



**EXIT ON THE BAY REALTY**

IS PROUD TO PRESENT

**5100 PENNINGTON AVE, CURTIS  
BAY, MD 21226**



**David Kaufmann**  
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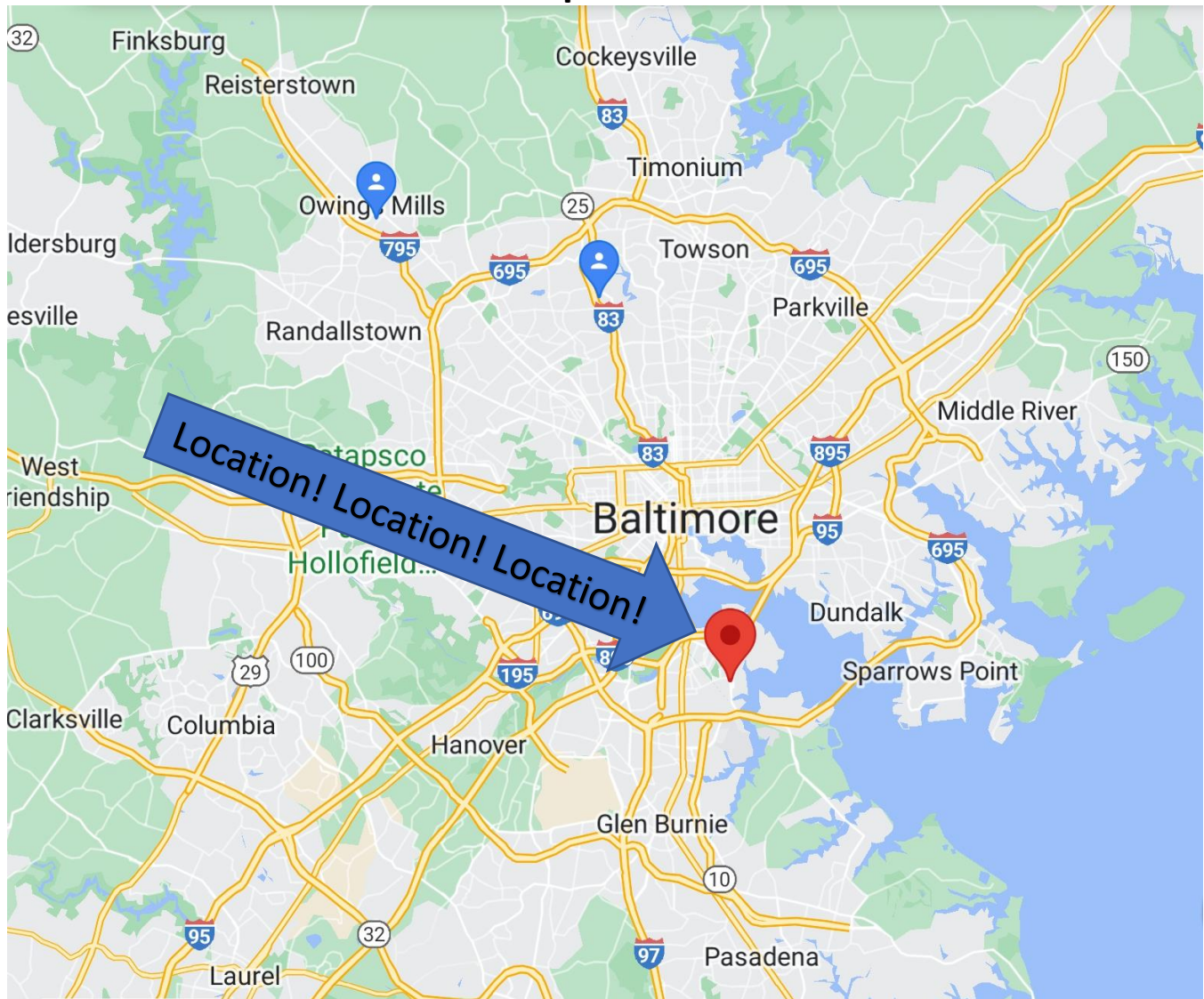


**BJ Kilby**  
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# 5100 PENNINGTON

Contently located allowing easy access from the greater Baltimore metropolitan area



