



FOR SALE



5602  
BALTIMORE  
NATIONAL  
PIKE

BALTIMORE, MARYLAND  
21228

U.S. WIRELESS  
BIRD ACADEMY

LEASE  
410-341-3000

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: 57,260 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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# OWNERSHIP AERIAL



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# DEMOGRAPHICS & HIGHLIGHTS



**47,175 SF**  
**OFFICE & RETAIL**

**32,000**  
**AADT**

**7**  
**FLOORS**

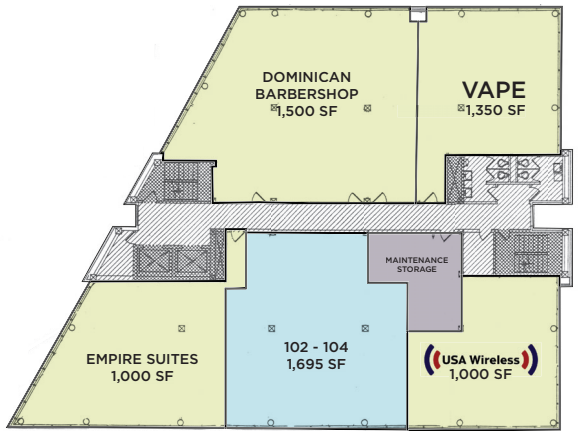
	<b>DEMOGRAPHICS</b>		
	1 MI	3 MI	5 MI
POPULATION	22,616	133,059	331,800
AVG HH INC	\$98,589	\$118,497	\$115,371
DAYTIME POP	5,348	58,321	130,060

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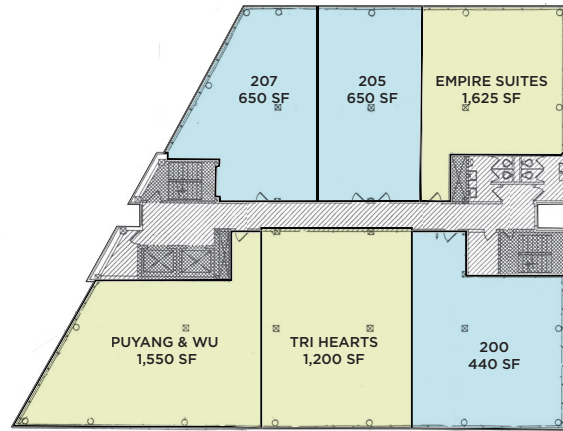
# AREA COMPS

	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	

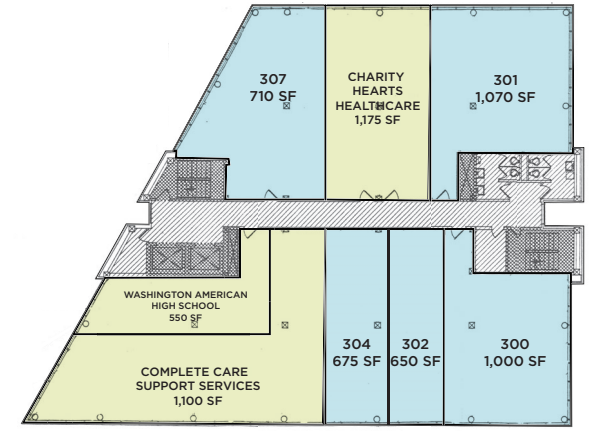
# BUILDING FLOOR PLANS



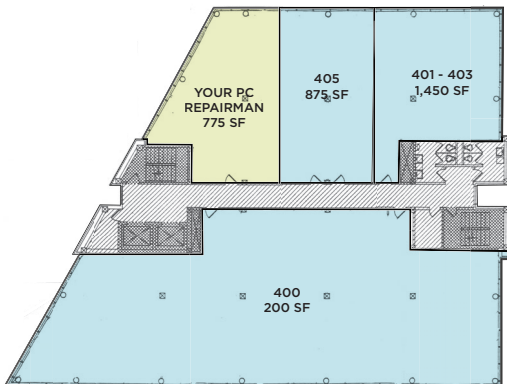
FLOOR 1 (ENTRY LEVEL)



