



NEARBY:



- **Total Building Area:** ±8,838 SF
 - **First Floor Liquor Store:** 5,900 SF + Full Basement (±4,000 SF)
 - **Auto Repair:** 1,134 SF
- **Site Area:** ±0.803 acres (includes parking lot)
- **Occupancy:** 100% leased
- **Zoning:** BL (Business/Retail)
- **Parking:** Private on-site surface parking lot
- **Class A Liquor License Available with Sale**
- **Tenants:**
 - **Catonsville Wine & Spirits** – 30+ year operating history with exceptional sales and deep roots in the community.
 - **Salai Auto Repair** – Stable, service-based tenant offering consistent income with low turnover.





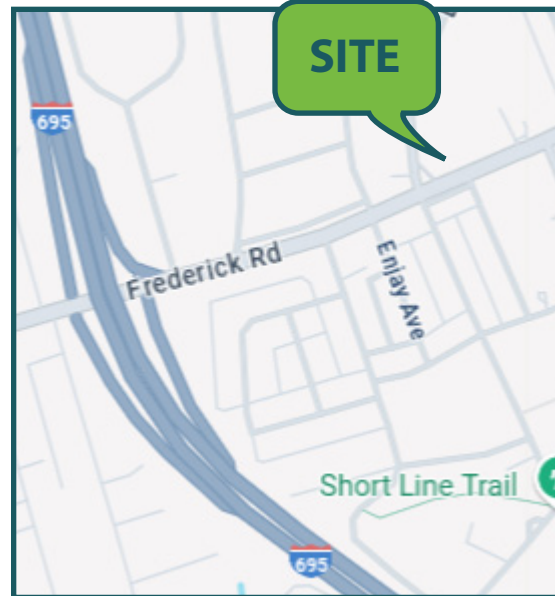
INVESTMENT HIGHLIGHTS

This asset is a stable income-producing investment with built in resilience thanks to its recession-resistant tenancy and prime location in a densely populated corridor. The liquor store tenant is a regional staple with strong repeat customer traffic, limited local competition and demonstrated long-term performance. The supporting tenant complements the anchor, enhancing cross-traffic and providing diversification to the rent roll.

- Strong in-place cash flow from seasoned tenants.
- Below-market rents offer future upside potential.
- Ideal for 1031 exchange investors or long-term hold strategies.
- Owner-user potential for investors seeking a footprint in the retail liquor or auto services market.

Unlock a rare opportunity to acquire a high-performing, multi-tenant retail asset anchored by a legacy liquor store with over 30 years of continuous operation, robust sales performance, and a transferrable liquor license. Strategically positioned on heavily trafficked Frederick Road, this prime property boasts exceptional visibility, strong tenant mix, and long-term upside.

Located in the heart of **Southwest Baltimore County**, this property is ideally situated to serve Catonsville, Halethorpe, and surrounding neighborhoods. The surrounding retail corridor includes national brands and essential services, further reinforcing the location's long-term desirability.



LOCATION HIGHLIGHTS:

- **Vibrant Town Activity:** Catonsville thrives as a popular commuter suburb with a lively, walkable downtown filled with shops, restaurants, galleries, and music venues
- **Top Employers:** Catonsville's top employers include Baltimore County Public Schools, US Social Security Administration, Amazon, UMBC, MedStar Franklin Square, and GBMC.
- **Unparalleled Access:** Located in Western Baltimore County, Catonsville provides easy access to all major highways including I-695, I-95, I-70, I-795, Route 29, and primary retail centers on Frederick Rd, Route 40, and Route 1.
- **Population Density:** Catonsville's population is nearly 45,000 people which equates to about 3,200 people per square mile. With many local businesses on Frederick Rd, this makes for a very walkable area with high foot traffic.

PROPERTY HIGHLIGHTS:

- **Traffic Counts:** ±20,000+ vehicles per day on Frederick Road. ±195,000 vehicles per day on nearby I-695.
- **Demographics:** Dense residential population in the immediate trade area with strong consumer spending.
- **Visibility & Access:** Excellent frontage with prominent signage and multiple ingress/egress points.
- **Retail Void:** No immediate liquor store competition, creating a strong regional draw.

