

# 10801 Philadelphia Rd & 5418 Ebenezer Rd

Retail & Industrial Property | For Sale or Lease

White Marsh | MD

**TD&A**

TROUT DANIEL & ASSOCIATES

BUY. SELL. LEASE. ADVISE.





Extremely high median household income of \$110,000 within a 2-mile radius

Rarely-available large, commercially-zoned acreage

Signalized intersection of two major roads – MD 7 (Philadelphia Road) and Ebenezer Road

Combined 27,000 vehicle traffic count on Ebenezer and Philadelphia Road

Easy access to U.S. 40 with a traffic count of 33000 +/- VPD

Flexible zoning – the bulk of the site is zoned Business, Major (BM) allowing a range of uses including car dealerships, urgent care, shopping centers, self-storage, mixed-use, warehousing, fast food

These two parcels are conveniently located near I-95 and I-695

Properties are well located in proximity to Johns Hopkins White Marsh, Kaiser Permanente, White Marsh Mall, The Avenue at White Marsh, Amazon, FedEx, major retailers, CarMax and three other car dealerships

Recent Development:

1. Nottingham Ridge Logistics Center | 751,000 SF Industrial Development
2. Retail Development | Royal Farms | Volvo & Nissan Dealerships
3. Self-Storage | GreenSpace Self-Storage
4. New Hotel Development | HomewoodSuites by Hilton | 155 Keys
5. Holiday Inn Hotel
6. HoneyGo Run Apartments



### LOCATION DESCRIPTION

10801 Philadelphia Road consists of 5.25 Acres of BM zoning, with an existing 5500 +/-sq ft retail building in front of the property and a Vacant 8400 +/-sq ft building at the rear side of the property. 5418 Ebenezer Rd is 3.75 +/- acres of land with ML zoning. Both properties are being offered together for lease. This is a great opportunity for Redevelopment or for current building use.

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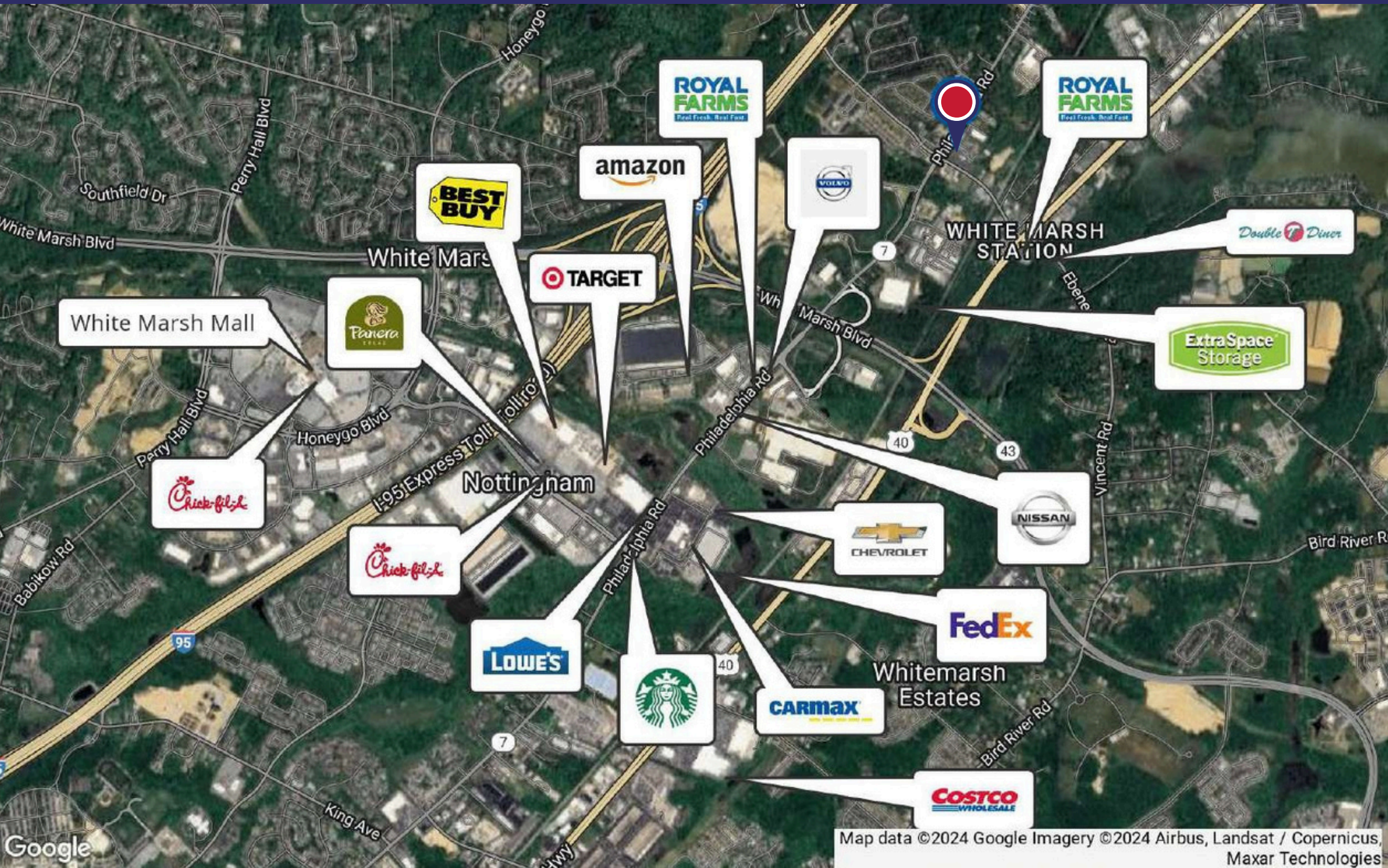
## OFFERING SUMMARY