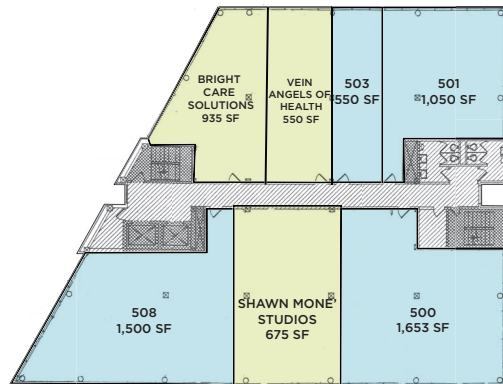
FLOOR 2



FLOOR 3



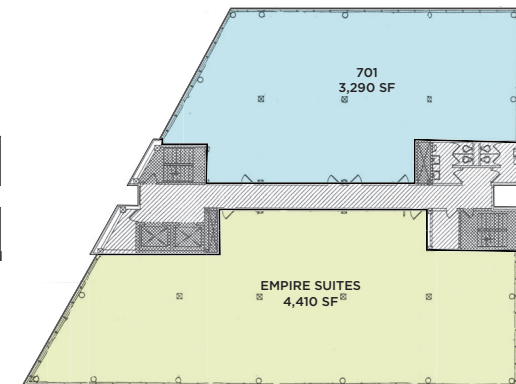
FLOOR 4



FLOOR 5



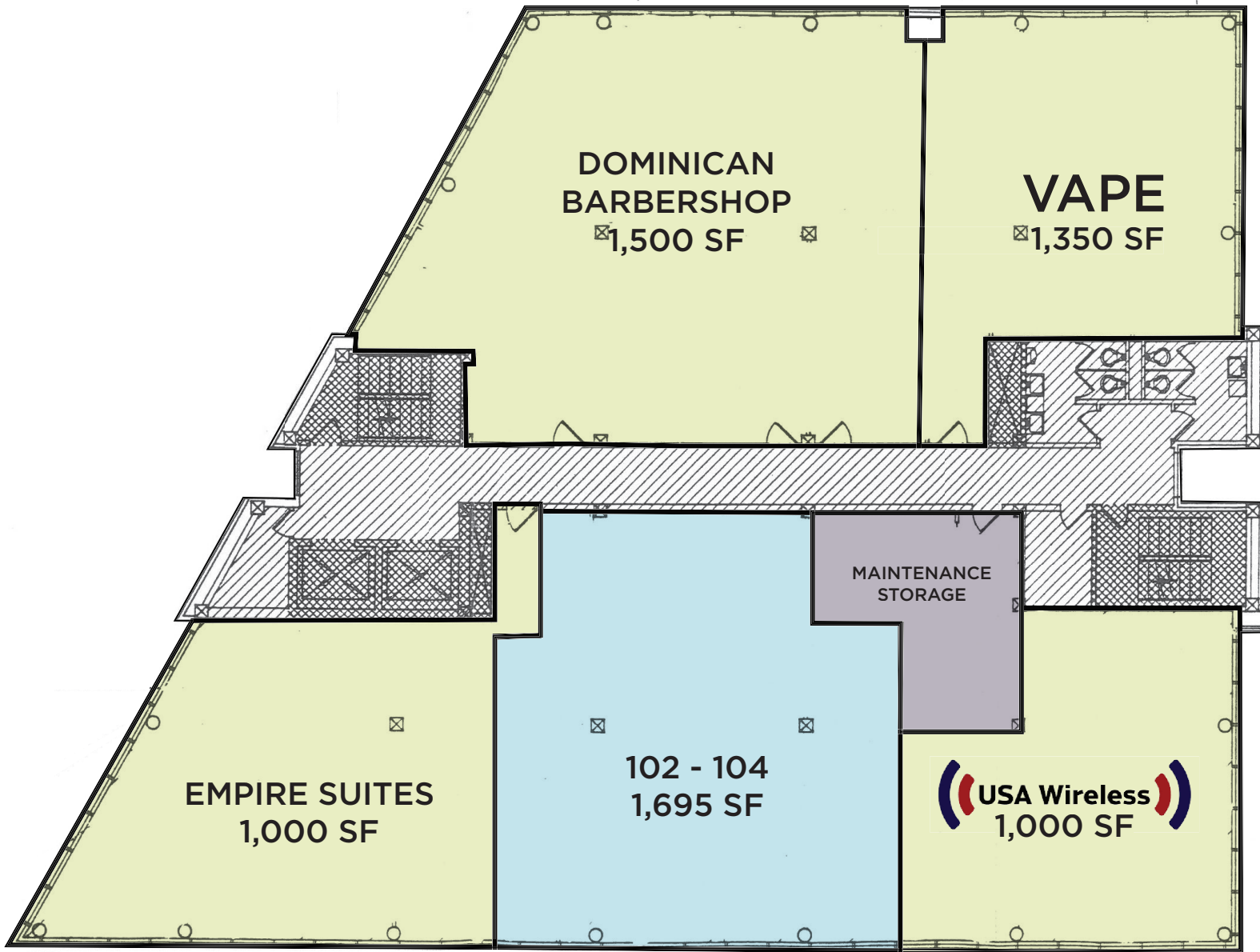
FLOOR 6



