



# 2ND GEN. CAFE/COFFEE SHOP

7002 NORTH POINT ROAD | SPARROWS POINT, MARYLAND 21219

FOR  
LEASE



**MACKENZIE**  
RETAIL

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 450 SF ± 2nd gen. cafe/coffee shop available
- Ventilation available
- 2 spaces in front with additional parking in rear
- Equipment available upon request
- Easy access to I-695



## REAR PARKING



BUILDING SIZE:

450 SF ±

ZONING:

BL (BUSINESS LOCAL)

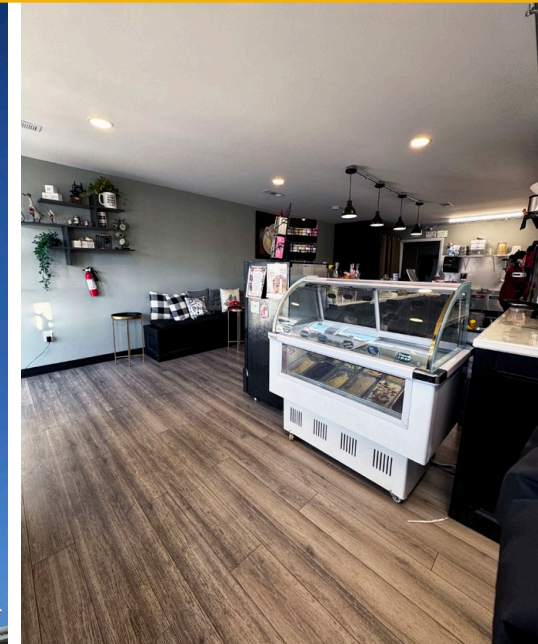
RENTAL RATE:

\$1,600/MO., MODIFIED GROSS



GOOGLE STREET VIEW

# ADDITIONAL PHOTOS



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



5,5656

28,760

97,900

## DAYTIME POPULATION



4,140

20,757

74,058

## AVERAGE HOUSEHOLD INCOME



\$120,263

\$107,589

\$90,706

## NUMBER OF HOUSEHOLDS



2,214

10,791

38,150

## MEDIAN AGE

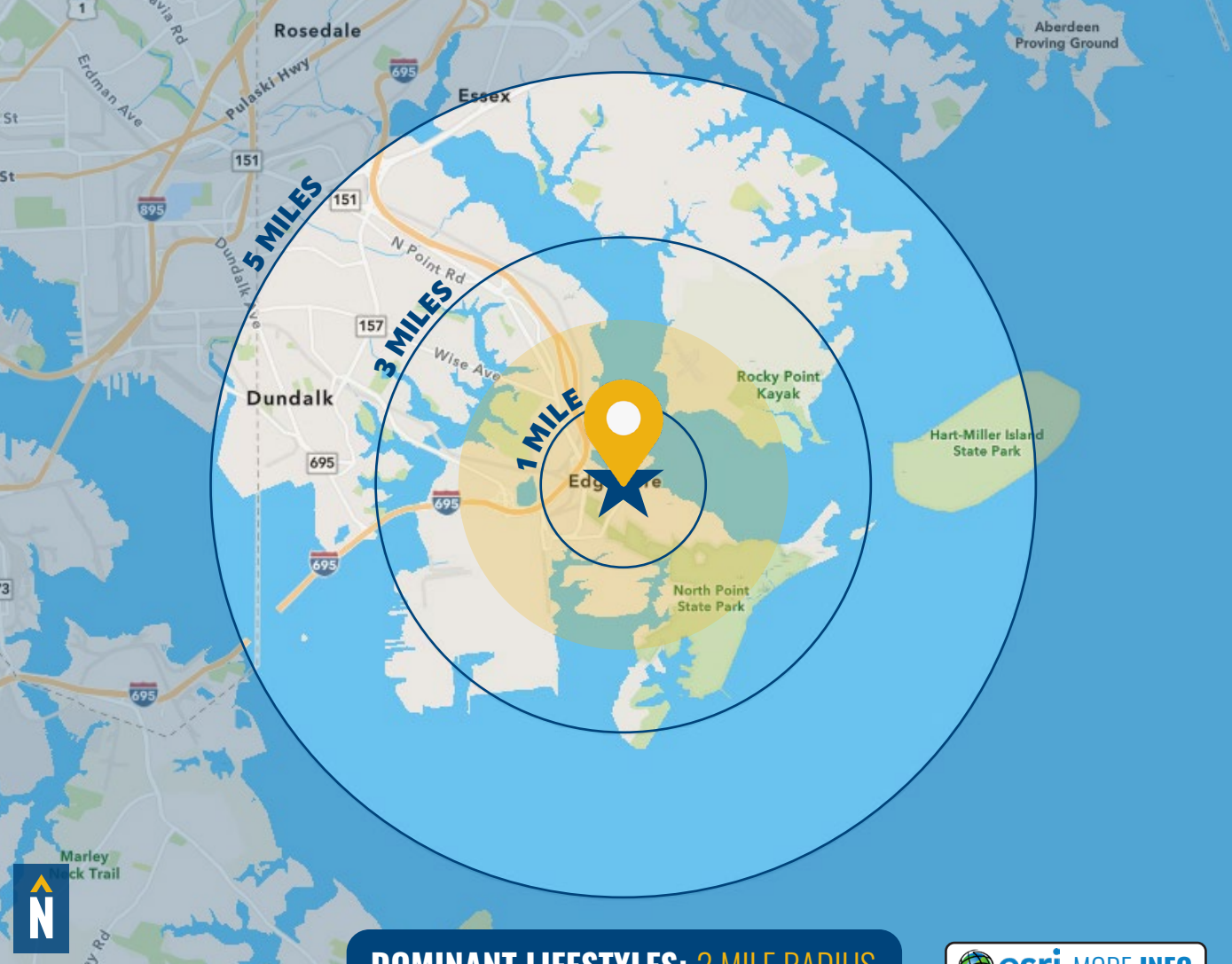


45.5

40.5

39.2

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[esri MORE INFO](#)

**47%** 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.

**16%** SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

**16%** RETIREMENT COMMUNITIES



MEDIAN

AGE: 55.0

HH INCOME: \$80,402

A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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