

FOR SALE

5721-5725 MAIN STREET, ELKRIDGE, MD 21075

PRICE: \$775,000



ELangert@TheLangertGroup.com

FOR MORE INFORMATION PLEASE CONTACT

EVAN LANGERT

Principal/Owner

Cell: (650) 714-3826

Direct Line (443) 529-0505

Email: elangert@thelangertroup.com

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AERIAL

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LOT SIZE

.47 Acres

BUILDING SIZE

4,612 SF

ZONING

Zoned B1

HIGHLIGHTS

- One block from Route 1
- Two blocks from the entrance to Route 895
- Close to Route 195
- 7 minutes to BWI-Thurgood Marshall Airport
- Property includes large metal warehouse



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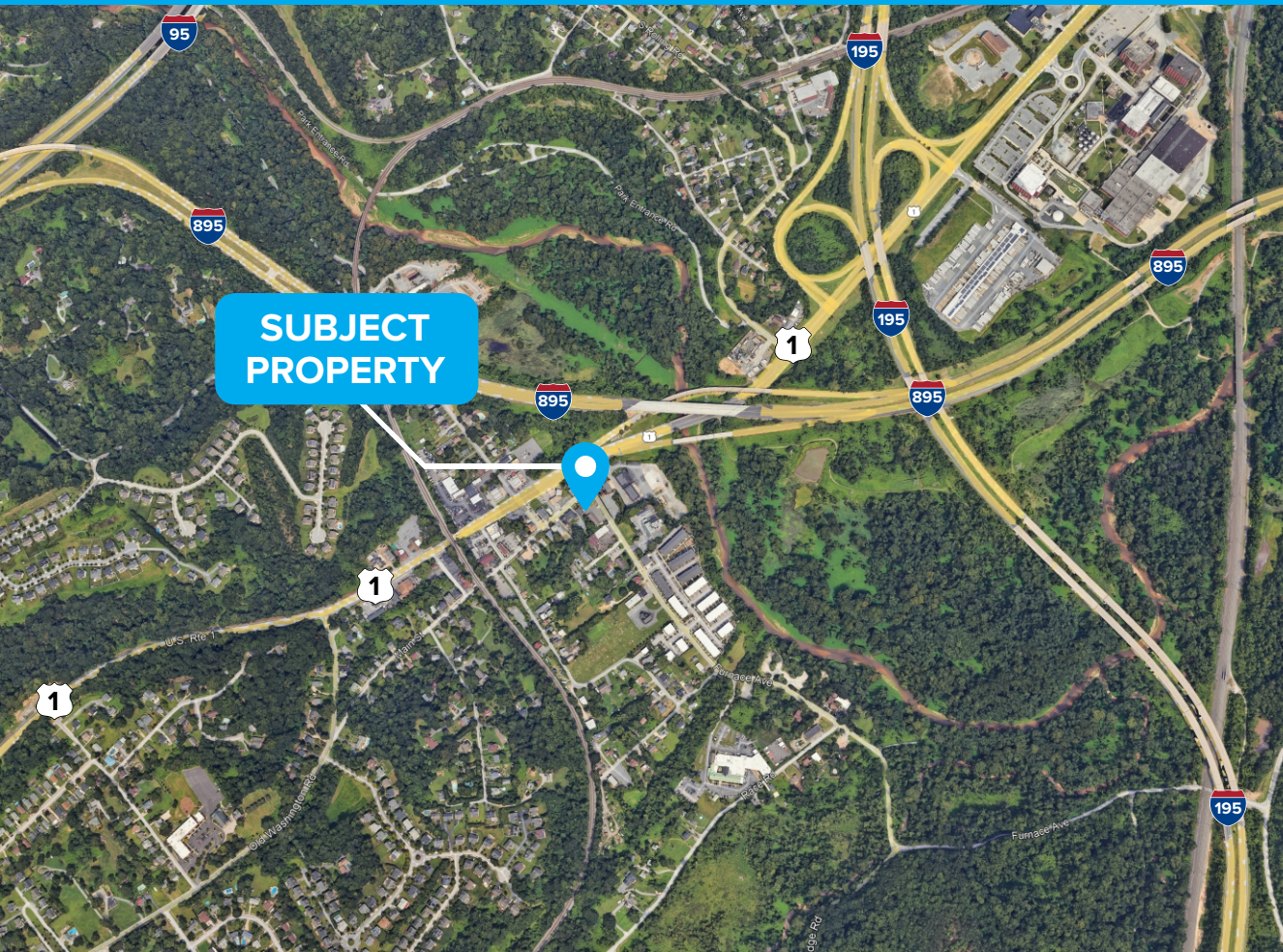
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LOCAL AERIAL

