



LEASE

Bi-State Blvd.

8915 BI STATE BLVD

Delmar, MD 21875

PRESENTED BY:

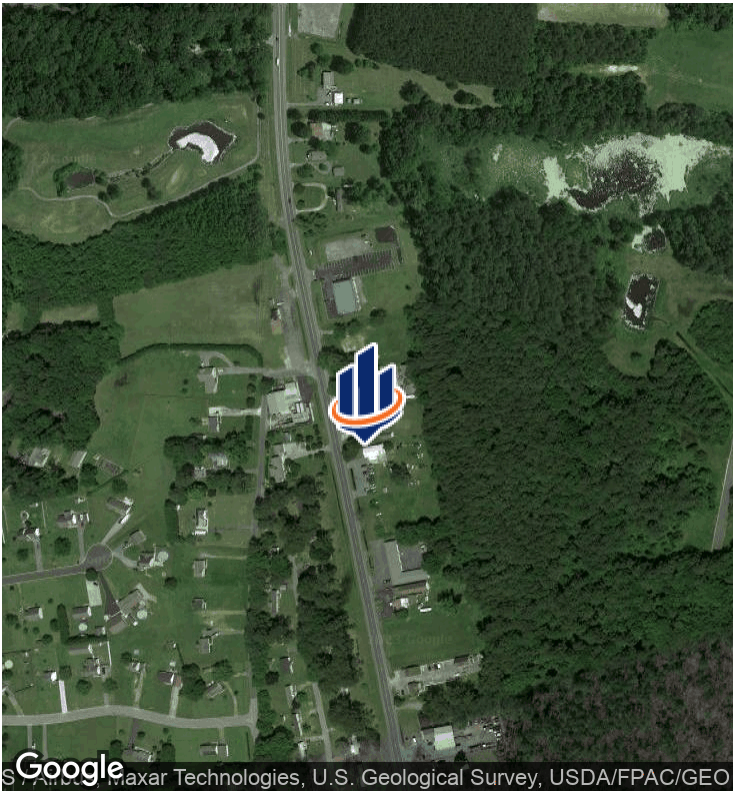
ANDREW BALL

O: 410.543.2440 x118

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MD #36569

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (MG)
BUILDING SIZE:	6,530 SF
AVAILABLE SF:	1,350 SF
LOT SIZE:	6,530 SF
YEAR BUILT:	1986
RENOVATED:	2020
ZONING:	C
APN:	11-011748

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PROPERTY OVERVIEW

Nicely finished wide open space with one private office and bathroom

PROPERTY HIGHLIGHTS

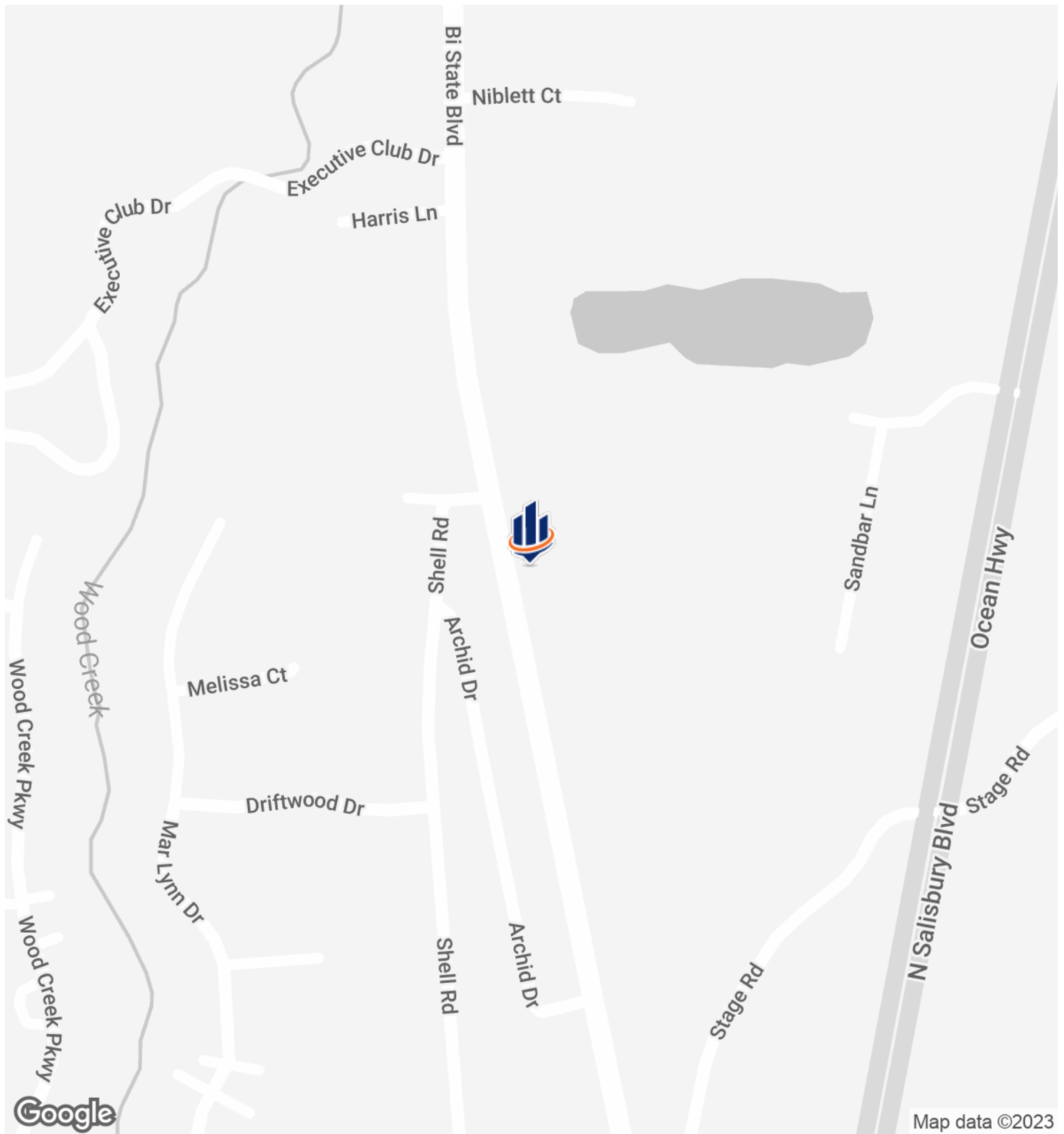
- This space's last use was a Church
- Plenty of additional parking in the rear
- High visibility on Bi-State Blvd
- Lease is Gross plus electric