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## Building Characteristics

Total SQFT: 2,450 / Bldg Footprint SQFT: 2,450 / Stories: 1.00

Total Units: 1 / Abv Grd Fin SQFT: 2,450 / Fireplace Total: 0

Bldg Condition: Average / Stories Desc: 1.00 / Heat Delivery:  
Forced Air

Outbuilding: Warehouse / Property Class Code: I / Year Built: 1972

Other Amenities: Fencing 6 Feet / Sec 2 Area: 2450 / Sec 2 Story Type:

Sec 2 Description: Base Area (Commercial buildings)

## Codes & Descriptions

Land Use: I Industrial / County Legal Desc: 80X105 / Use Type: Light  
Manufacturing

Lot Characteristics Site Influence: COMMERCIAL/INDUSTRIAL

Sq Ft: 8,407

Acres: 0.1930

Roads: Paved

Zoning: I-2

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## Trade Area Report

Curtis Bay, MD 21226

### Criteria Used for Analysis

Income:  
Median Household Income  
**\$75,306**

Age:  
Median Age  
**36.4**

Population Stats:  
Total Population  
**7,230**

Segmentation:  
1st Dominant Segment  
**Soccer Moms**

### Consumer Segmentation

#### Life Mode

What are the people like that live in this area?

#### Family Landscapes

Successful younger families in newer housing

#### Urbanization

Where do people live that usually live?

#### Suburban Periphery

Affluence in the suburbs, married couple-families, longer commutes

Top Tapestry Segments	Soccer Moms	Enterprising Professionals	Fresh Ambitions	Front Porches	Handscobble Road
% of Households	930 (33.5%)	788 (28.4%)	602 (21.7%)	426 (15.3%)	20 (0.7%)
Lifestyle Group	Family Landscapes	Upscale Avenues	Next Wave	Middle Ground	Middle Ground
Urbanization Group	Suburban Periphery	Suburban Periphery	Principal Urban Centers	Metro Cities	Metro Cities
Residence Type	Single Family	Multi-Units, Single Family	Multi-Unit Rentals, Single Family	Multi-Units, Single Family	Single Family
Household Type	Married Couples	Married Couples	Single Parents	Married Couples	Singles
Average Household Size	2.96	2.46	3.13	2.55	2.64
Median Age	36.6	34.8	28	34.2	31.7
Diversity Index	48.3	71.2	90.1	70.4	74.2
Median Household Income	\$84,000	\$77,000	\$26,000	\$39,000	\$26,000
Median Net Worth	\$252,000	\$78,000	\$11,000	\$21,000	\$12,000
Median Home Value	\$226,000	\$295,000	-	-	-
Homeownership	85.5 %	52.3 %	27.8 %	47.8 %	41.2 %
Average Monthly Rent	-	-	\$840	\$890	\$690
Employment	Professional or Management	Professional or Management	Services	Services, Professional or Administration	Services or Administration
Education	College Degree	College Degree	No High School Diploma	High School Graduate	High School Graduate
Preferred Activities	Go jogging, biking, target shooting. Visit theme parks, zoos.	Gamble; visit museums. Buy trendy clothes online.	Own cell phones. Buy baby/children's products.	Go online for games; visit dating websites, chat rooms. Play bingo, video games.	Play basketball, football, volleyball. Shop via sales rep, QVC or HSN.
Financial	Carry high level of debt	Own 401(k) through work	Wire money back home	Have loans to pay bills	Invest in retirement savings, stocks, bonds
Media	Shop, bank online	Watch movies, TV on demand; use tablets	Subscribe to cable TV; watch Spanish TV	Watch Comedy Central, Nickelodeon, PBS Kids Sprout	Listen to gospel, rap, hip-hop and R&B music
Vehicle	Own 2+ vehicles (minivans, SUVs)	Own or lease an imported sedan	Own vehicle; take public transportation	Enjoy fun-to-drive cars	Own 1-2 vehicles

