

1250 BRASS MILL ROAD, BELCAMP, MD 21017

AVAILABLE FOR LEASE AT \$20/SF NNN OR PURCHASE AT \$2,500,000



### Excellent Corner Location



- Conveniently located close to Route 40 and Interstate 95 and APG
- Excellent Visibility
- Building Size: 9,761 S. F.
- 4 Suites: #1– 3,030sf, #2 –1,430sf, #3—1,260sf, #4/5—4,041sf
- Lot Size: 1.29 Acres
- Parking: Ample Parking
- Constructed in 1987
- Zoning: B-2 Community Business
- Number of Floors: 1 Story Building
- Immediate Availability

### DEMOGRAPHICS:

Population	1 MILE	3 MILE
2023 Total Population:	7,943	24,102
Pop. Growth 2023-2028:	0.6%	0.9%
Average Age:	37.9	39.3
Households		
2023 Total Households:	3,065	9,019
Median Household Income:	\$83,460	\$98,023
Avg. Household Size:	2.6	2.7

**DETAILS: LOCATED IN THE RIVERSIDE BUSINESS PARK, BUILDING FOR SALE OR LEASE; SUITES AVAILABLE FOR LEASE.**

### CONTACT(s):

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### Rear View

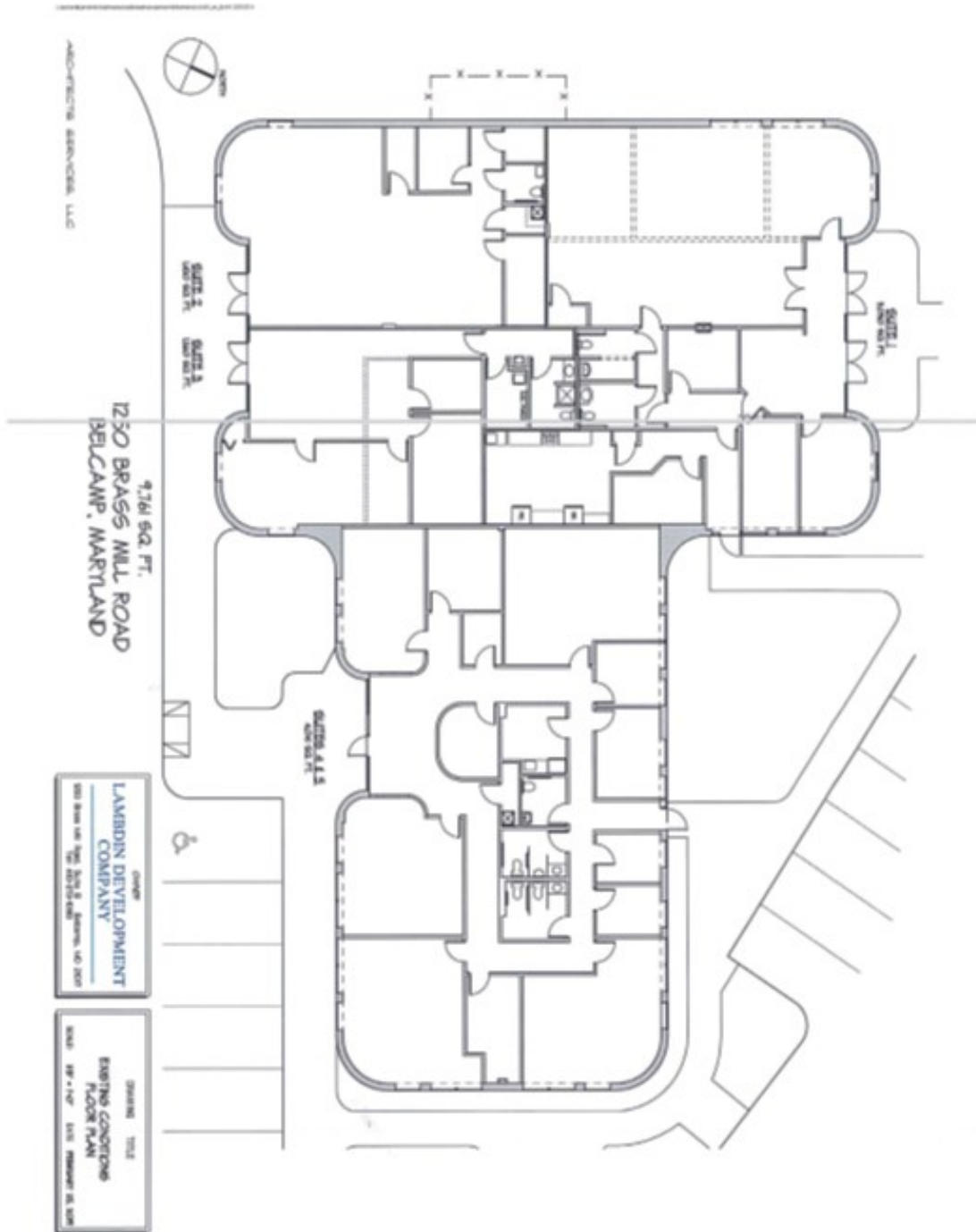


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**DISCLAIMER:** The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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COMMERCIAL PROPERTY FOR LEASE OR SALE - RIVERSIDE/BELCAMP



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