITE**

**BALTIMORE BLVD**





# MARKET AERIAL



1 MILE

EVERGREEN MEMORIAL GARDENS

S.W. BARRICK & SONS

NATIONAL CHIMNEY

BELISIMOS

PAPA JOHN'S  
Walgreens

DILL DINKERS  
PICKLEBALL

WALNUT INDUSTRIAL PARK

**Finksburg Plaza**

- Arby's
- BISTRO 91
- UNITED STATES POSTAL SERVICE
- FOOD LION

THE BIG CHILL AND GRILL

SITE

LA MILLER LLC

Eline  
FUNERAL HOME

HOMETOWN  
AUTO REPAIR AND SALES  
RMW  
REVOLUTION MOTOR WORKS

EXXON

DUNKIN'

JIMMY JOHN'S

SUNBELT  
RENTALS

Moove In  
Self Storage

EAGLE





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



727

10,045

38,630

## DAYTIME POPULATION



1,377

8,566

29,223

## AVERAGE HOUSEHOLD INCOME



\$175,357

\$171,572

\$147,605

## NUMBER OF HOUSEHOLDS



303

3,744

14,536

## MEDIAN AGE

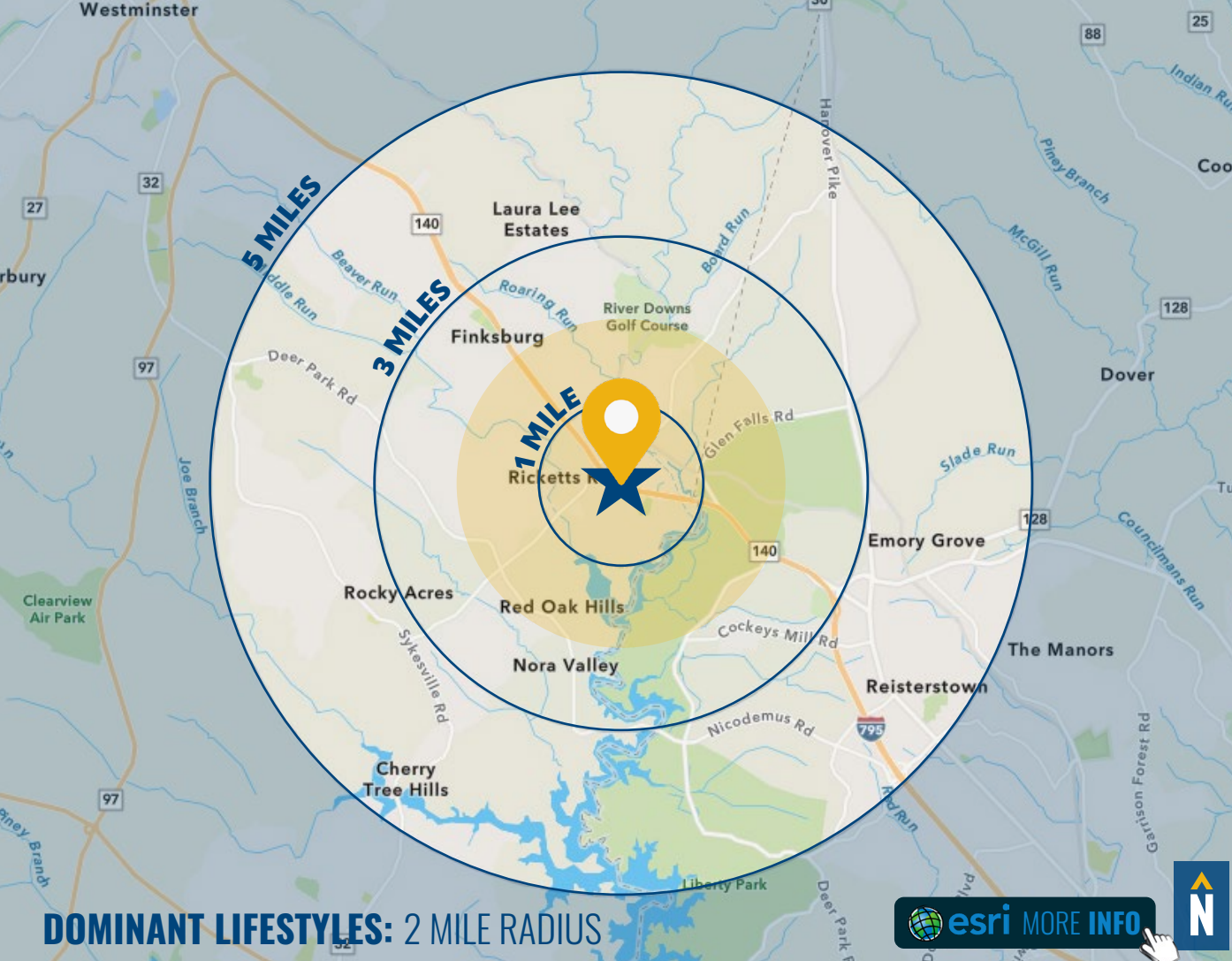


46.0

47.6

44.5

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



**80%**  
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**

**17%**  
GREEN ACRES



Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

Median Age: **43.9**

Median Household Income: **\$76,800**

**3%**  
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**



# FOR MORE INFO **CONTACT:**

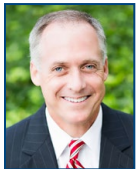


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