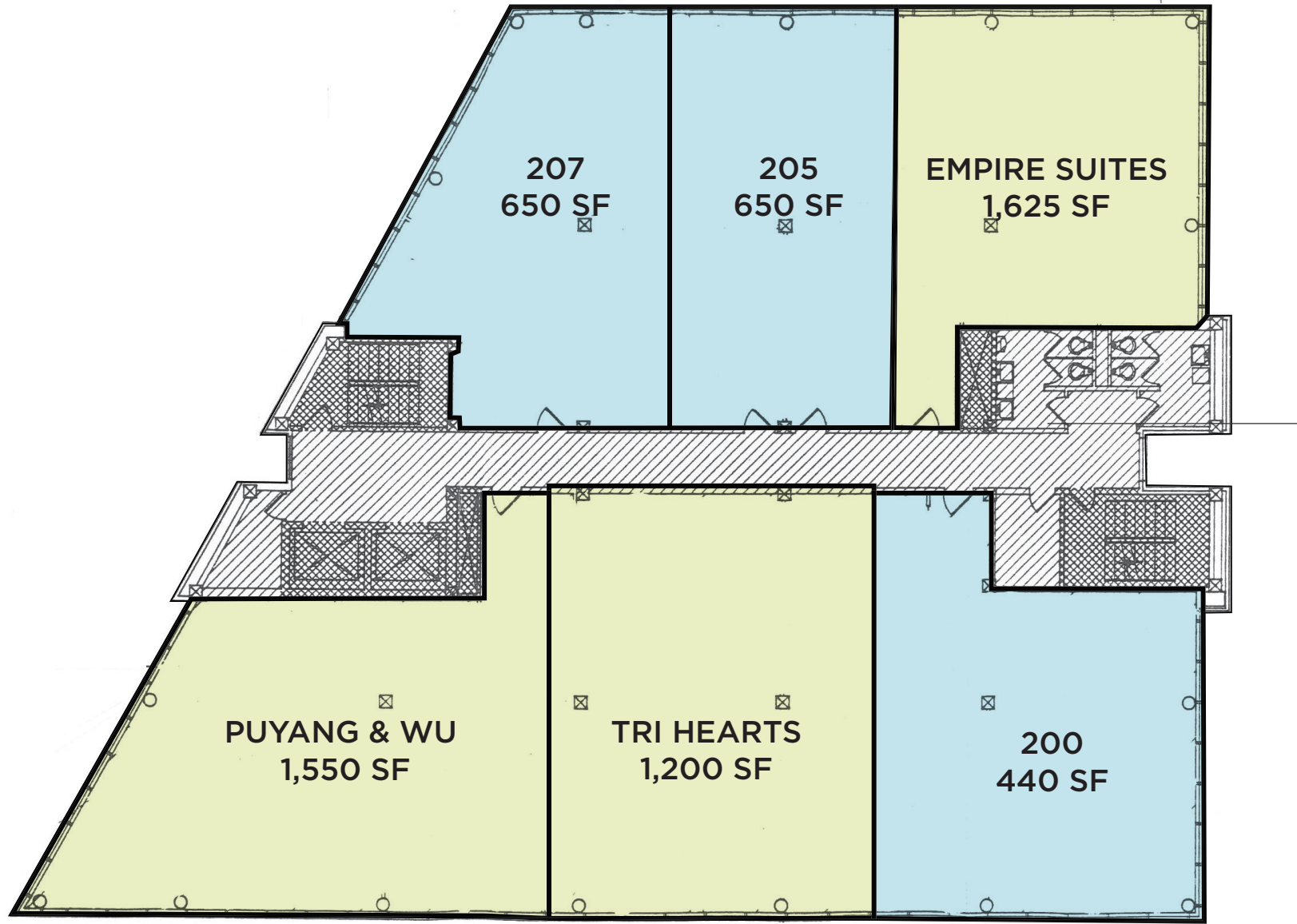
FLOOR 7

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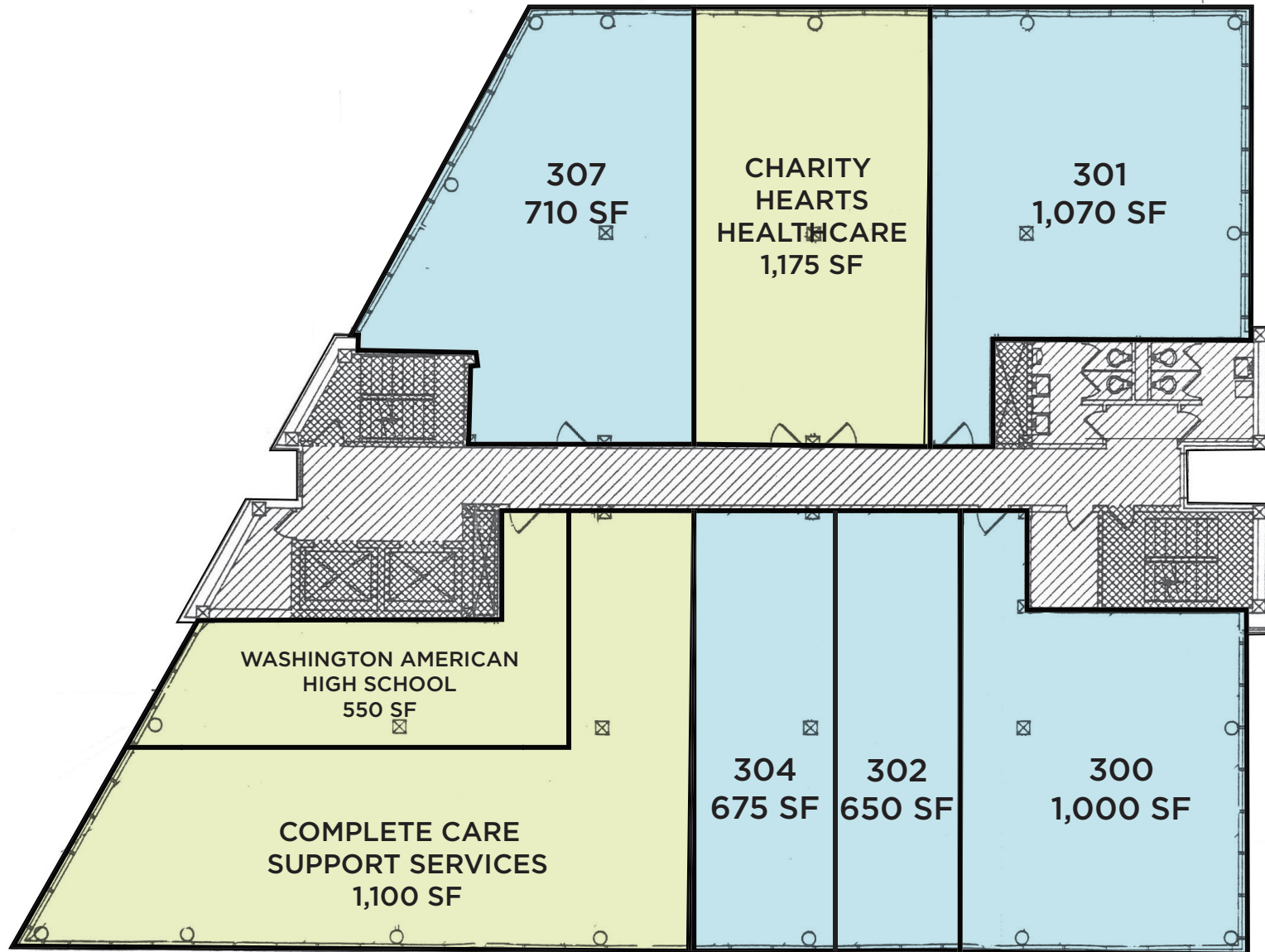
# FLOOR 1 (ENTRY LEVEL)