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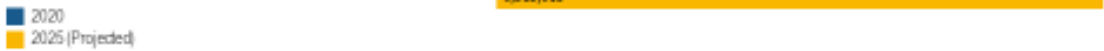
## Curtis Bay, MD 21226: Population Comparison

### Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

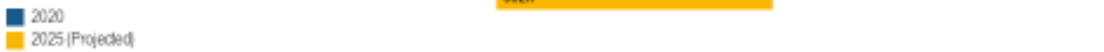


### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



### Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2020, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

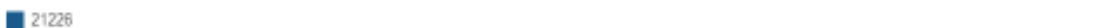


### Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

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## Curtis Bay, MD 21226: Age Comparison

### Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020  
■ 2025 (Projected)



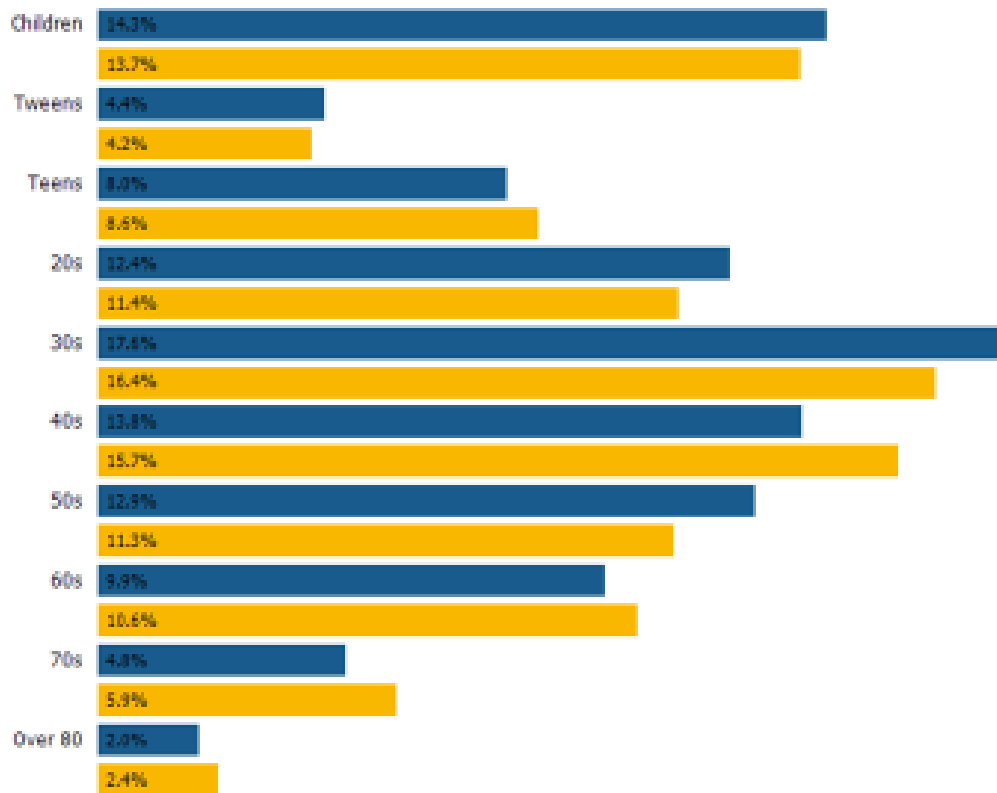
### Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020  
■ 2025 (Projected)



