

# FOR SALE

**4101 ½ WILKENS AVE.; BALTIMORE, MD.  
\$250,000**



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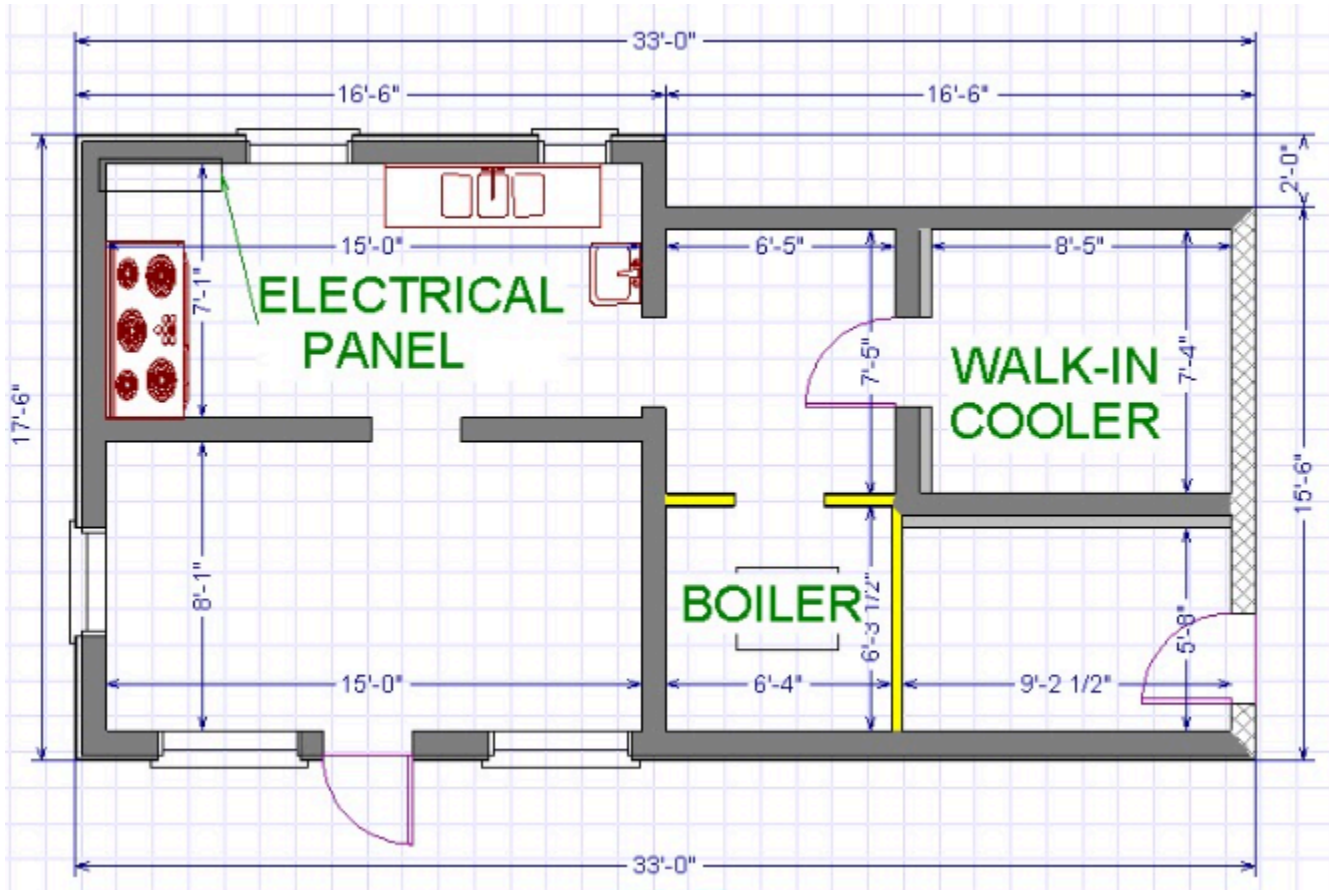
# PROPERTY SUMMARY

