



JOIN THESE RETAILERS



RETAIL AVAILABLE FOR SALE OR FOR LEASE

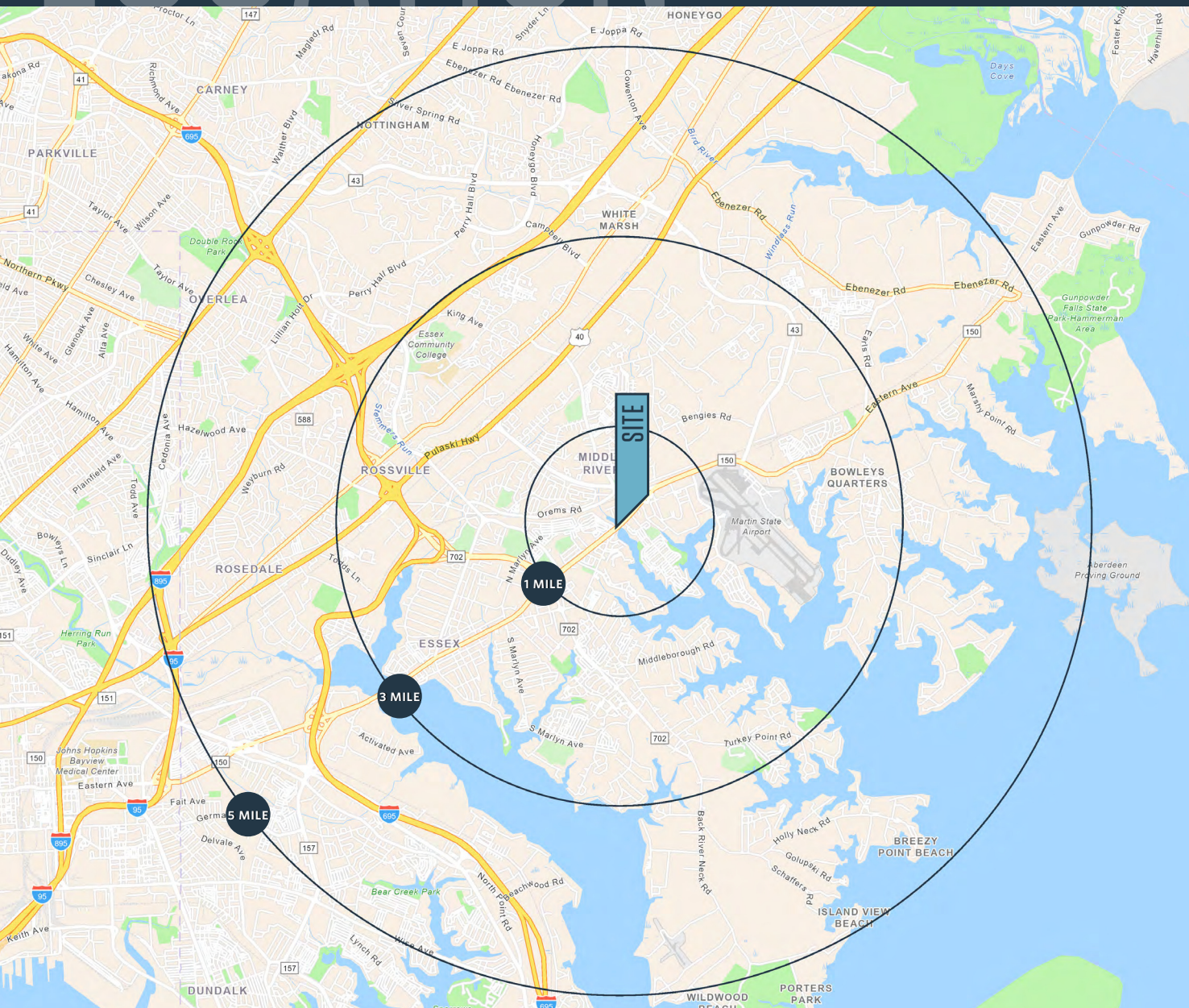
- **FOR SALE - \$1.2 Million**
- **FOR LEASE - Please contact for details**
- This site is currently occupied by an operating Pizza Hut restaurant (Please do not disturb Tenant) that can be made available.
- Ownership is open to a vacant sale, ground lease or lease of the existing property.
- 3,022 square foot freestanding existing building with strong access, visibility and existing pylon signage.
- Lot Size: 0.99-acre parcel
- Zoned: BL-AS (Business Local/Automotive Service)

