



COMMERCIAL REAL ESTATE

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RETAIL PROPERTY FOR LEASE

Country Ridge Bank Building

1552 COUNTRY RIDGE LN, BALTIMORE, MD 21221

EXECUTIVE SUMMARY

Country Ridge Bank Building 1552 Country Ridge Ln, Baltimore, MD 21221



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	1.0 Acres
Year Built:	1963
Building Size:	2,650
Renovated:	2020
Zoning:	BM
NNN Charges:	\$4 SQFT
Market:	Washington Suburbs
Submarket:	Baltimore
Traffic Count:	18,319

PROPERTY OVERVIEW

K & M Commercial Real Estate is happy to present this Freestanding former Bank of America building with a drive-through available for lease. Move-In ready, 1-story brick building totaling 2,650 sq. ft with 2 drive-through bay, ATM window, and full Signage. Great for any Bank, Credit Union or could be converted to other retail usage retail. The building is situated on a 0.987 Acre parcel fronting Back River Neck Rd with direct access and great visibility. This building sits in front of a traffic signal, with excellent visibility and access with approximately 16,101 cars daily. The property is conveniently located on a bus route.

PROPERTY HIGHLIGHTS

- Walk-In Vault
- Two Drive through Bay
- ATM Window
- Stand Alone Building with Signage

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

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K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Country Ridge Bank Building sits off of Back River Neck Road in front of Country Ridge Shopping center. This 2650 sqft building is located in densely populated Essex, Maryland, situated in an expanding area just a few minutes south of the highly traveled roads of I-95, Route 40, and Eastern Blvd.

SITE DESCRIPTION

Flat

EXTERIOR DESCRIPTION

Brick Exterior

INTERIOR DESCRIPTION

Open Floor With a Bank Vault

PARKING DESCRIPTION

Surface

PLUMBING DESCRIPTION

City Water and Sewer



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PROPERTY DETAILS

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LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

Building Name	Country Ridge Bank Building
Street Address	1552 Country Ridge Ln
City, State, Zip	Baltimore, MD 21221
County	Baltimore
Market	Washington Suburbs
Sub-Market	Baltimore
Cross-Streets	Back River Neck Rd
Township	Essex
Road Type	Paved
Nearest Highway	I-695
Nearest Airport	BWI

BUILDING INFORMATION

Ceiling Height	10 ft
Number Of Floors	1
Year Built	1963
Gross Leasable Area	2,650 SF
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Lot Frontage	205.74 ft
Lot Depth	934.58 ft
Corner Property	Yes
Traffic Count	18319
Traffic Count Street	Country Ridge Lane
Traffic Count Frontage	207
Amenities	Bus Line
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	5.0
Number Of Parking Spaces	13

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	1
Broadband	Cable
Centrix Equipped	Yes
Restrooms	2

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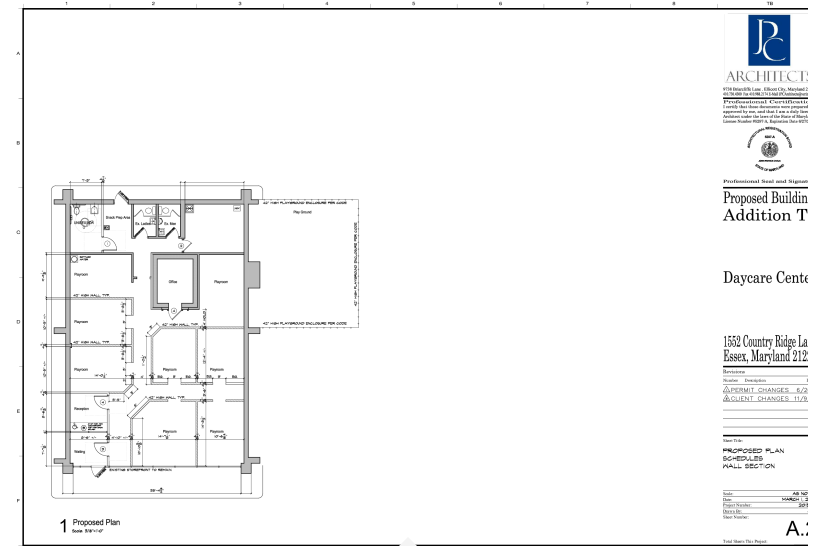
PROPERTY DETAILS & HIGHLIGHTS

