

8528 BALT. NATL PIKE

8528 Baltimore National Pike, Ellicott City, MD 21043
Howard County



I. INVESTMENT HIGHLIGHTS

- A** Auto Spa: \$289,000 NNN annually, 20-year lease (2022-2042) on a 1-acre pad.
- B** Gerber (auto body): \$222,000 NNN annually, lease through 2/28/2029.

Total: NNN Income: \$511,000 annually.

II. FOR LEASE

- C** National Motors: 19,000 SF Available [User or Leasing]
- D** Retail Pad Site .55 AC

III. FOR SALE

- Asking Price: \$13,900,000.
- Sample Mortgage Offset: At 6.5% interest, 25-year amortization, 25% down, annual debt service is approximately \$845,000. Current income covers about 60% of debt service.

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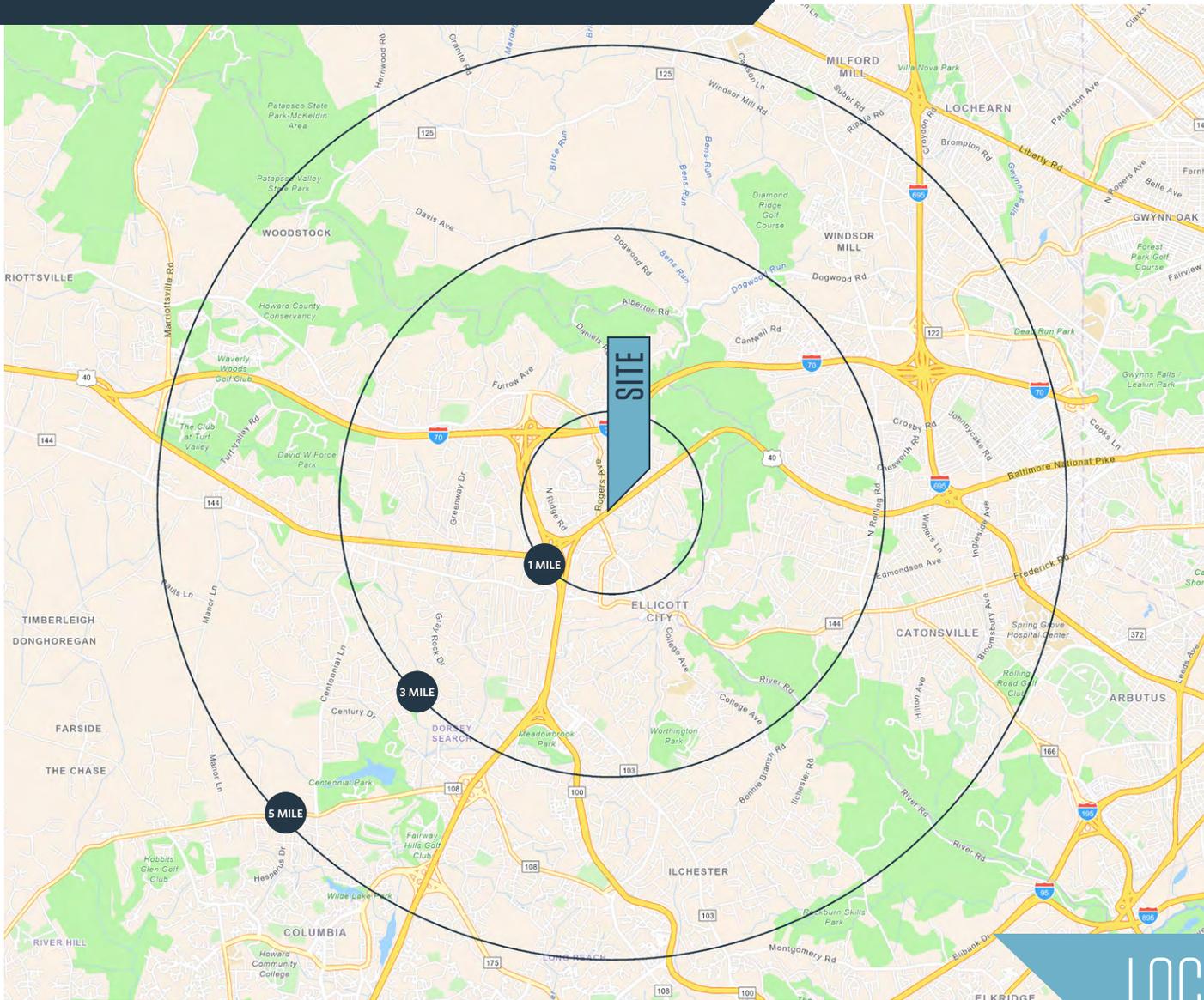
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AVAILABLE SPACE

