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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)

MICHAEL GINSBURG

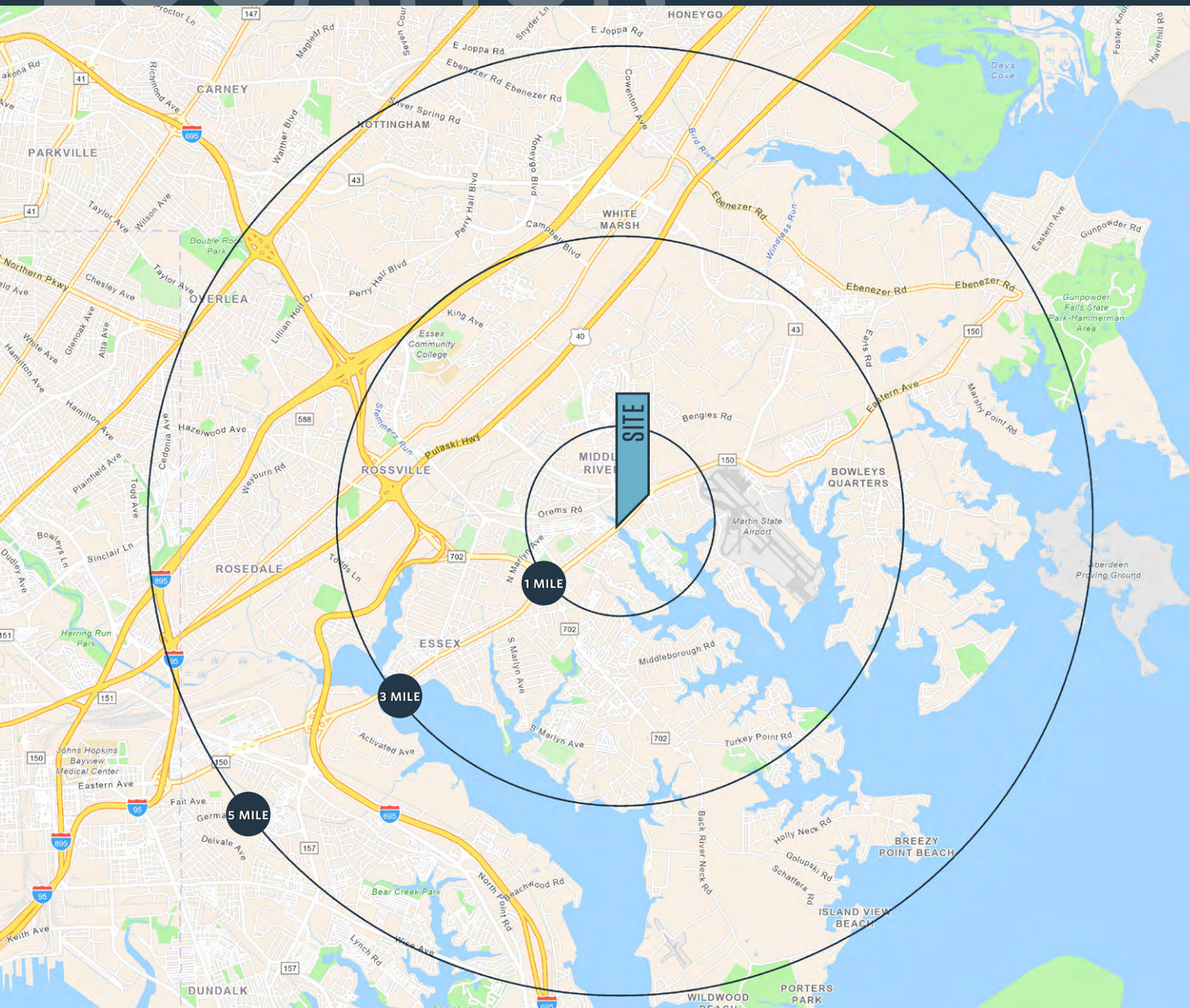
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2004 EASTERN BLVD

MIDDLE RIVER, MD 21220, BALTIMORE COUNTY



PROPERTY HIGHLIGHTS:

3,022 square foot existing building

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
16,752	88,899	185,596
Daytime Population		
13,124	80,290	162,707
Households		
6,267	35,001	71,591
Average HH Income		
\$93,498	\$99,449	\$105,920

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2025:

Eastern Blvd 36,401 ADT

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MARKET

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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.