

FOR SALE

■
5602
BALTIMORE
NATIONAL
PIKE

BALTIMORE, MARYLAND
21228



mfi realty

**5602
BALTIMORE
NATIONAL
PIKE**

- **Free standing retail & office building for sale**
- **Sale includes ownership of 5617 Johnnycake Road, a fully leased residential property next door**
- **Building Size: 47,175 SF**
- **Recently modernized elevators**
- **Building is located on Route 40 (Baltimore National Pike)**
- **.73 miles from I-695 Beltway**
- **Over 32,000 cars passing by daily**
- **Tremendous value add potential in the lease up**
- **Ideal for owner occupier**



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DEMOGRAPHICS & HIGHLIGHTS



47,175 SF
OFFICE & RETAIL

32,000
AADT

7
FLOORS

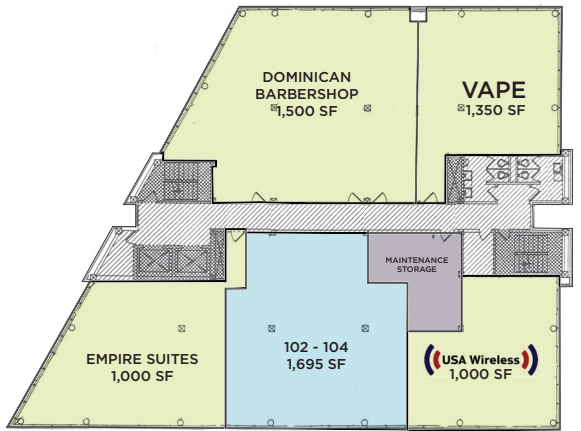
	1 MI	3 MI	5 MI
POPULATION	22,616	133,059	331,800
AVG HH INC	\$98,589	\$118,497	\$115,371
DAYTIME POP	5,348	58,321	130,060

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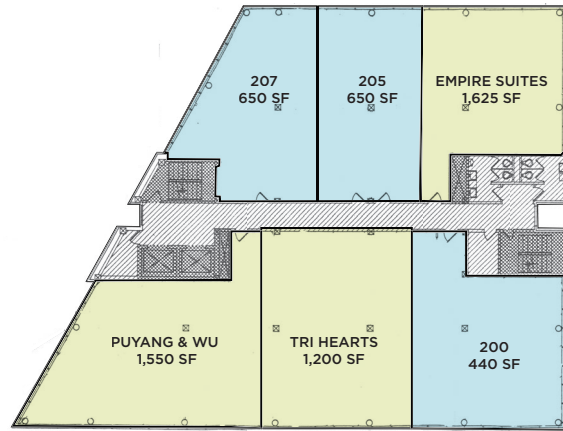
AREA COMPS

	6797 DORSEY RD ELKRIDGE, MD	6665 SECURITY BLVD WOODLAWN, MD	9160 GUILFORD RD COLUMBIA, MD	5205 BALTIMORE NATIONAL PK BALTIMORE, MD
SALE PRICE:	\$4.2M	\$3.27M	\$4.1M	\$857K
SQUARE FOOT:	56,392	30,802	36,295	9,091
SALE PRICE / SF:	\$74.48	\$106.06	\$112.96	\$94.32
SALE DATE:	DECEMBER 2023	NOVEMBER 2024	NOVEMBER 2023	MAY 2023
YEAR BUILT:	1986	1967	1984	1985
NOTES:	44% VACANT AT TIME OF SALE 2 STAR OFFICE BUILDING		50% VACANT AT TIME OF SALE	

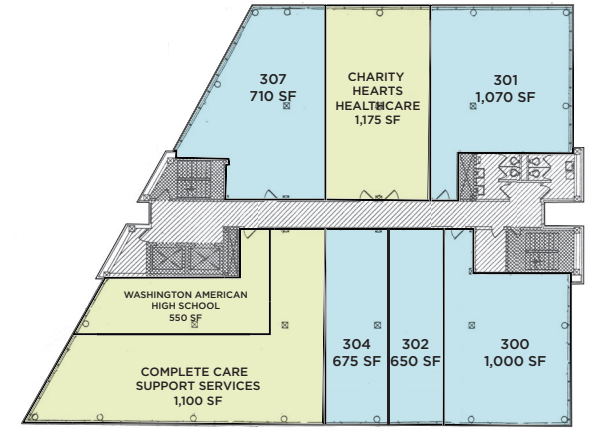
BUILDING FLOOR PLANS



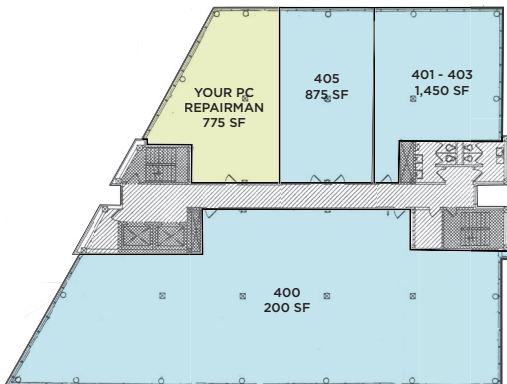
FLOOR 1 (ENTRY LEVEL)