Country Ridge Bank Building 1552 Country Ridge Ln, Baltimore, MD 21221



Building Name	Country Ridge Bank Building
Property Type	Retail
Property Subtype	Restaurant
Building Size	2,650 SF
Lot Size	1 Acres
Year Built	1963
Year Last Renovated	2020
Number Of Floors	1
Average Floor Size	2,650 SF
Parking Spaces	13
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number Of Buildings	1

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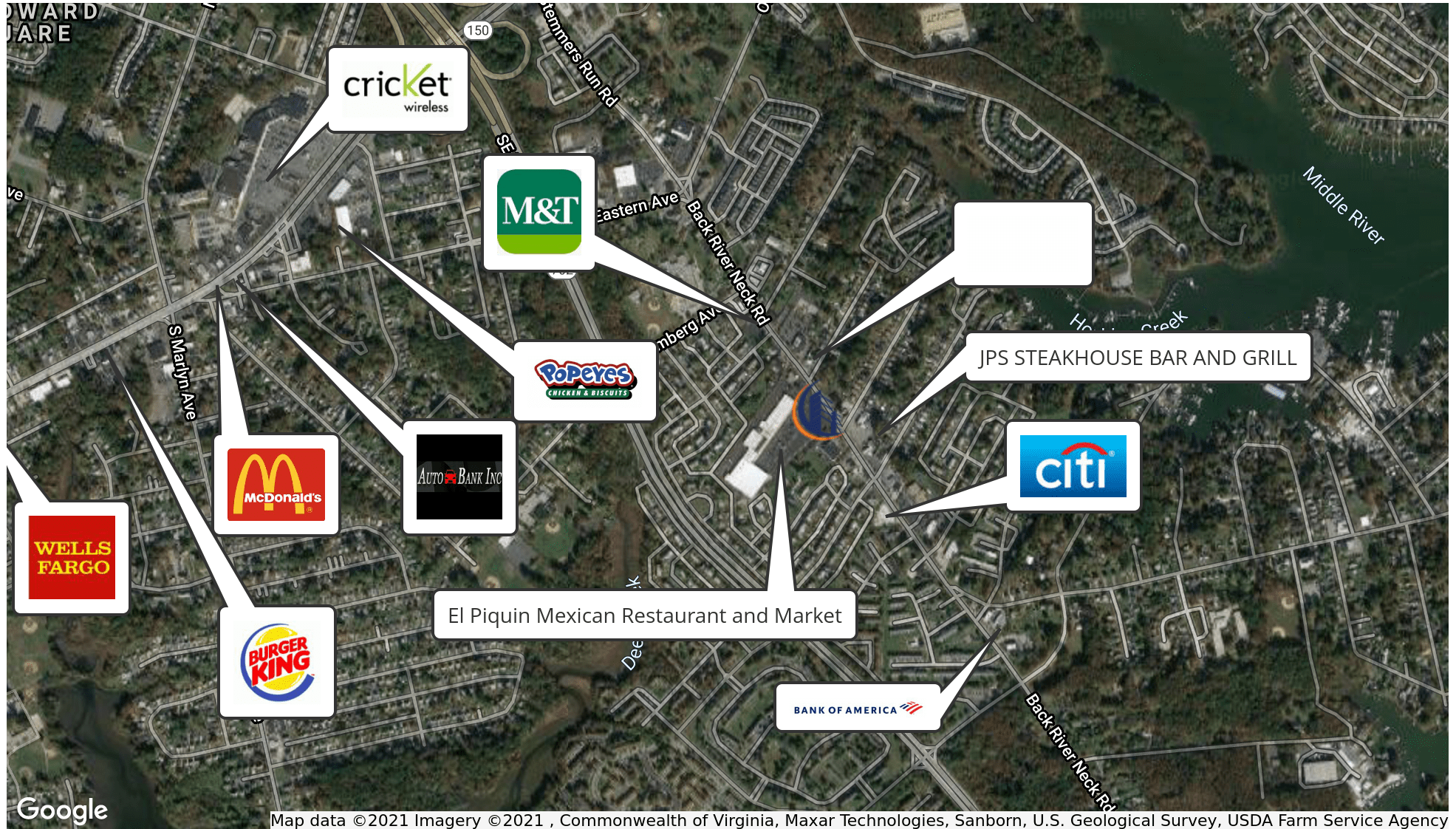
LOCATION MAPS

