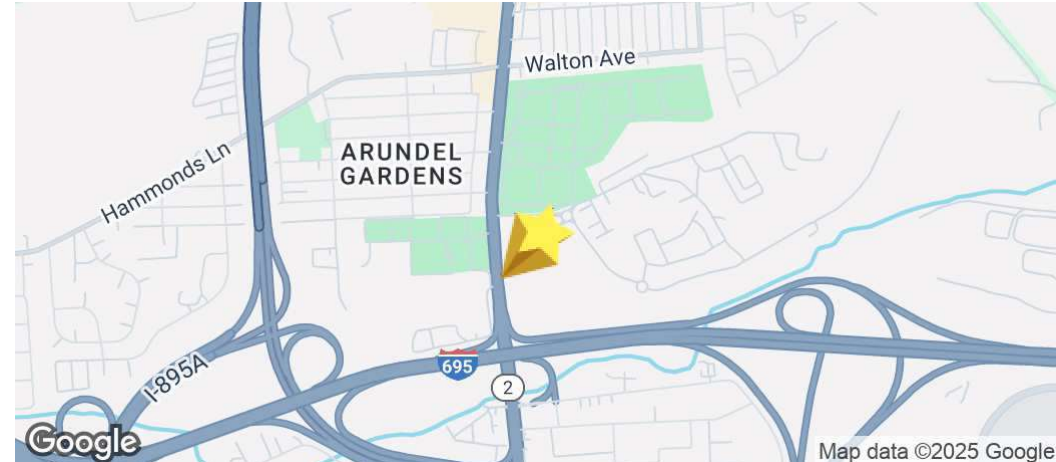


FOR SALE INDUSTRIAL BUILDING

6027 RITCHIE HIGHWAY

Brooklyn Park, MD 21225



OFFERING SUMMARY

Sale Price: \$1,750,000

Lot Size: 0.38 Acres

Building Size: 8,095+/-

Price / SF: \$216.18

PROPERTY OVERVIEW

Located on the heavily trafficked Ritchie Highway corridor, this 8,095+/- SF industrial building on a 0.38-acre lot offers exceptional visibility and signage. Zoned C-3, the property is available for sale including an ongoing muffler repair business. This is a strong owner user opportunity in the heart of Brooklyn, MD. Sale price of \$1,750,000 includes the industrial building and business. No ending inventory included.

PROPERTY HIGHLIGHTS

- C-3 zoning
- 5 drive in bays
- Lifts
- Signage
- High Visibility, High Traffic 40,000 +/- cars drive by daily
- lift that can accommodate school buses and rv's

Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

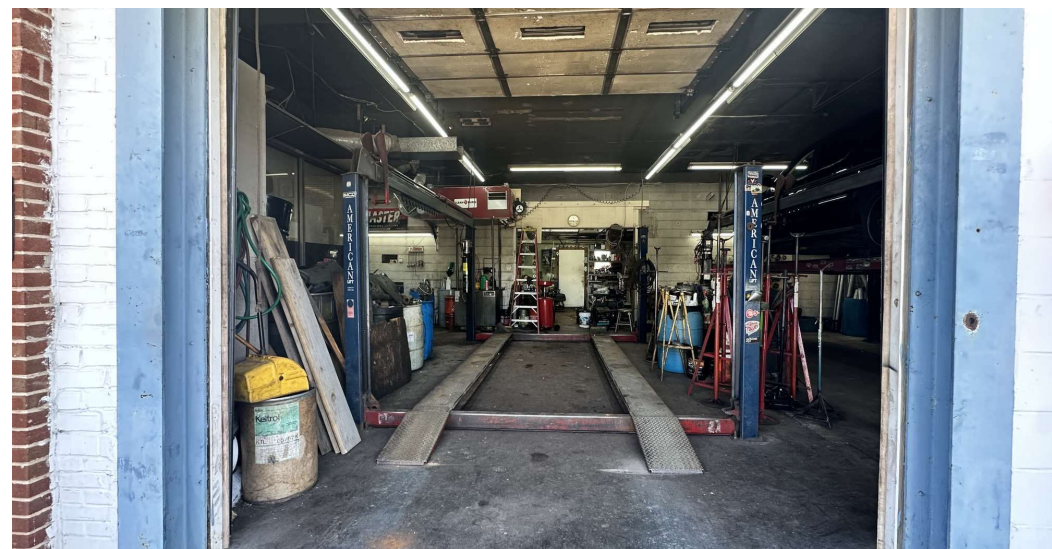
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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