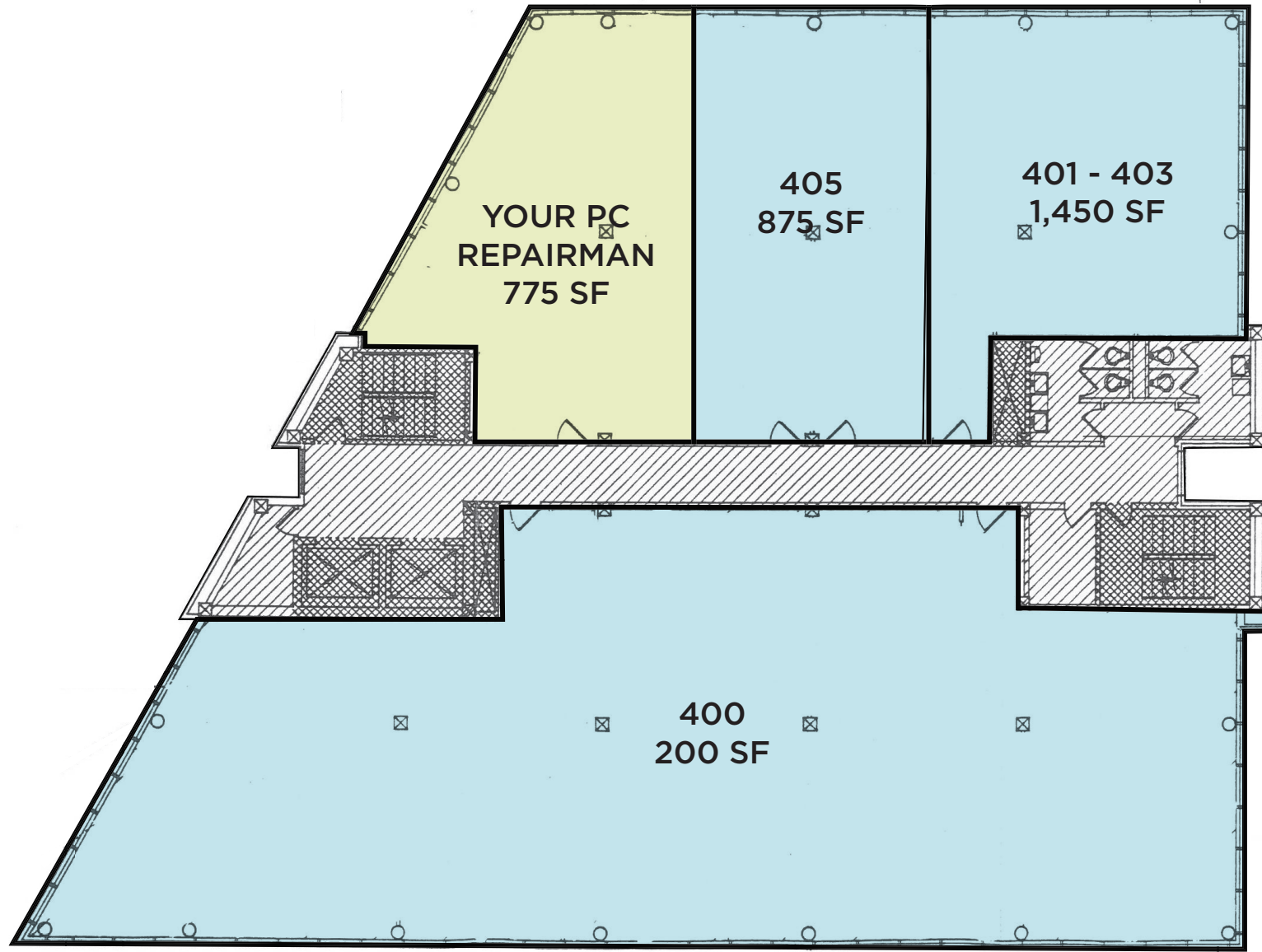
# FLOOR 2



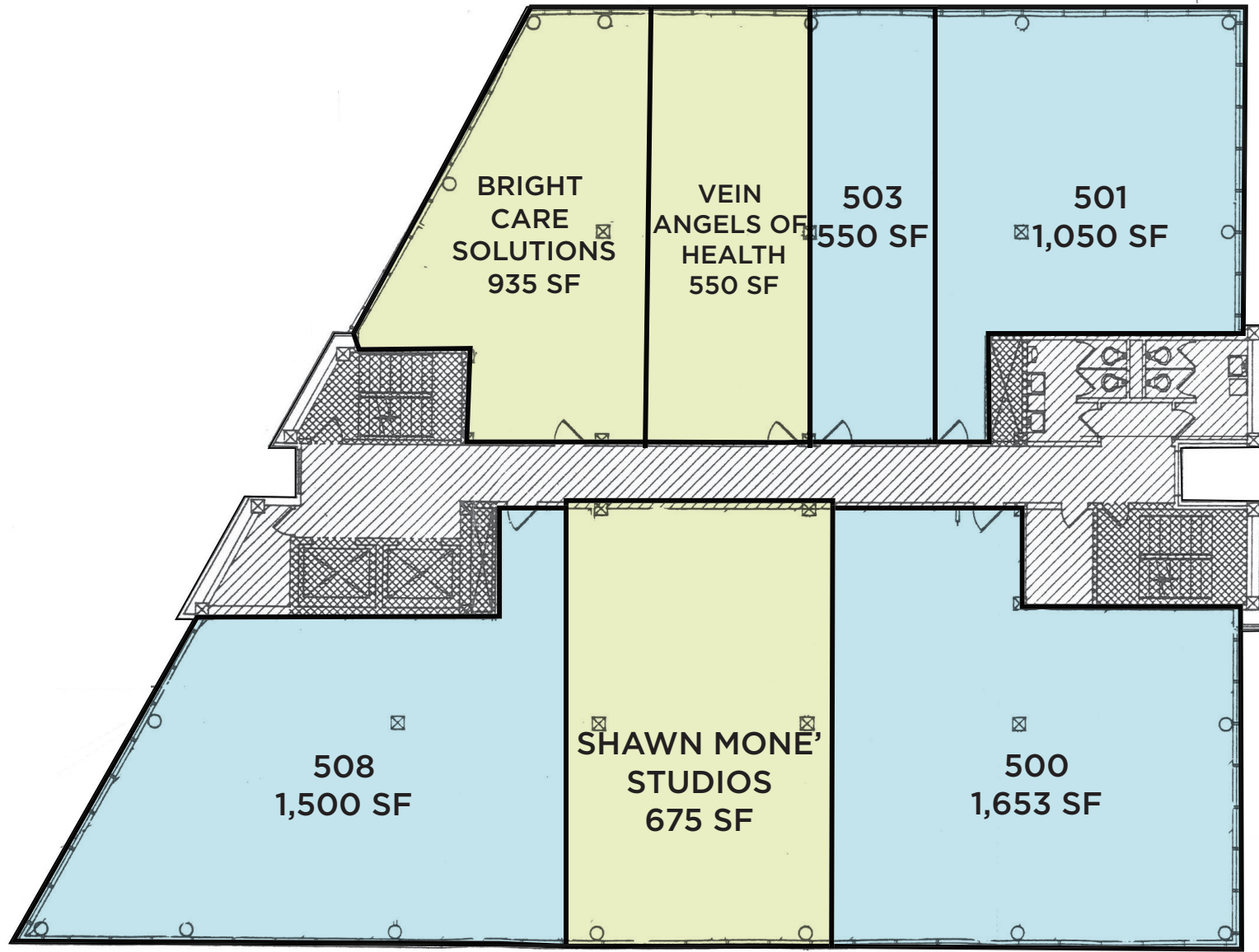
# FLOOR 3



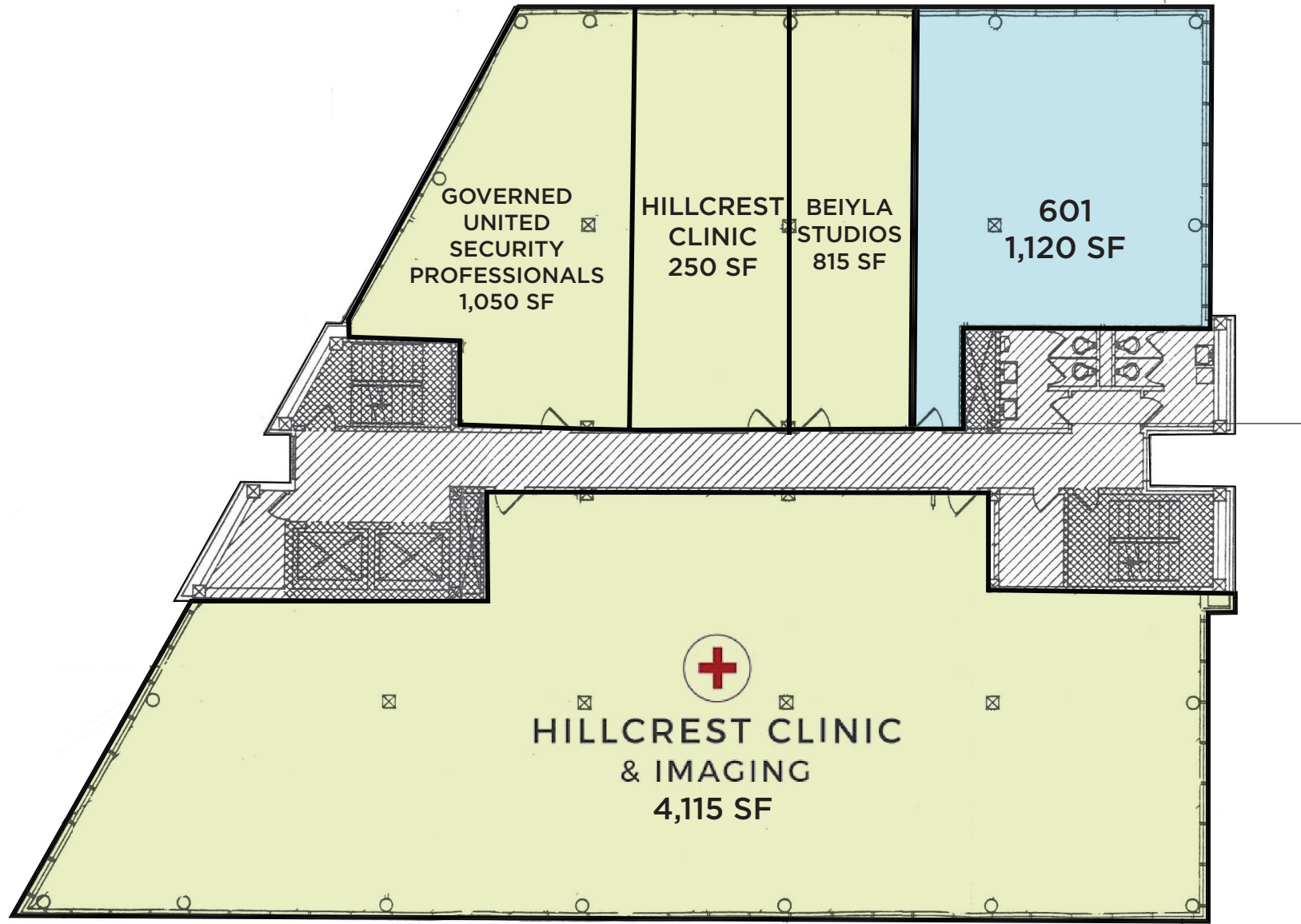
# FLOOR 4



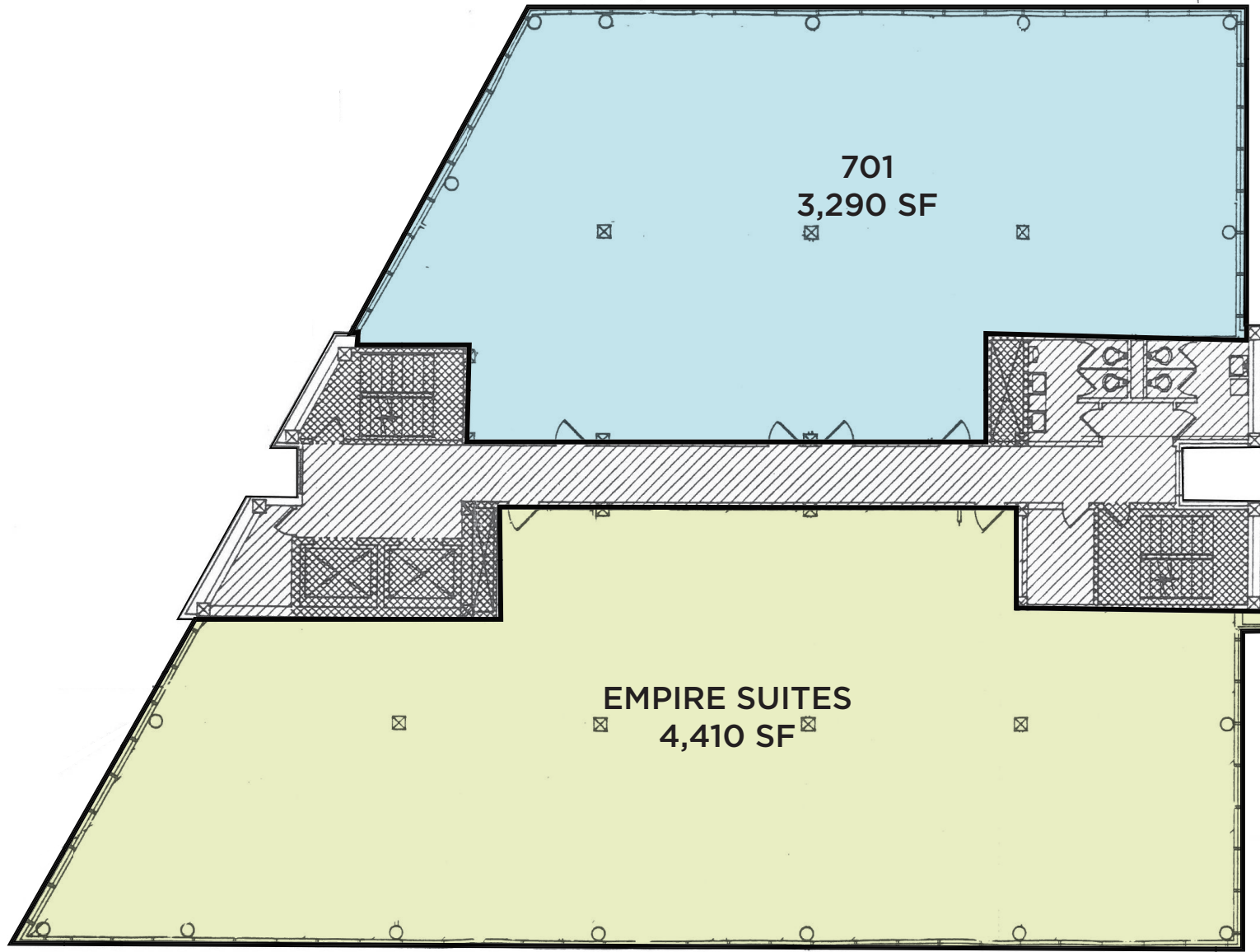
# FLOOR 5



# FLOOR 6



# FLOOR 7



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# AERIAL



INGLESIDE  
SHOPPING CENTER

**SAFeway**  
**DOLLAR TREE**  
**Advance Auto Parts**  
**tropical SMOOTHIE CAFE**  
**Chick-fil-A**

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INGLESIDE AVE

40

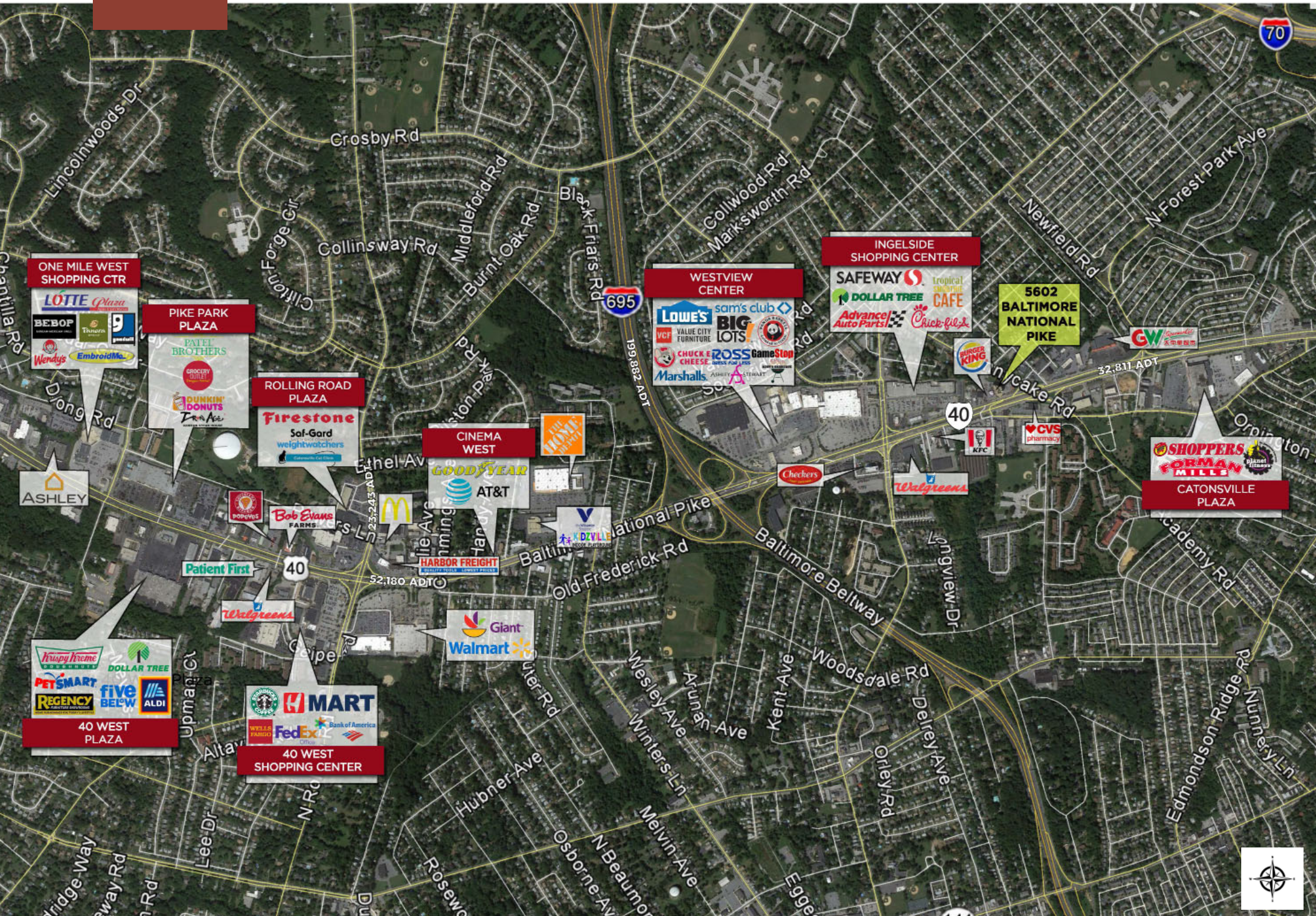
32,811 ADT

JOHNNYCAKE RD



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# MARKET AERIAL



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# PHOTOS





**mfirealty**

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# RENT ROLL & FINANCIALS

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly	Monthly	Annual	Annual	Annual	Annual	Security
								Rent	Rent	Rent	Rent	Rec.	Misc	Deposit
								Per Area	Per Area	Per Area	Per Area	Per Area	Per Area	
dt	101	Shemi, Adi d/b/a TV Vapor	Retail Net	1,350.00	4/1/2022	3/31/2025	36.00	2,393.10	1.77	28,717.20	21.27	4.00	0.00	2,705.73