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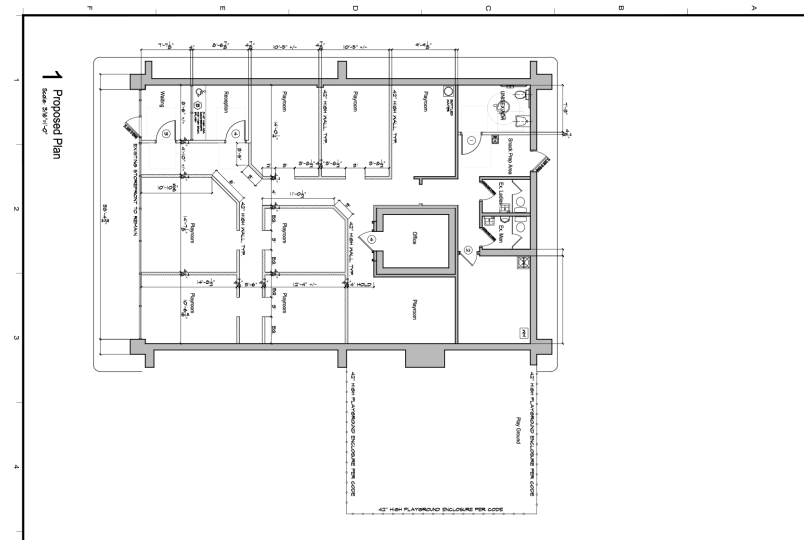
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ADDITIONAL PHOTOS

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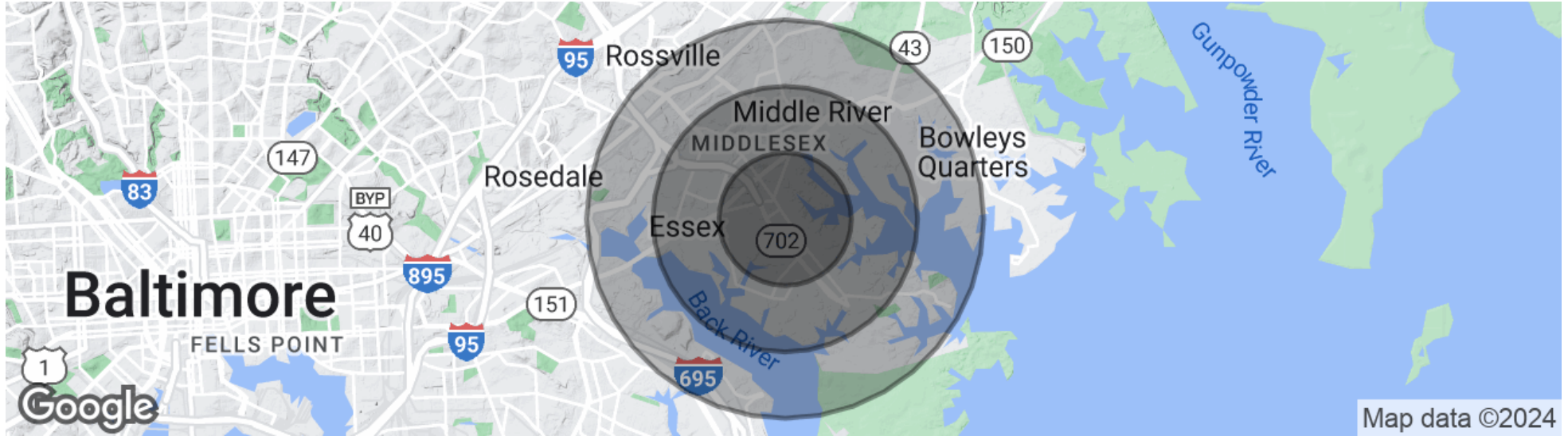
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DEMOGRAPHICS MAP & REPORT

Country Ridge Bank Building 1552 Country Ridge Ln, Baltimore, MD 21221



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	18,004	44,848	71,889
Median age	30.6	35.4	36.8
Median age (Male)	29.4	34.2	35.6
Median age (Female)	31.5	36.1	37.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,310	17,156	27,771
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,582	\$59,604	\$61,269
Average house value	\$195,274	\$220,554	\$218,745

* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP

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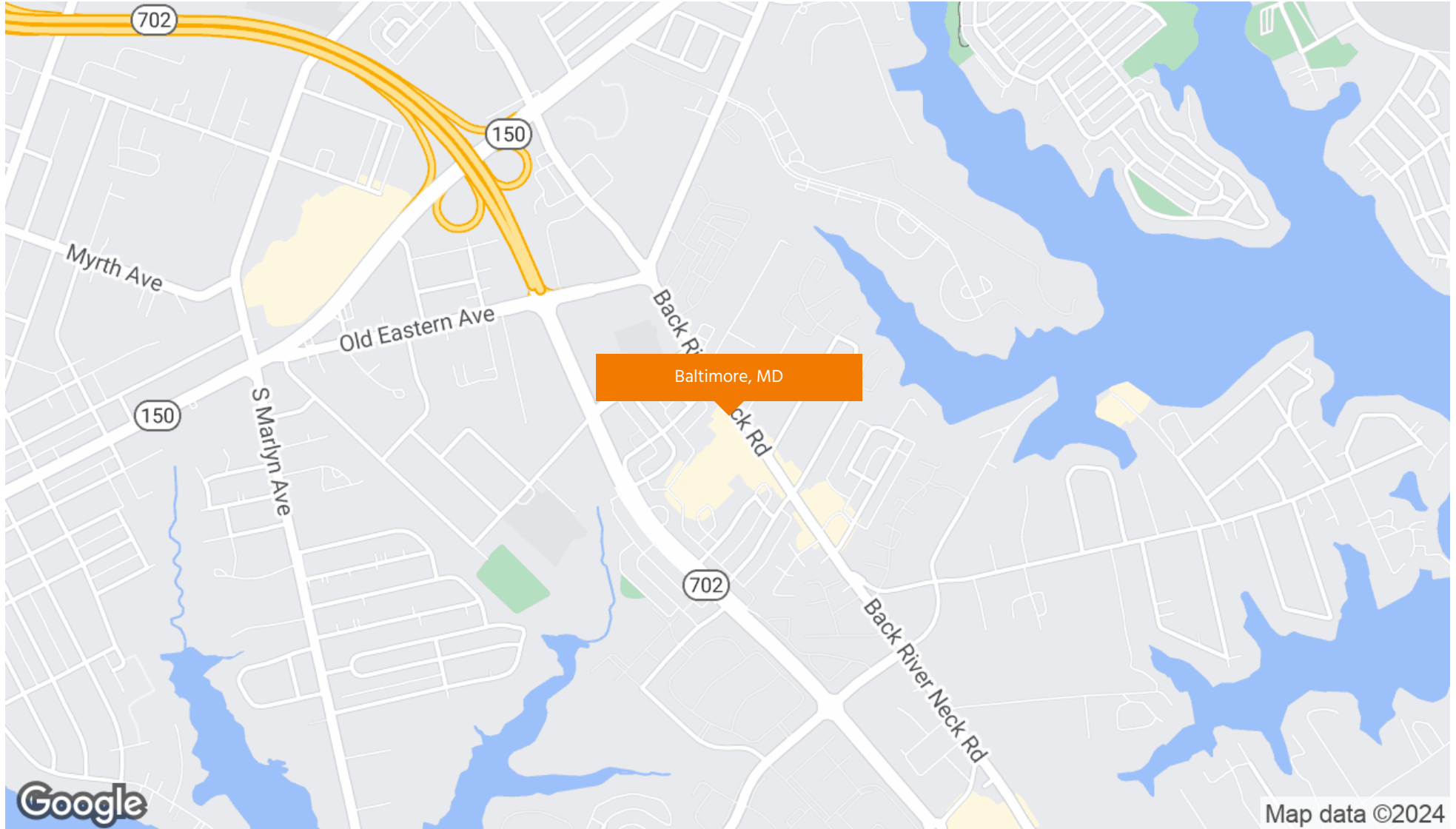
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REGIONAL MAP

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ADVISOR BIO 1

Country Ridge Bank Building 1552 Country Ridge Ln, Baltimore, MD 21221



KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION

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