ADDITIONAL PHOTOS



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LOCATION MAP



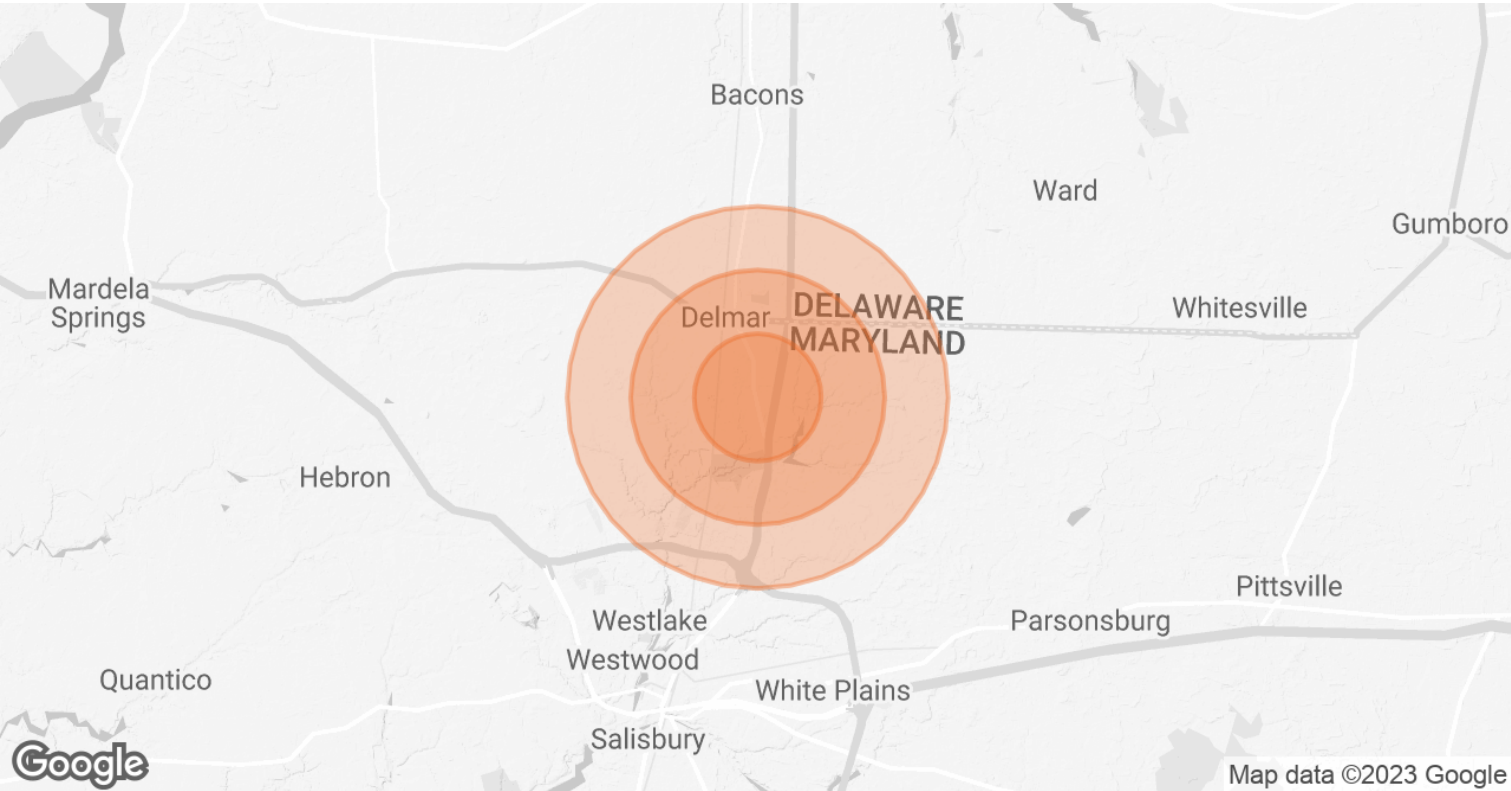
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,098	8,319	13,172
AVERAGE AGE	35.7	36.8	37.9
AVERAGE AGE (MALE)	31.2	33.5	35.2
AVERAGE AGE (FEMALE)	36.8	38.2	39.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,286	3,500	5,627
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$68,355	\$66,067	\$64,845
AVERAGE HOUSE VALUE	\$162,411	\$164,824	\$168,874

* Demographic data derived from 2020 ACS - US Census

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