dt	103-107	Dominican Hair Salon and Barbershop, LLC.	Retail Net	1,500.00	2/7/2022	4/30/2027	63.00	2,254.41	1.50	27,052.92	18.04	4.24	0.00	0.00
dt	106-108	Cadet, Patrick/Dianetta dba Empire Suites	Retail Net	1,000.00	1/1/2025	2/28/2028	37.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00
dt	201-203	Empire Tower Suites LLC	Office Net	1,625.00	4/11/2016	10/31/2025	115.00	2,533.54	1.56	30,402.48	18.71	0.00	0.00	2,000.00
dt	204	Tri-Hearts, LLC	Office Net	1,200.00	5/1/2023	4/30/2026	36.00	1,957.00	1.63	23,484.00	19.57	0.00	0.00	1,900.00
dt	208	Puyang & Wu, L.L.C.	Office Net	1,550.00	1/1/2017	12/31/2027	132.00	1,749.50	1.13	20,994.00	13.54	0.00	0.00	1,698.54
dt	303-305	Charity Hearts Healthcare, Inc.	Office Net	1,175.00	10/1/2021	9/30/2026	60.00	1,765.96	1.50	21,191.52	18.04	0.00	0.00	3,329.16
dt	306	Oluranti, Jerry d/b/a Complete Care Support Services	Office Net	1,100.00	12/1/2022	1/31/2026	38.00	1,793.92	1.63	21,527.04	19.57	0.00	0.00	3,483.34
dt	308	Washington American High School, LLC	Office Net	550.00	10/1/2021	9/30/2025	48.00	868.17	1.58	10,418.04	18.94	0.00	0.00	1,558.34