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SUMMARY

Rare opportunity to own ,47 acres of land located a block from Route 1 and right at exit from Route 1 onto I-895. The area is also very close to I-195 and Route 100, and is just seven minutes from BWI-Thurgood Marshall Airport. It is also approximately one mile south of the Guinness Open Gate Brewery. The property consists of an approximately 3,200 sf metal warehouse building and a mixed-use building totaling approximately 4,612 sf. The property was constructed over 200 years ago, and was originally known as Pocock's store. The main level is mainly unfinished and needs work. Historic designations may entitle the owner to various tax credits for improvements to be made to the property.



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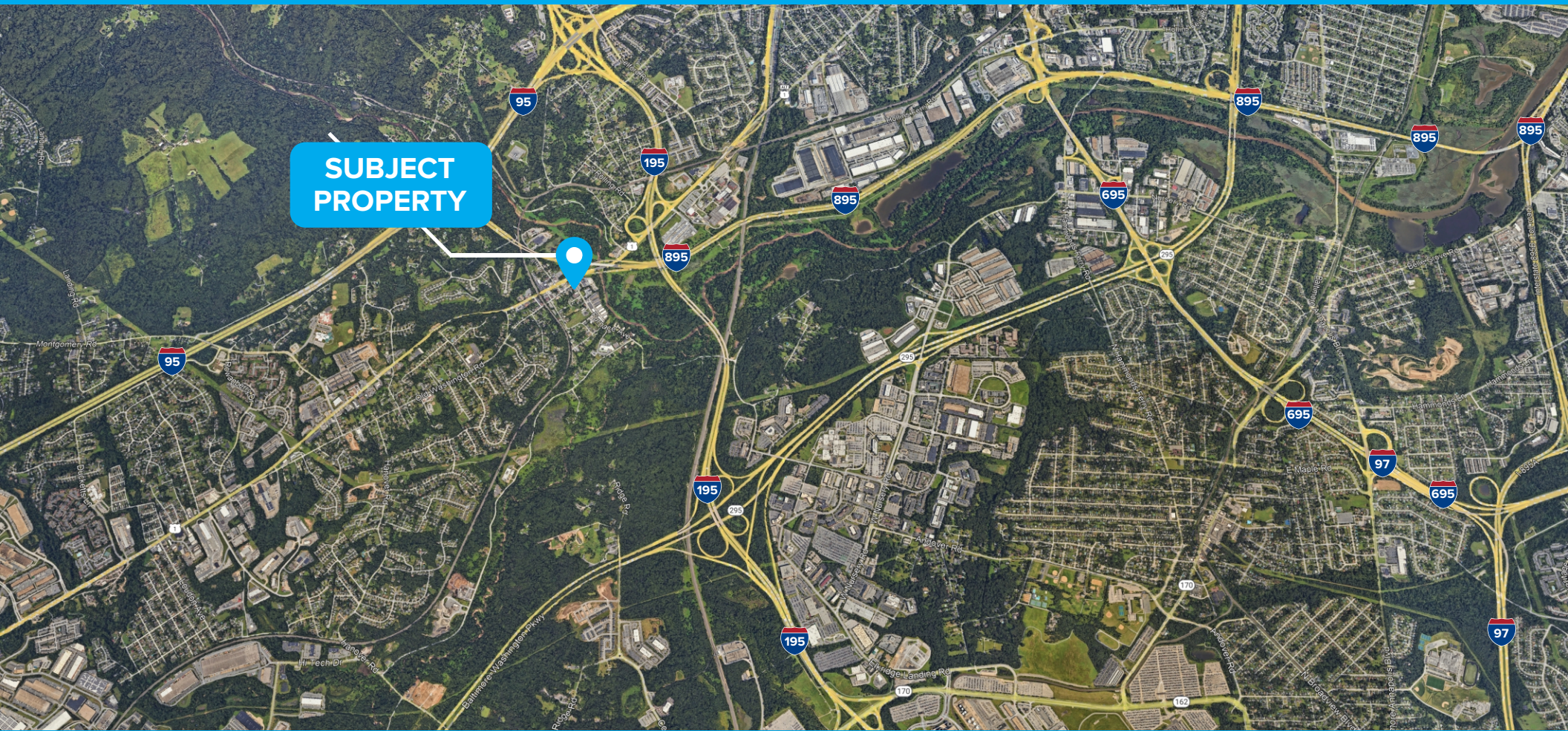
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AERIAL MAP