FOR SALE INDUSTRIAL BUILDING

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Brooklyn Park, MD 21225



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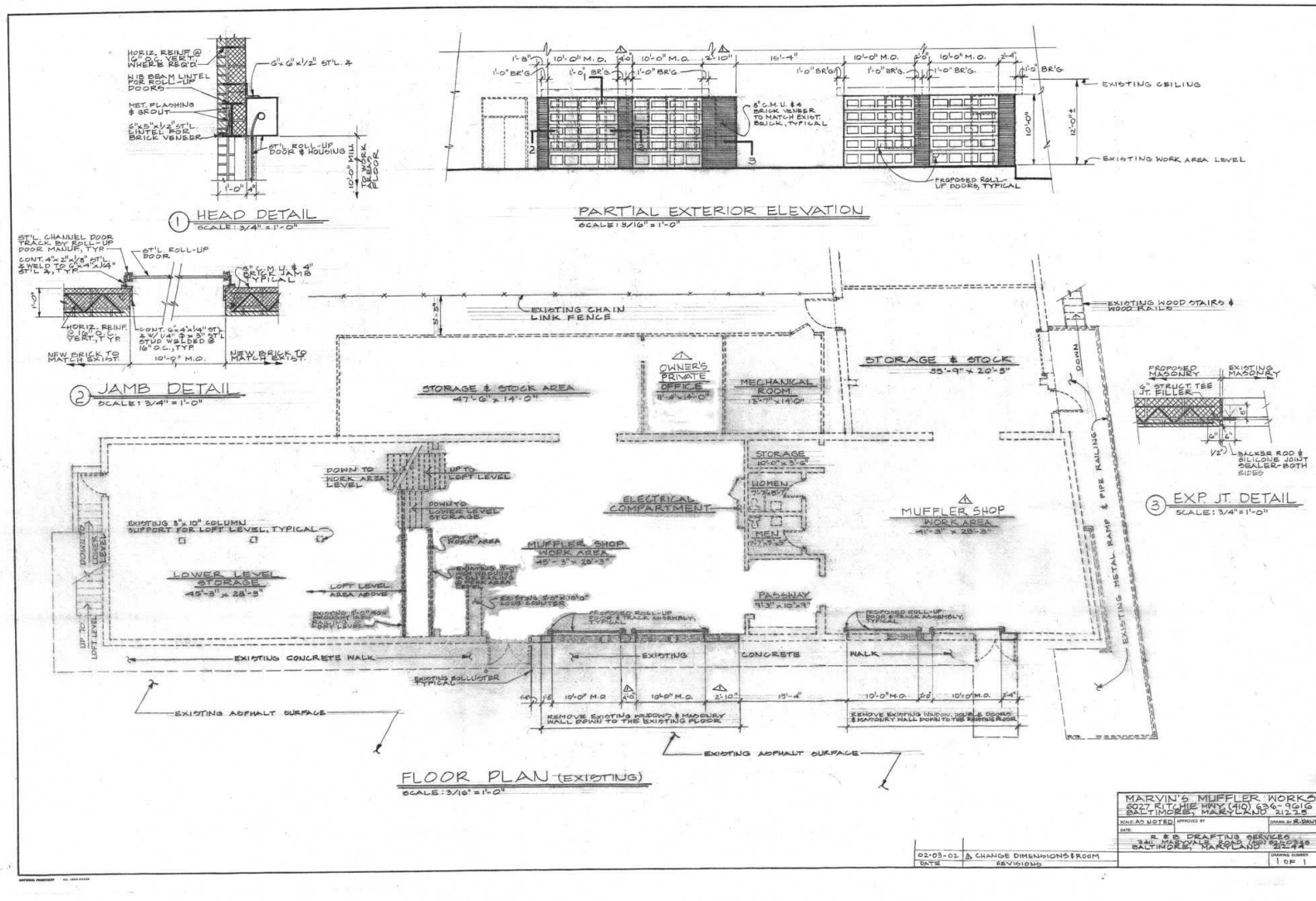
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BUILDING SITE PLAN