dt	407	Your PC Repairman, Inc.	Office Net	775.00	10/1/2018	10/31/2025	85.00	1,151.73	1.49	13,820.76	17.83	0.00	0.00	936.46
dt	505	Vein Angels of Health LLC	Office Net	550.00	5/1/2021	4/30/2025	48.00	870.83	1.58	10,449.96	19.00	0.00	0.00	1,558.34
dt	506	Stephens, Shawne d/b/a Shawne Mone` Studios	Office Net	675.00	7/1/2023	6/30/2025	24.00	1,175.63	1.74	14,107.56	20.90	0.00	0.00	1,175.63
dt	507	Bright Care Solutions LLC	Office Net	935.00	3/1/2022	11/30/2026	57.00	1,473.47	1.58	17,681.64	18.91	0.00	0.00	1,324.58
dt	600-608	Potomac Family Planning Center, Inc. d/b/a Hillcrest Clinic	Office Net	4,115.00	2/15/2016	2/28/2026	121.00	9,350.35	2.27	112,204.20	27.27	0.00	0.00	7,381.25
dt	603	Robinson, Courtney d/b/a Beiyia Studios	Office Net	815.00	4/15/2021	4/30/2026	61.00	1,087.07	1.33	13,044.84	16.01	0.00	0.00	2,030.00
dt	605	Potomac Family Planning/Storage d/b/a Hillcrest Clinic	Office Net	250.00	2/15/2016	2/28/2026	121.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	607	Governed United Security Professionals	Office Net	1,050.00	2/18/2017	4/30/2027	123.00	1,352.65	1.29	16,231.80	15.46	0.00	0.00	1,200.00