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DEMOGRAPHICS

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2024 POPULATION

1 Mile	3 Mile	5 Mile
3,921	48,548	211,287

MEDIAN AGE

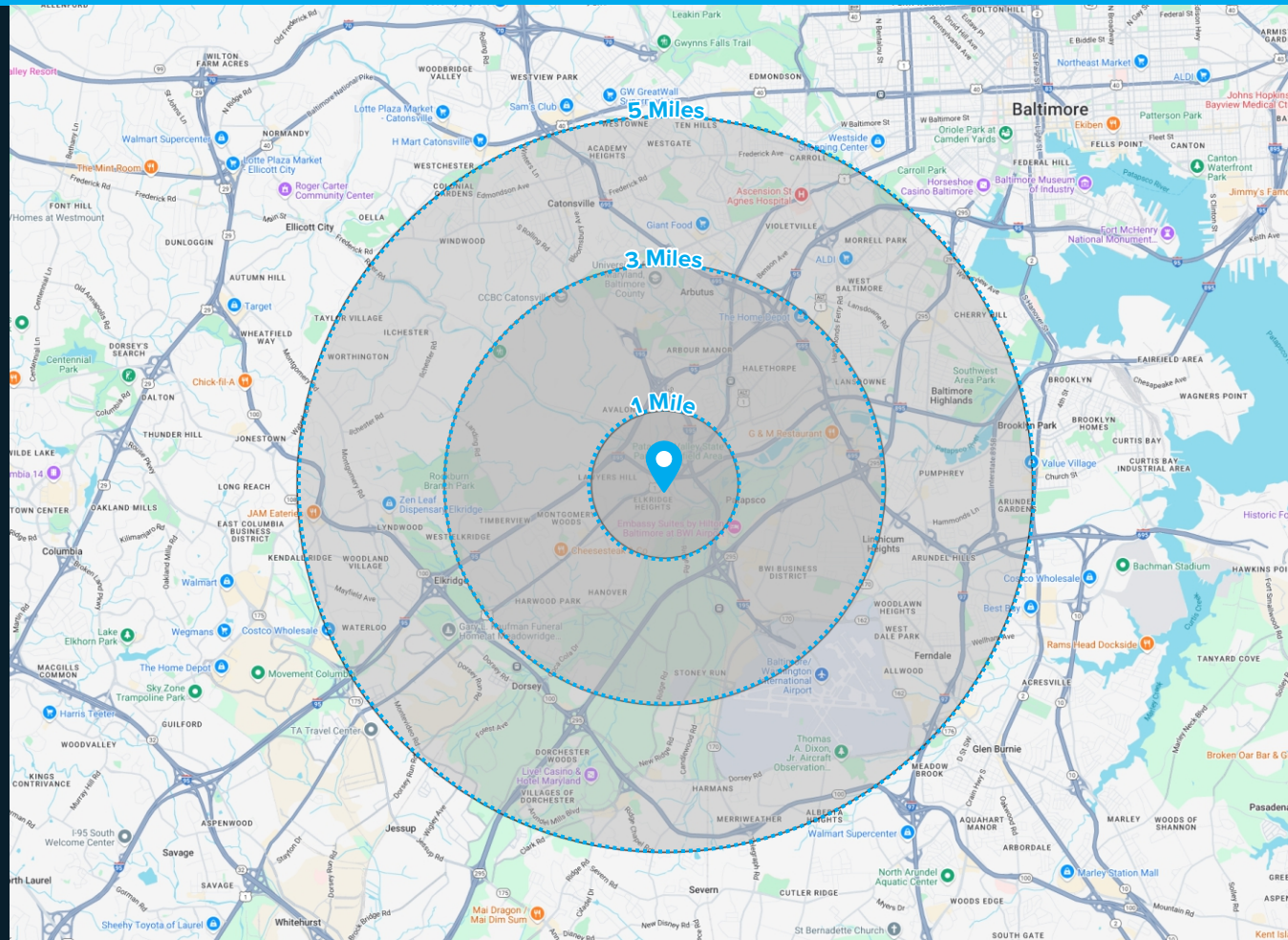
1 Mile	3 Mile	5 Mile
39.9	35.3	37.4

BACHELOR'S DEGREE OR HIGHER

1 Mile	3 Mile	5 Mile
49%	40%	37%

MEDIAN HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$130,655	\$112,932	\$89,195



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