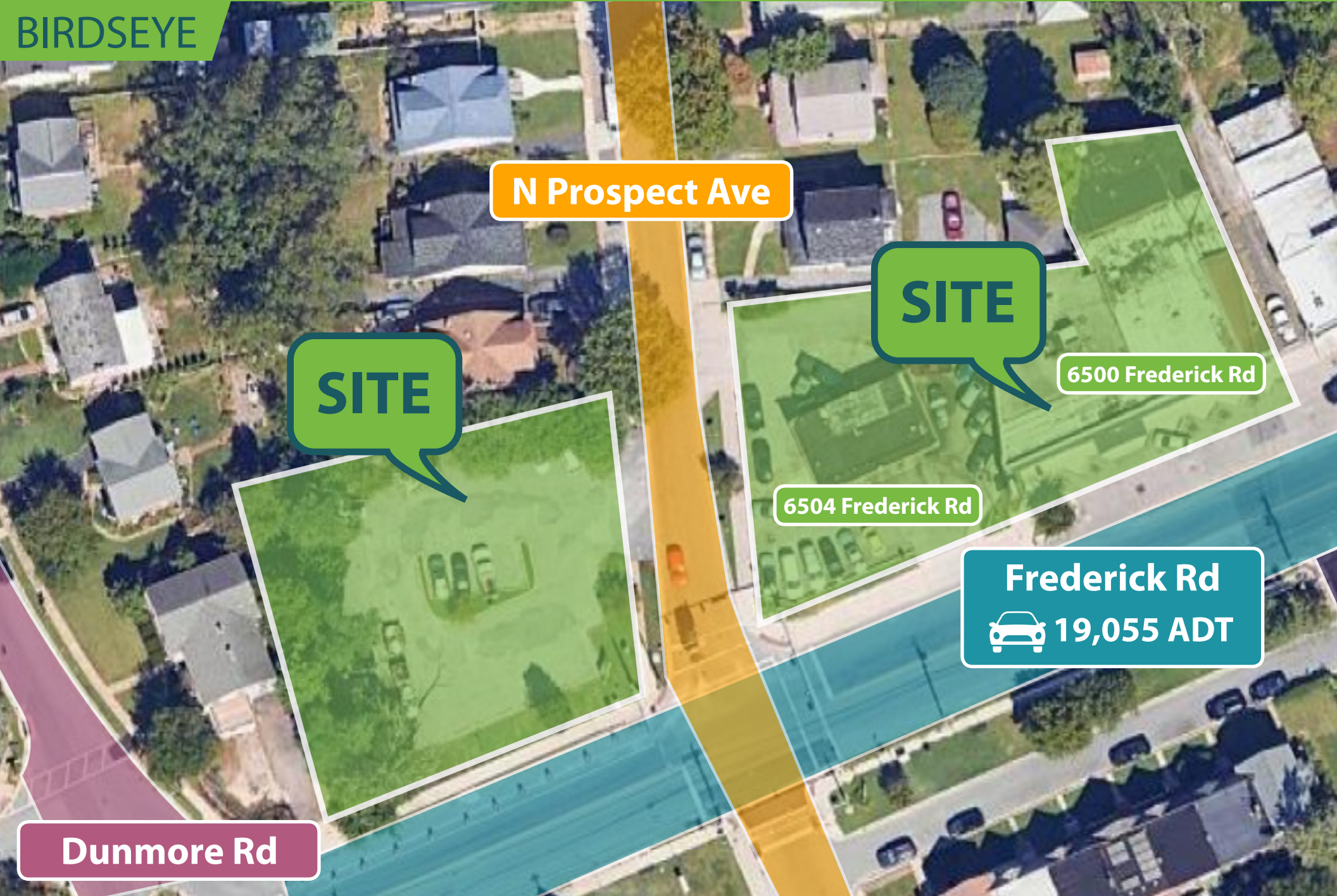




TRADE AREA



BIRDSEYE



N Prospect Ave

SITE

SITE

6500 Frederick Rd

6504 Frederick Rd

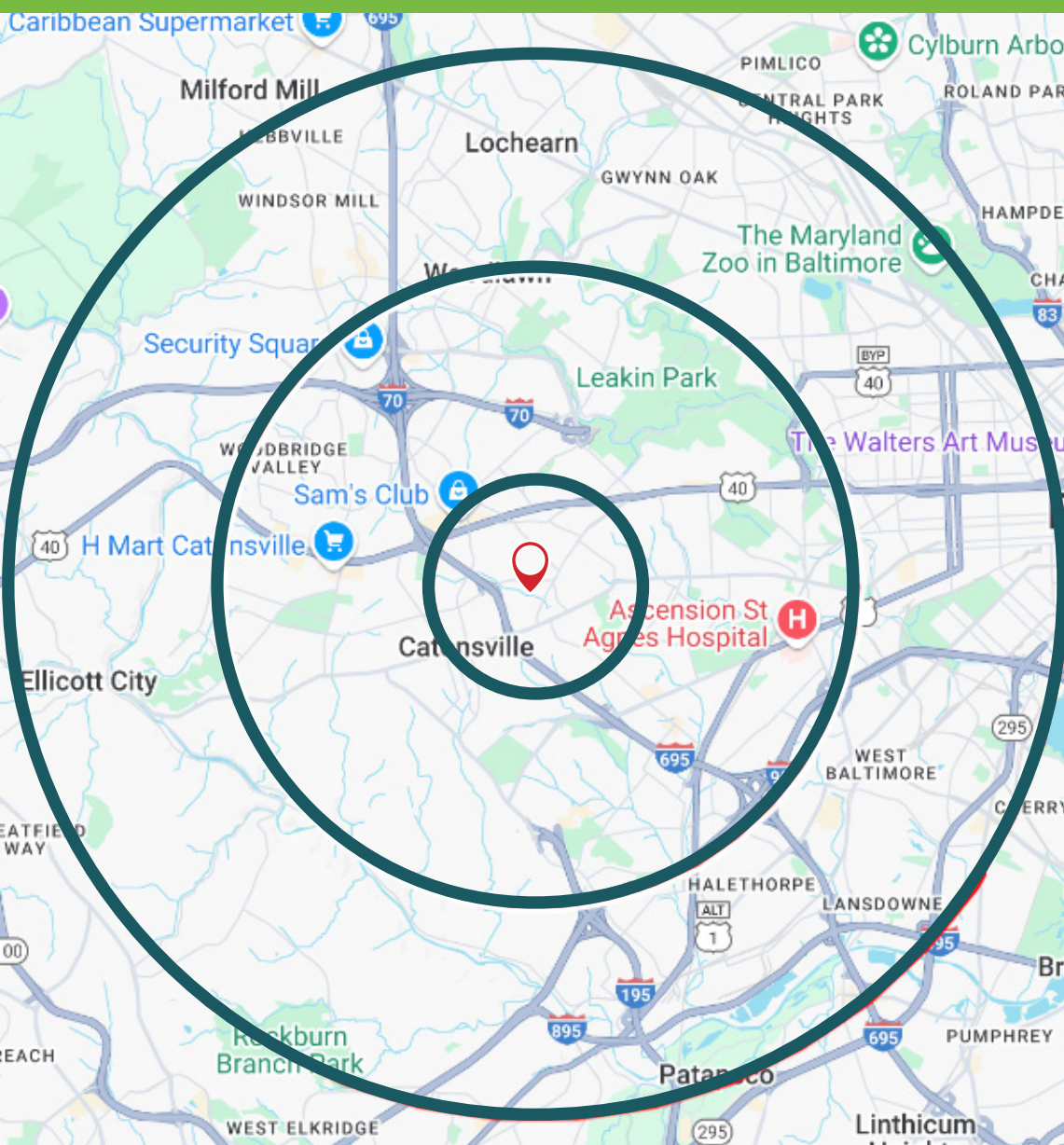
Frederick Rd
🚗 19,055 ADT

Dunmore Rd



PICTURES





DEMOGRAPHICS 2025

1 MILES 3 MILES 5 MILES

Population

13,732 103,764 289,587

Households

4,937 39,463 110,592

Average HH Income

\$128,917 \$74,369 \$95,215





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