dt	700	Cadet, Patrick/Dianetta/Mario d/b/a Empire III	Office Net	4,410.00	4/1/2023	7/31/2028	64.00	3,500.00	0.79	42,000.00	9.52	0.00	0.00	5,000.00
dt	ROOF-A	T-Mobile Northeast, LLC	Office Net	0.00	3/1/2015	2/28/2030	180.00	6,107.08	0.00	73,284.96	0.00	0.00	0.00	1,500.00
dt	102-104	VACANT		1,695.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	200	VACANT		440.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	205	VACANT		650.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	207	VACANT		650.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	300	VACANT		1,000.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	301	VACANT		1,070.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	302-A	VACANT		100.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	302-B	VACANT		550.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	304	VACANT		675.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	307	VACANT		710.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	400-402	VACANT		2,000.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	401-403	VACANT		1,450.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	404	VACANT		875.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	405	VACANT		700.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	500-502	VACANT		1,653.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	501	VACANT		1,050.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	503	VACANT		550.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	508	VACANT		1,550.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	601	VACANT		1,120.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	701	VACANT		3,290.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	ROOF-B	VACANT		0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	ROOF-C	VACANT		0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
dt	ROOF-E	VACANT		0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Current</b>				<b>47,303.00</b>				<b>42,941.68</b>	<b>0.91</b>	<b>515,300.16</b>	<b>10.89</b>	<b>0.33</b>	<b>0.00</b>	<b>41,731.37</b>

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	20.00	25,525.00	53.96	42,941.68	515,300.16
Vacant	23.00	21,778.00	46.04	0.00	0.00
<b>Total</b>	<b>43.00</b>	<b>47,303.00</b>		<b>42,941.68</b>	<b>515,300.16</b>