JEFF BACH

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JOE BOTZLER

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PROPERTY HIGHLIGHTS:

3,022 square foot existing building

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
16,871	88,123	184,045
Daytime Population		
13,008	77,402	155,481
Households		
6,340	34,887	71,292
Average HH Income		
\$88,095	\$95,938	\$102,446

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Eastern Blvd 38,895 ADT

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MARKET

2004 EASTERN BLVD

MIDDLE RIVER, MD 21220, BALTIMORE COUNTY



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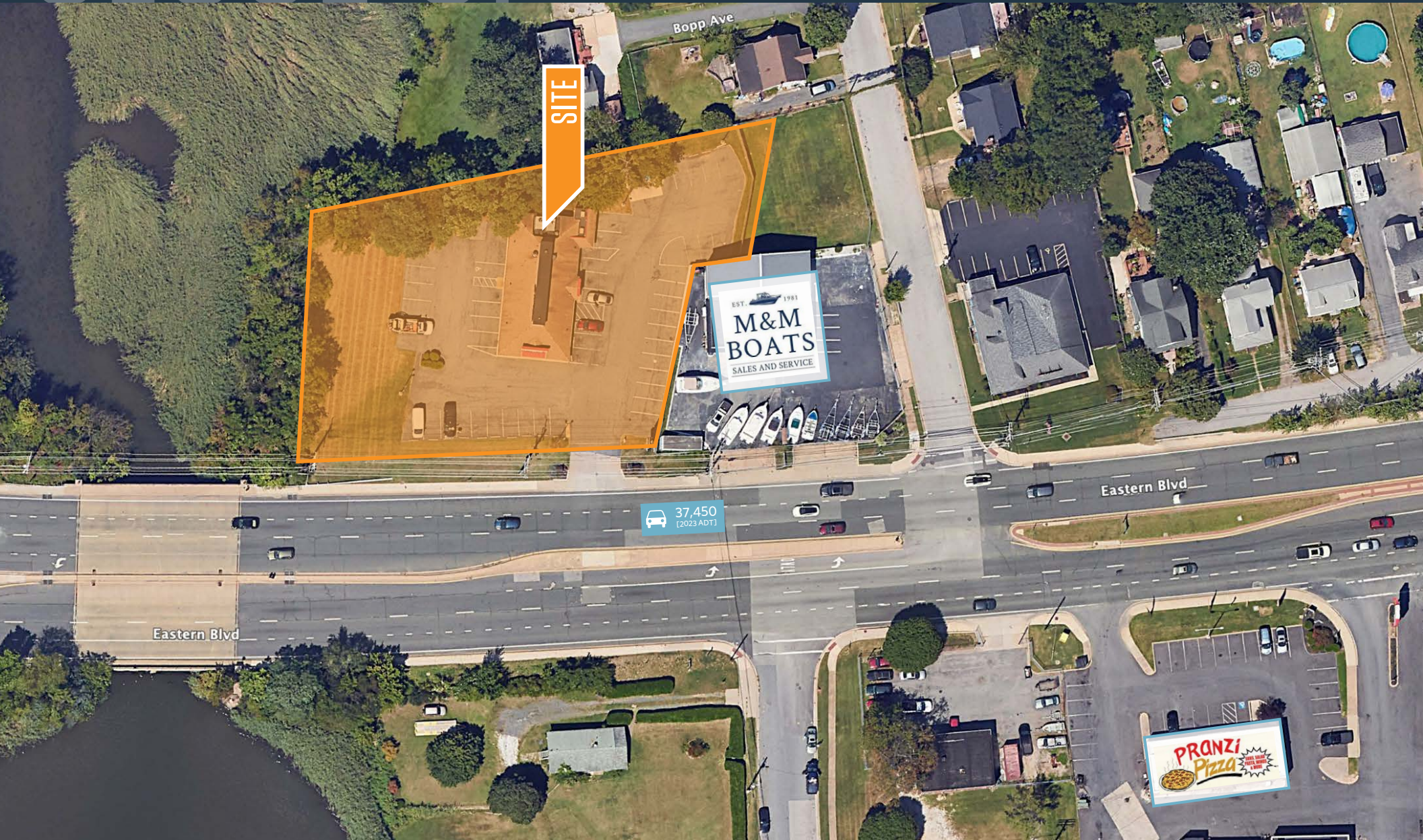
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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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