

FOR SALE

Baltimore, Maryland

REDEVELOPMENT OPPORTUNITY



HIGHLIGHTS

Location: 1925 Joppa Road
Baltimore, MD.
At the intersection of Joppa Road and Perring Parkway
Less than 1/4 mile from Exit 30 off Baltimore Beltway (I-695)

Acres: 4.09

Gross Leasable Area (GLA): 39,375 sf

Age: 1956

Parking: 173 Spaces

Zoning: Business Major (FAR 4)

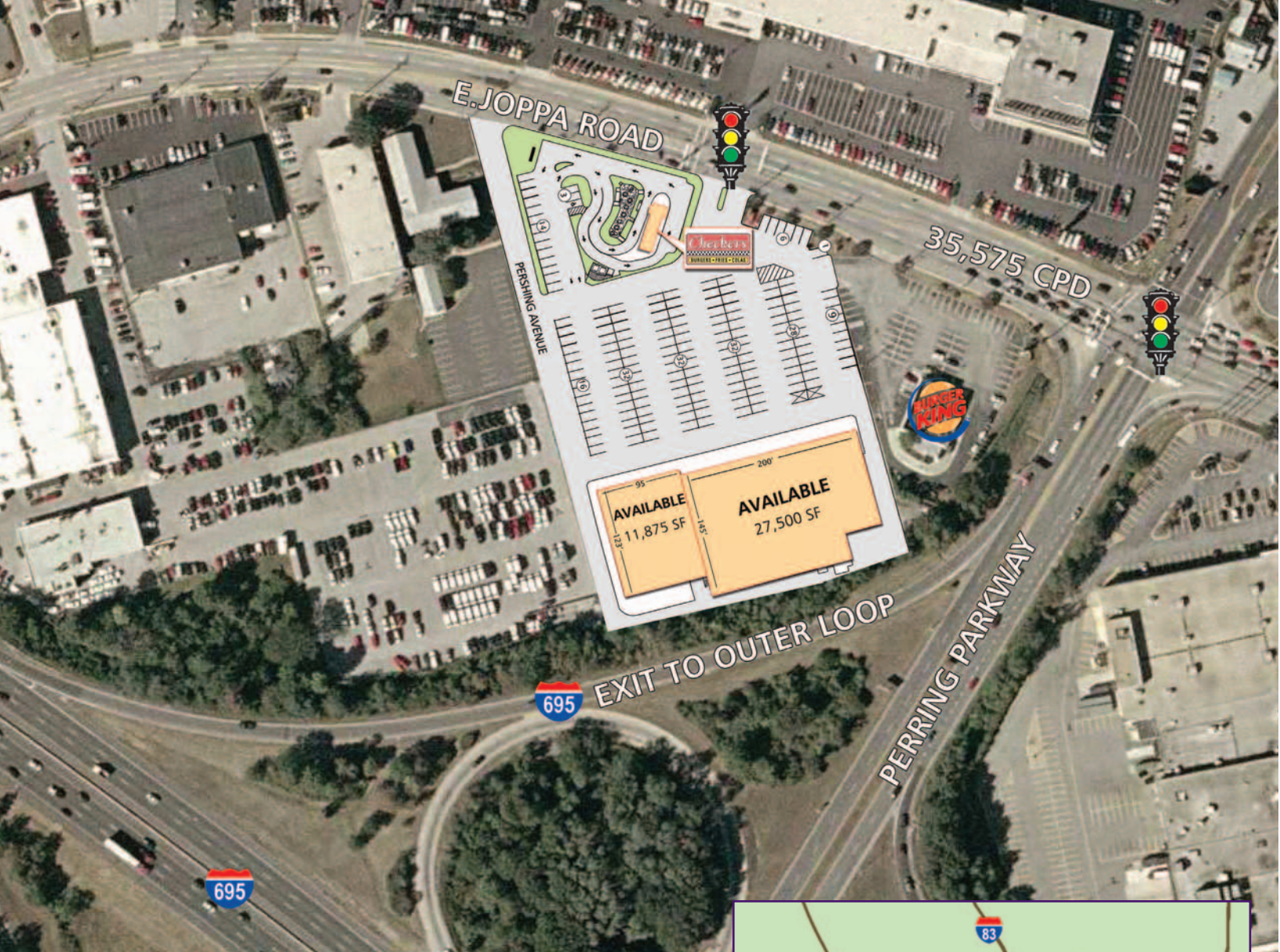
Available: Immediately

Pad: Checkers (1,000 sf) has a long term ground lease, currently at \$44,000 a year

Offers Due: To Be Determined

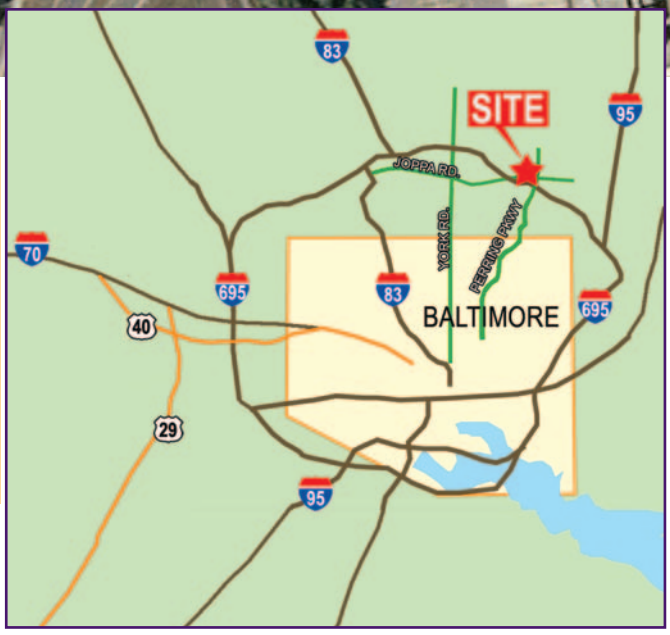
We know retail.





DEMOGRAPHICS:

(2006 Estimates)	1 MILE	3 MILE	5 MILE
POPULATION:	12,852	120,042	307,116
AVERAGE HOUSEHOLD INCOME:	\$60,717	\$62,548	\$66,906
TRAFFIC COUNT:	35,575 CPD (Corner of Joppa and Perring)		



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