## THIS SALE IS CONTINGENT COMPLETION OF A SUB-DIVISION.

The 454 S.F. structure sits on about 6,200 SF of BL zoned property and formerly functioned as a carry-out crab shack and is currently under lease with a deli/convenience store operator. The building consists of a front customer service area with the potential for a table or two and/or a countertop. The rear of the building houses the grill area (hood in place with an ansil system needed); a three compartment sink; an area/rough-in for a wash sink; a walk-in cooler (with a brand new compressor ready for installation) and more. There is also a powder, rear entrance, and plenty of glass in the front of the building. Current tenant is completing all improvements. This building may be purchased separately or together with the two story building next door. Both buildings have been completely remodeled extensively except for the two basement spaces of the main building that are still in shell condition. The remodel includes all new electric, HVAC, plumbing, walls, floor covering, lighting and more. Purchase one building or both. High cap rate. The property sits directly on Wilkens Ave. in Baltimore County close to the city line and a short distance to St. Agnes Hospital just one mile inside the beltway.

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# FLOOR PLANS



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Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industri...</b>	<b>28,280</b>	<b>3,031</b>	<b>9</b>	<b>223,669</b>	<b>23,639</b>	<b>9</b>	<b>591,904</b>	<b>70,684</b>	<b>8</b>
Trade Transportation & Uti...	3,875	393	10	23,353	2,436	10	72,574	7,365	10
Information	460	43	11	5,449	419	13	17,002	1,153	15
Financial Activities	975	213	5	14,615	2,422	6	41,868	6,858	6
Professional & Business S...	3,500	439	8	36,024	3,797	9	93,393	10,463	9
Education & Health Services	13,865	1,382	10	64,628	9,630	7	195,024	31,861	6
Leisure & Hospitality	2,087	176	12	24,651	1,723	14	65,221	4,632	14
Other Services	2,818	363	8	16,147	2,775	6	41,114	7,550	5
Public Administration	700	22	32	38,802	437	89	65,708	802	82
<b>Goods-Producing Industries</b>	<b>3,778</b>	<b>326</b>	<b>12</b>	<b>16,033</b>	<b>1,482</b>	<b>11</b>	<b>57,989</b>	<b>4,436</b>	<b>13</b>
Natural Resources & Mining	37	5	7	168	27	6	348	84	4
Construction	2,376	220	11	8,659	1,024	8	24,886	3,045	8
Manufacturing	1,365	101	14	7,206	431	17	32,755	1,307	25
<b>Total Daytime Employment</b>	<b>32,058</b>	<b>3,357</b>	<b>10</b>	<b>239,702</b>	<b>25,121</b>	<b>10</b>	<b>649,893</b>	<b>75,120</b>	<b>9</b>

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## Consumer Spending By Industry

2025 2030

Radius	2 miles			5 miles			10 miles		
Expand All	Total Spe...	Avg Househ...	Per Capita	Total Spe...	Avg Househ...	Per Capita	Total Spe...	Avg Househ...	Per Capita
Apparel	\$37,994,...	\$1,572	\$603	\$234,967...	\$1,523	\$634	\$796,013,...	\$1,654	\$660
Entertainment, Hobbies & P...	\$102,788,...	\$4,252	\$1,632	\$632,065...	\$4,096	\$1,706	\$2,175,94...	\$4,521	\$1,804
Food & Alcohol	\$180,710,...	\$7,476	\$2,870	\$1,110,46...	\$7,197	\$2,998	\$3,831,4...	\$7,961	\$3,177
Household	\$106,519,...	\$4,407	\$1,692	\$653,322...	\$4,234	\$1,764	\$2,375,7...	\$4,936	\$1,970
Transportation & Maintena...	\$154,158,...	\$6,377	\$2,448	\$954,869...	\$6,188	\$2,578	\$3,422,0...	\$7,110	\$2,838
Health Care	\$30,731,7...	\$1,271	\$488	\$179,672,...	\$1,164	\$485	\$643,048...	\$1,336	\$533
Education & Daycare	\$36,503,...	\$1,510	\$580	\$237,776,...	\$1,541	\$642	\$913,415,...	\$1,898	\$757
<b>Total Specified Consumer ...</b>	<b>\$649,406...</b>	<b>\$26,865</b>	<b>\$10,313</b>	<b>\$4,003,1...</b>	<b>\$25,943</b>	<b>\$10,806</b>	<b>\$14,157,7...</b>	<b>\$29,415</b>	<b>\$11,739</b>

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