- 19,000 SF [Existing tenant space of National Motors Auto Dealership]
- Zoned Highway Commercial B-2

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
15,401	70,594	191,501
Daytime Population		
15,420	57,393	176,865
Households		
5,743	25,334	69,756
Average HH Income		
\$134,167	\$171,802	\$159,731

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Baltimore National Pike	47,530 ADT
Columbia Pike (Route 29)	142,771 ADT

LOCATION & DEMOGRAPHICS

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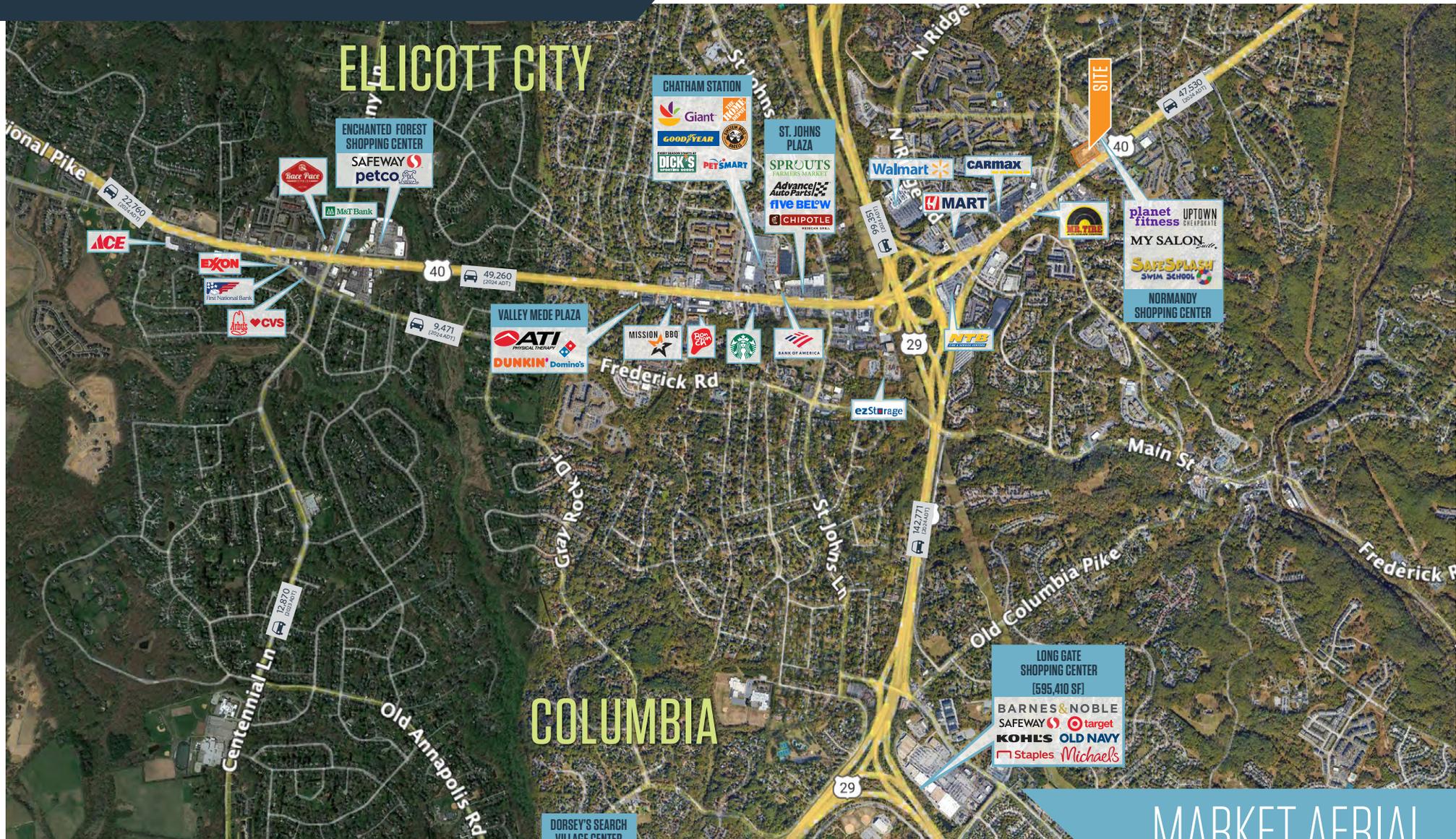
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MARKET AERIAL