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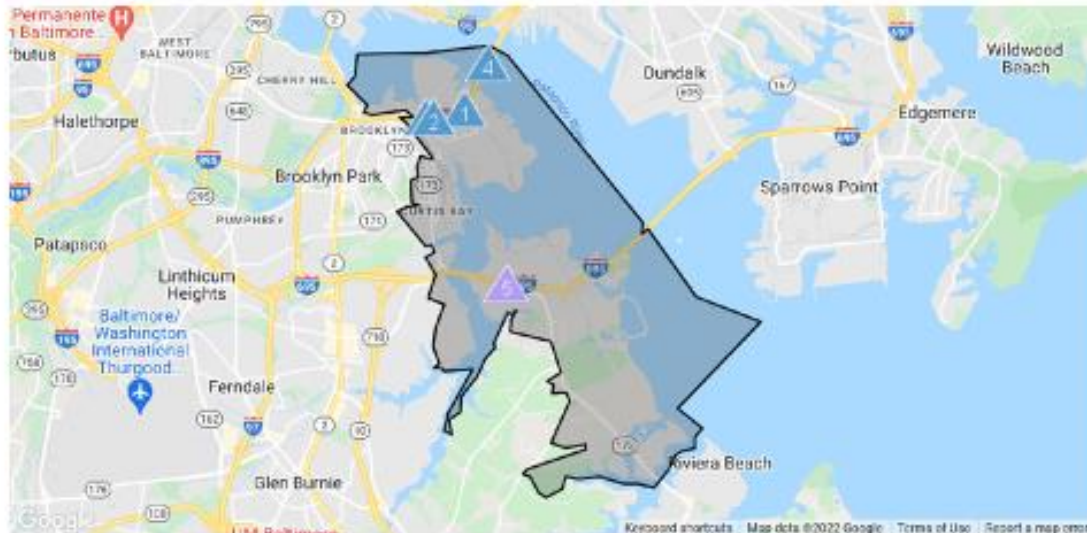
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## Traffic Counts



Daily Traffic Counts: ▲ Up to 6,000 / day ▲ 8,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲  
**77,691**  
2021 Est. daily traffic counts

Street: Harbor Tunnel Thruway  
Cross: Vera St  
Cross Dir: SE  
Dist: 0.14 miles

### Historical counts

Year	Count	Type
2017	▲ 77,814	AADT

▲  
**75,398**  
2021 Est. daily traffic counts

Street: Harbor Tunnel Thruway  
Cross: Childs St  
Cross Dir: W  
Dist: 0.12 miles

### Historical counts

Year	Count	Type
2018	▲ 75,488	AADT

▲  
**69,382**  
2021 Est. daily traffic counts

Street: I-895  
Cross: Franklin Ave  
Cross Dir: W  
Dist: 0.19 miles

### Historical counts

Year	Count	Type
2012	▲ 66,974	AADT
2011	▲ 70,542	AADT
2010	▲ 70,287	AADT
2009	▲ 70,063	AADT
2007	▲ 71,388	AADT

▲  
**68,601**  
2021 Est. daily traffic counts

Street: I-895  
Cross: Leland Ave  
Cross Dir: NE  
Dist: 0.26 miles

### Historical counts

Year	Count	Type
2012	▲ 66,974	AADT
2003	▲ 70,604	AADT
2002	▲ 67,260	AADT
2001	▲ 65,344	AADT
2000	▲ 64,120	AADT

▲  
**39,352**  
2021 Est. daily traffic counts

Street: I-695  
Cross: Chemical Rd  
Cross Dir: W  
Dist: 0.33 miles

### Historical counts

Year	Count	Type
2012	▲ 38,132	AADT
2011	▲ 38,441	AADT
2010	▲ 38,290	AADT
2009	▲ 41,812	AADT
2008	▲ 41,811	AADT

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*INSTITUTE for  
LUXURY HOME  
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**WE WORK TOGETHER**



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