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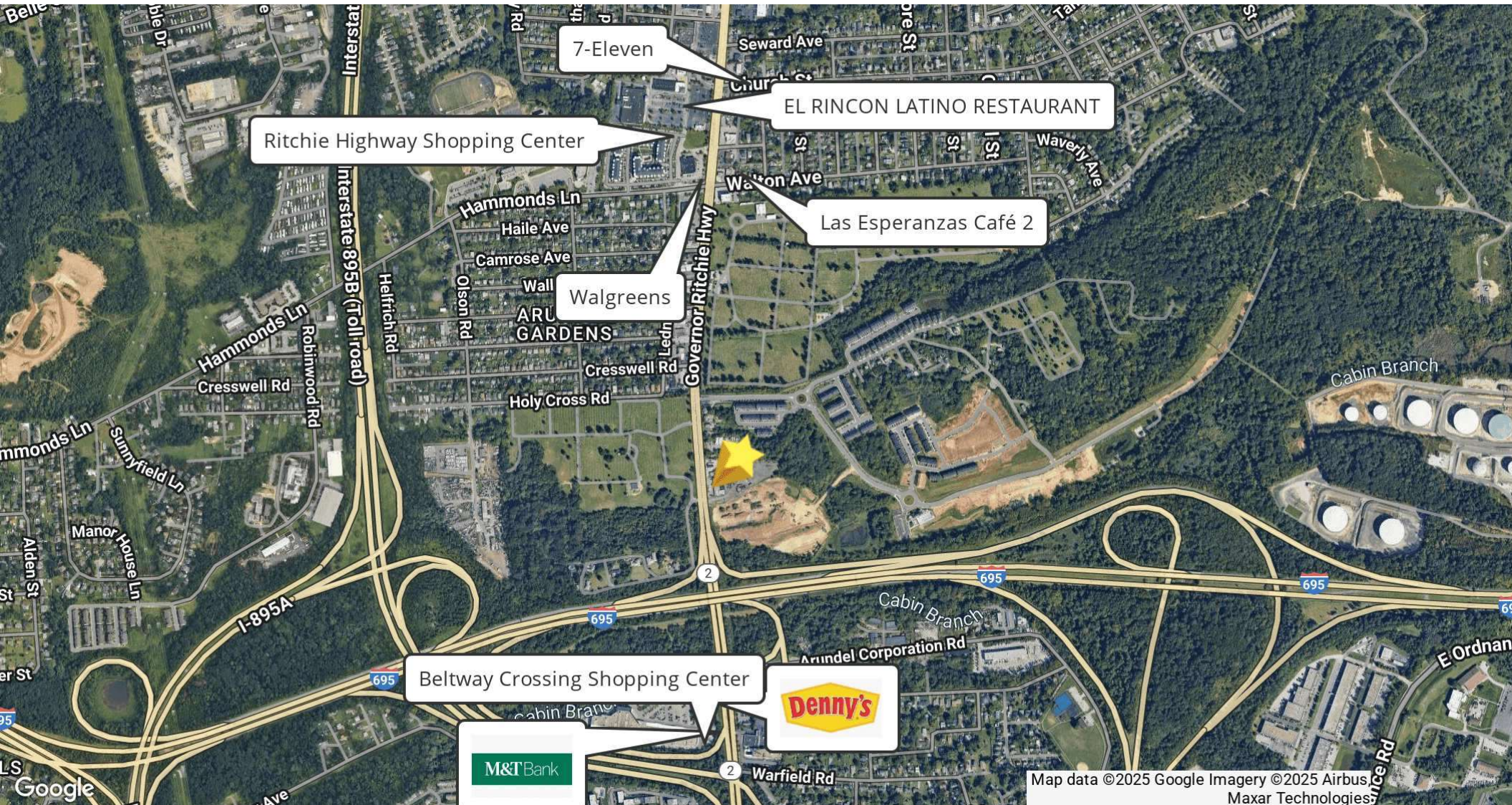
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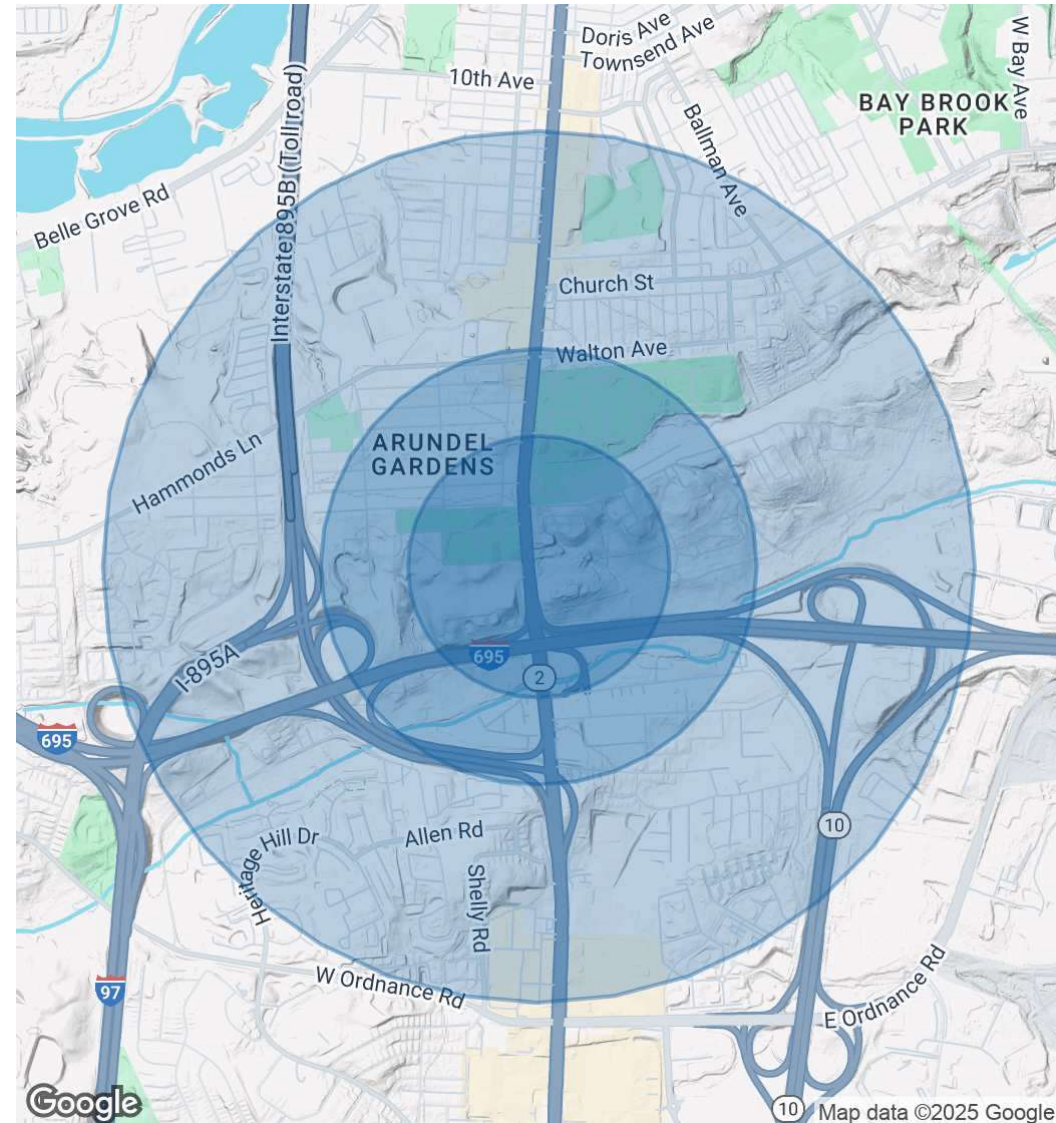
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	239	1,423	13,384
Average Age	41	41	39
Average Age (Male)	39	39	37
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	466	5,063
# of Persons per HH	2.9	3.1	2.6
Average HH Income	\$99,261	\$94,509	\$89,507
Average House Value	\$285,438	\$299,976	\$267,990

Demographics data derived from AlphaMap



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