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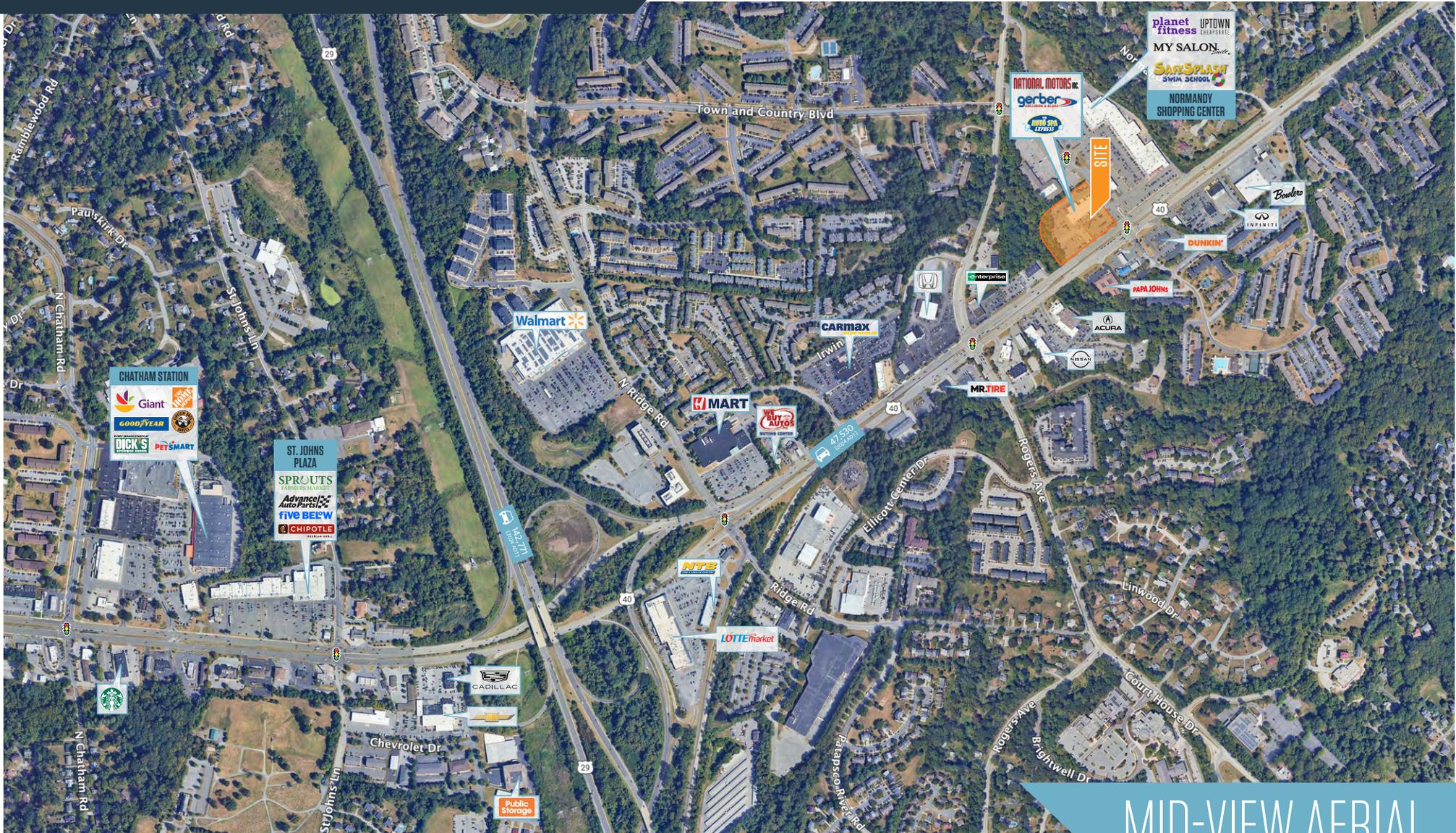
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MID-VIEW AERIAL

