



0.85 ACRES ± BL ZONED LAND

200A BACK RIVER NECK RD | ESSEX, MARYLAND 21221

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

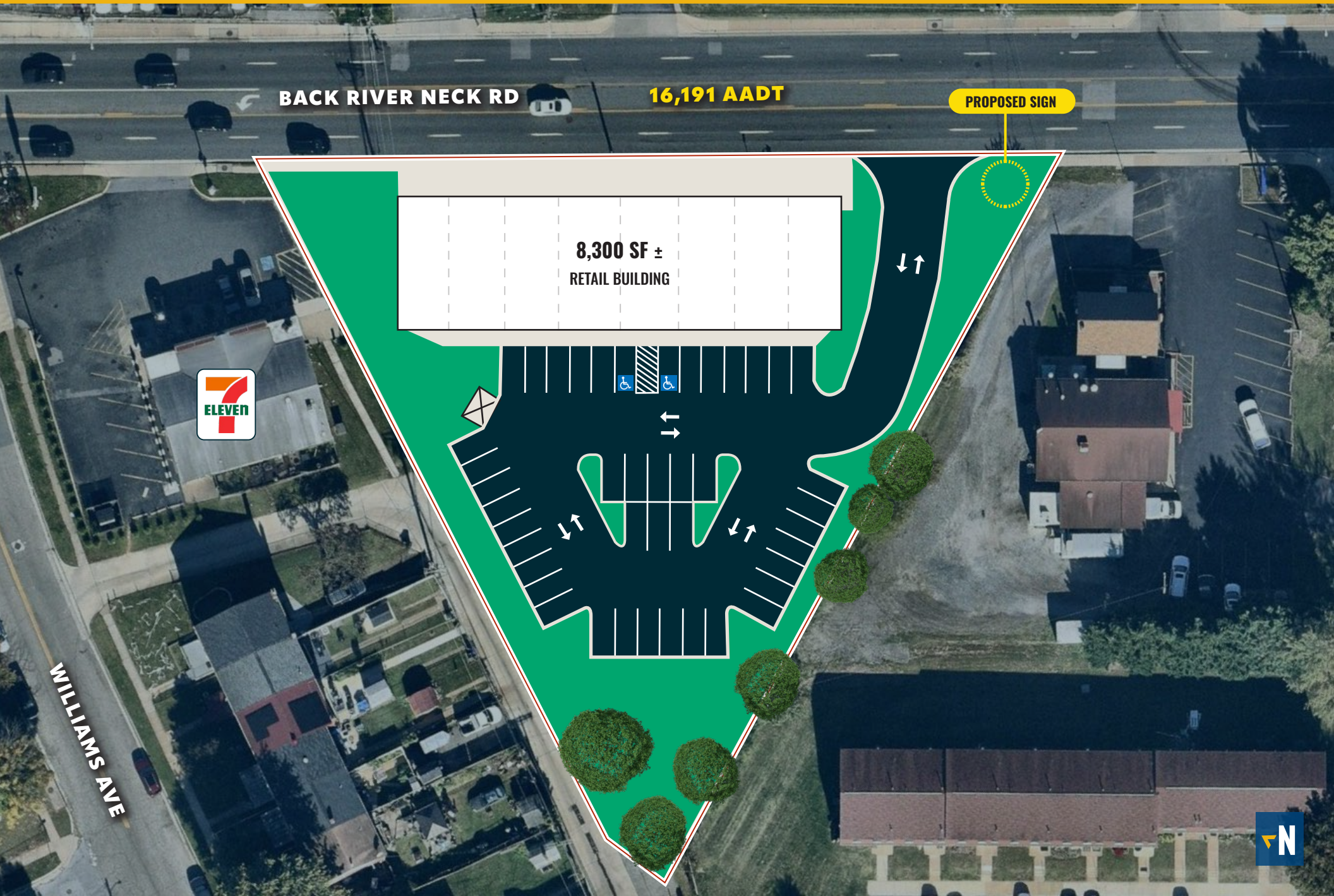
- Proposed 8,300sf +/- single story Retail/Office bldg. with basement
- Active Grading Permit in hand for the proposed site plan
- Utilities accessible via Back River Neck Road. (Water, Sewer, 3-Phase Electric)
- 16,191 AADT (Back River Neck Rd)
- 108' frontage on Back River Neck Rd
- BL (Business Local) Zoning allows for variety of uses including: Retail sales, personal services, restaurant, bank, office, tavern, food store & medical clinic
- Property is positioned within Baltimore County's Community Revitalization District

