

LAND FOR SALE

4515 NORTH POINT BLVD

4515 North Point Blvd., Edgemere, MD 21219

Available: 2.688 Acres



LISTING DATA

AVAILABLE AC: 2.688 Acres

ZONING: BM-AS

ECONOMIC DATA:

Leasehold interest - 99 year ground lease till year 2103

PROPERTY INFORMATION

COUNTY: Baltimore

MARKET: Baltimore County

SUBMARKET: Baltimore County East

PROPERTY HIGHLIGHTS

- Ideal for retail pad sites or auto sales to name a few
- ~17,961 cars per day on North Point Boulevard
- Strong traffic counts and a region on the rise makes this a prime redevelopment site
- Excellent access to major highways



LOCATION OVERVIEW

This well located land parcel is less than 1 mile from I-695, and 3 miles from the 3,100 acre Tradepoint Atlantic site that is undergoing redevelopment into a transportation, manufacturing and logistics campus. Currently, Tradepoint Atlantic is home to FedEx's new 43-acre regional distribution center, Under Armour's new 1 million square foot distribution facility and the future 1.8MM SF McCormick Spices facility that is currently under construction.

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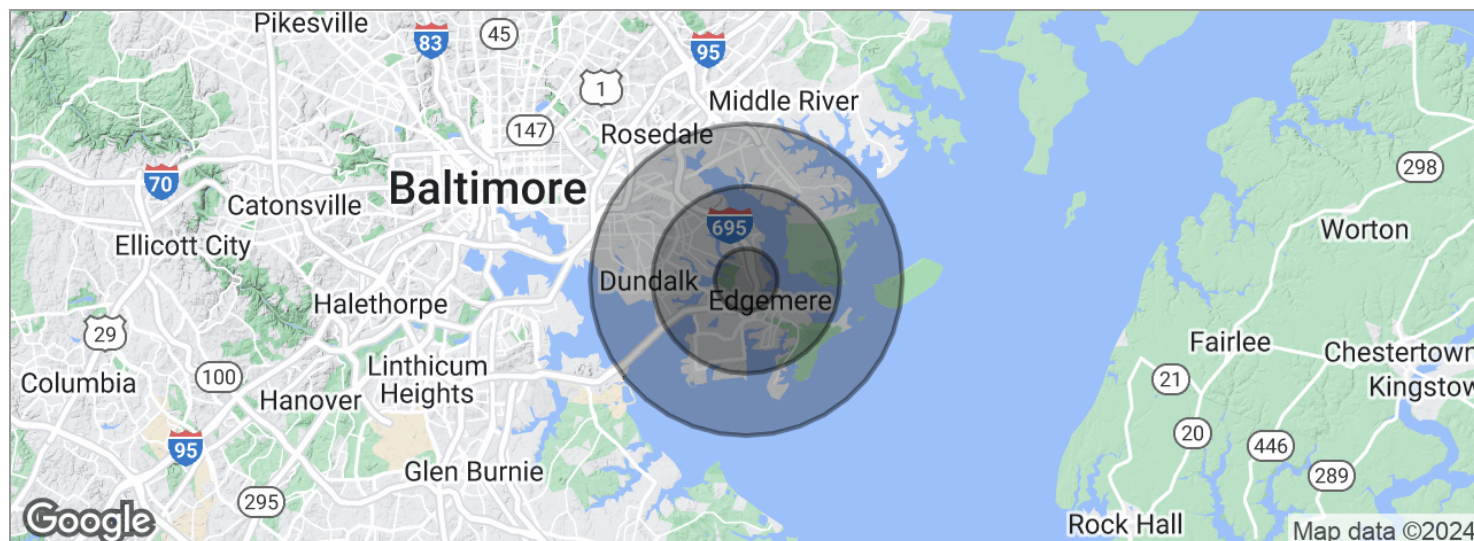
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,752	35,576	104,142
Median age	44.2	39.6	38.4
Median age (Male)	42.1	38.3	36.9
Median age (Female)	46.0	40.5	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,444	13,300	40,800
# of persons per HH	2.6	2.7	2.6
Average HH income	\$68,003	\$63,247	\$58,460
Average house value	\$275,969	\$260,180	\$229,598

* Demographic data derived from 2020 ACS - US Census

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