Lease Rate:	Negotiable
10801 Philadelphia Rd & 5418 Ebenezer Rd (Available SF):	5,500–8,400 SF
Lot Size:	9 (+/-) Acres
Traffic Counts:	Philadelphia Rd, 10,045 on Ebenezer, Pulaski Hwy 33,000 (+/-)
Zoning:	BM & ML





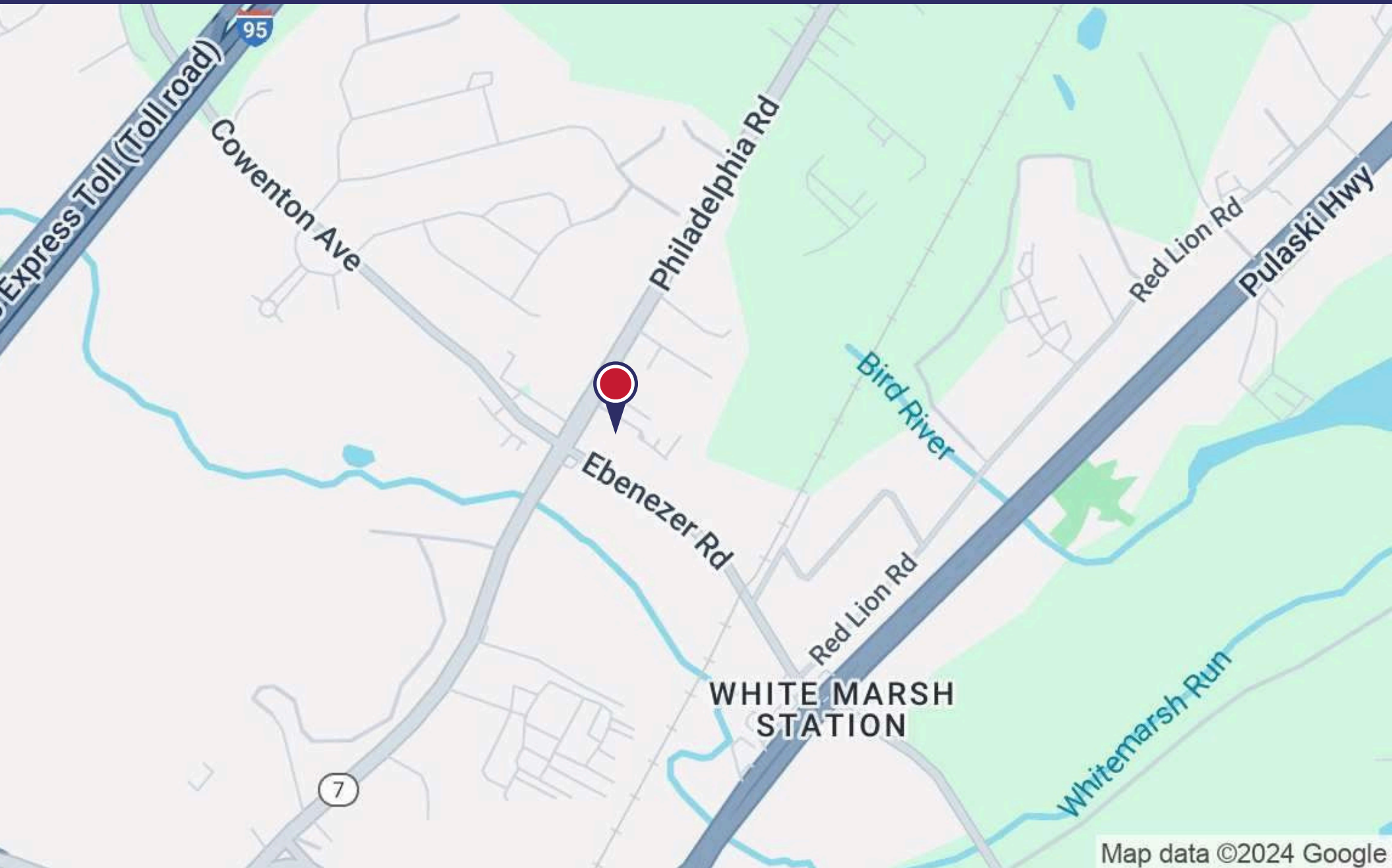




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## Contact Us



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