LOT SIZE:	0.85 ACRES ±
PARKING:	5/1000 SF (PROPOSED)
ZONING:	BL
SALE PRICE:	\$650,000

RENDERING OF PROPOSED 8,300 SF ± STRIP CENTER



PROPOSED SITE PLAN



CONCEPTUAL PLAN



LOCAL BIRDSEYE



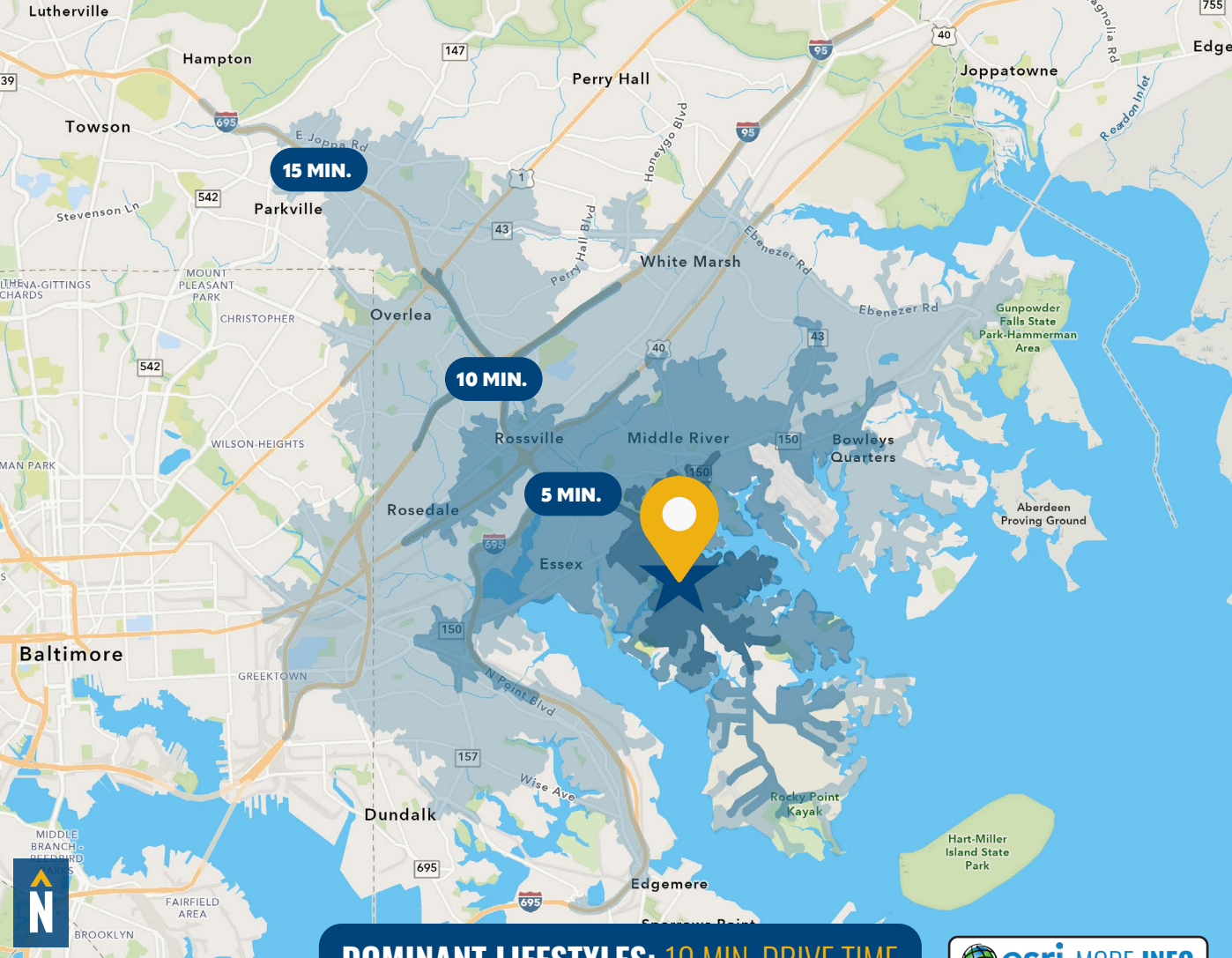
Country Ridge Shopping Center

FAMILY DOLLAR **DOLLAR TREE** **Essex Pharmacy & Surgicals** **COUNTRY RIDGE BINGO** **CHILD CARE**



MARKET AERIAL





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri MORE INFO

22%

KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

13%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

7%

MODERATE METROS



MEDIAN

AGE: 38.1

HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



10,448

36,131

107,060

DAYTIME POPULATION



13,567

58,860

194,350

AVERAGE HOUSEHOLD INCOME



\$80,635

\$90,876

\$96,280

NUMBER OF HOUSEHOLDS



9,103

28,329

85,415

MEDIAN AGE



36.9

38.8

39.1

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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