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AUTOMOTIVE RETAIL

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CLOSE-UP AERIAL

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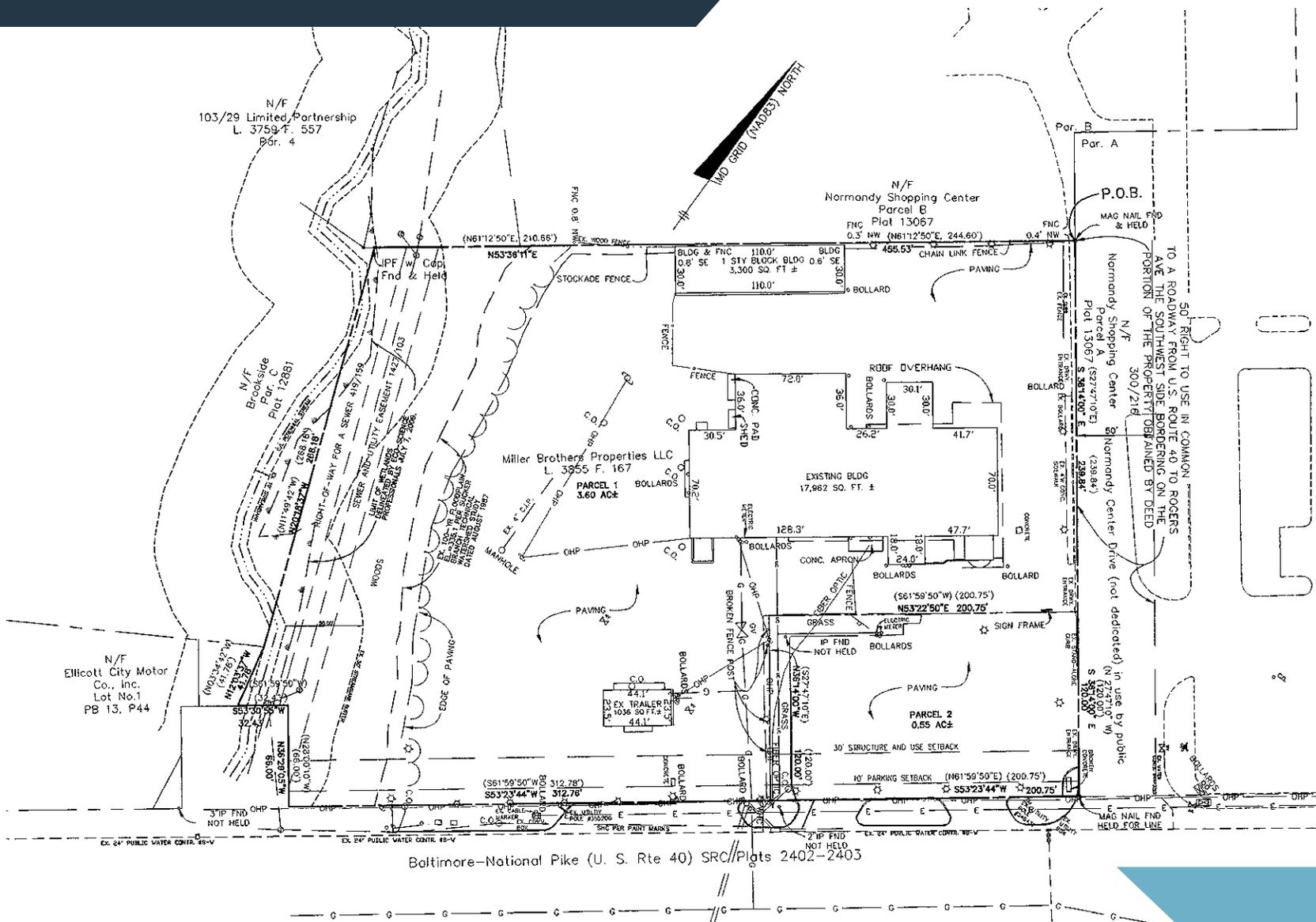
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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

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