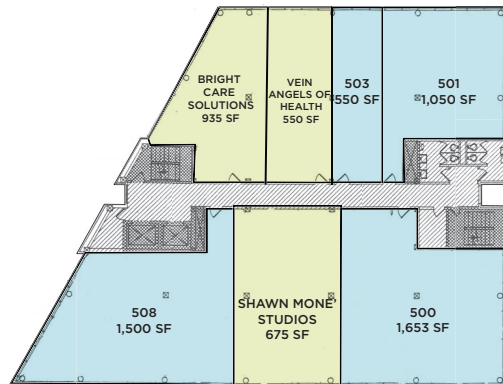
FLOOR 2



FLOOR 3



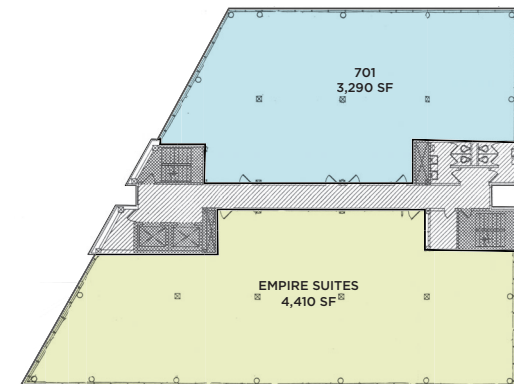
FLOOR 4



FLOOR 5



FLOOR 6



FLOOR 7

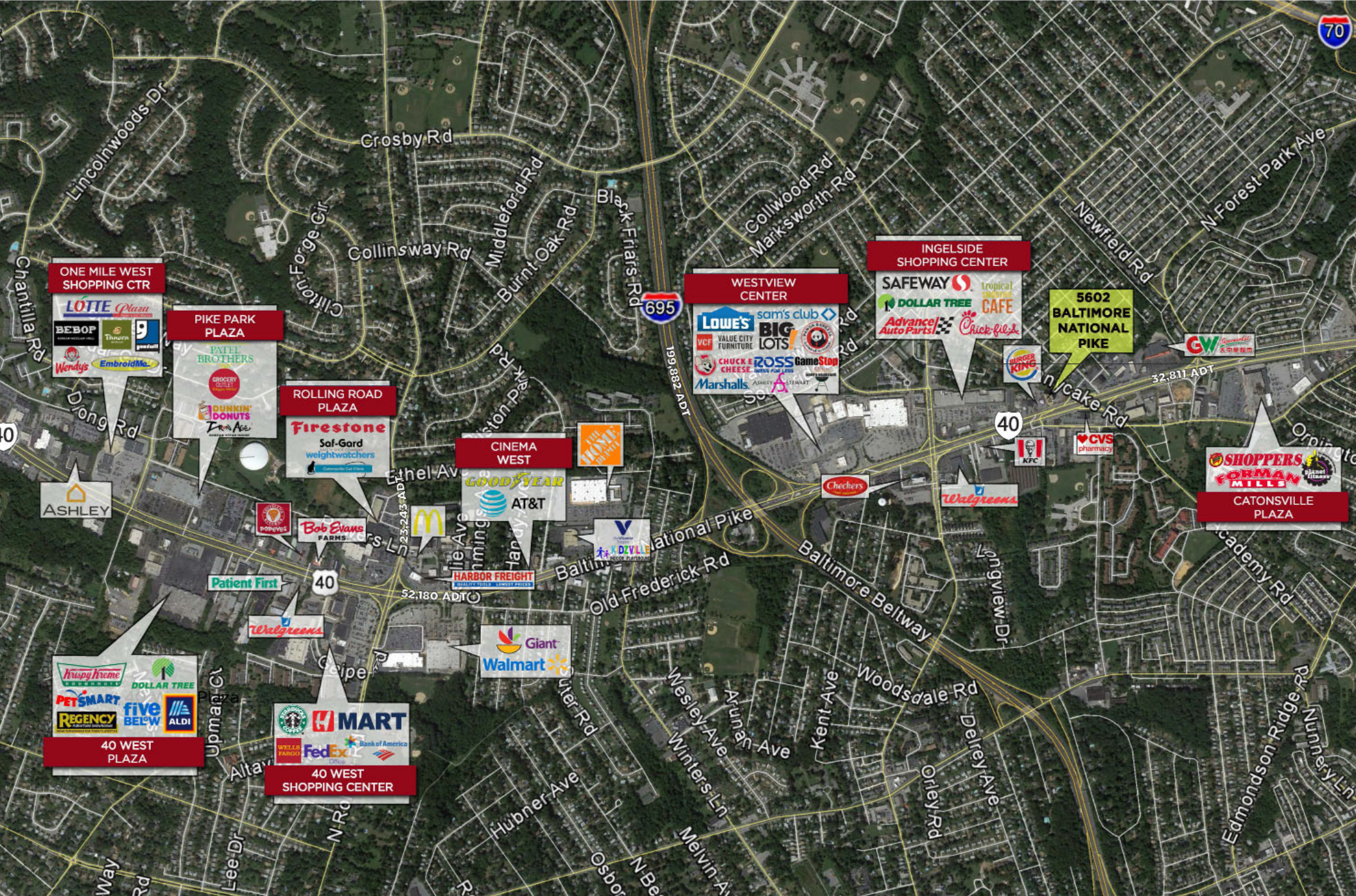
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OWNERSHIP AERIAL



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MARKET AERIAL



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PHOTOS





mfirealty

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