



FOR SALE

■
5602
BALTIMORE
NATIONAL
PIKE

BALTIMORE, MARYLAND
21228

mfr 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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PIKE

DEMOGRAPHICS & HIGHLIGHTS



47,175 SF
OFFICE & RETAIL

32,000
AADT

7
FLOORS

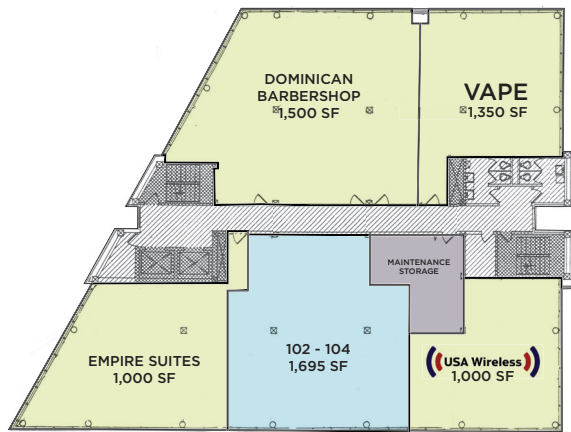
DEMOGRAPHICS

	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

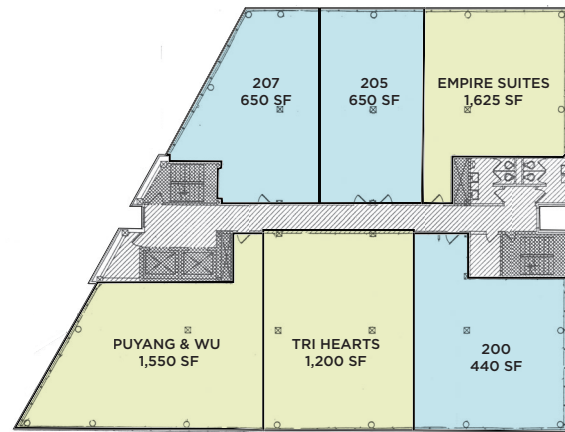
AREA COMPS

	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	

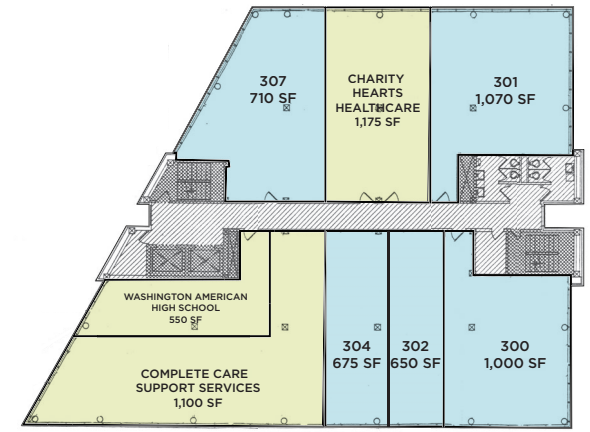
BUILDING FLOOR PLANS



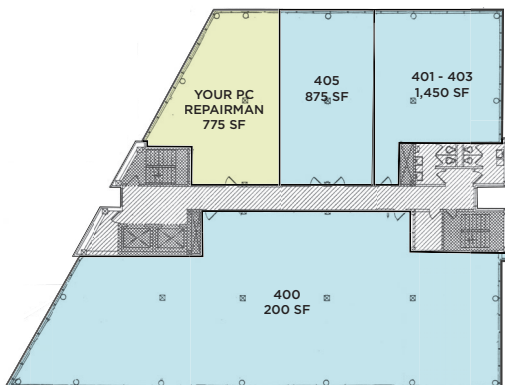
FLOOR 1 (ENTRY LEVEL)



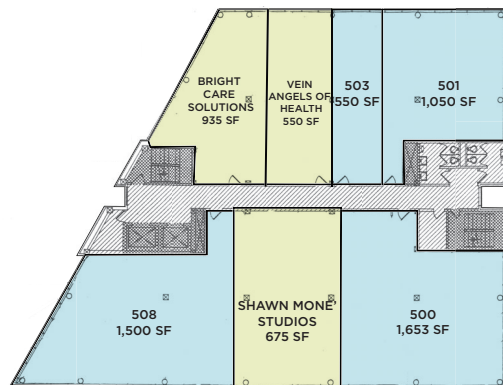
FLOOR 2



FLOOR 3



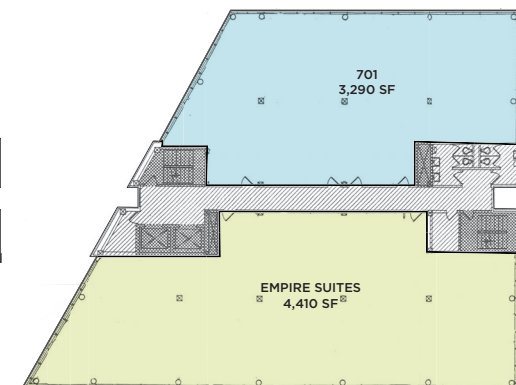
FLOOR 4



FLOOR 5



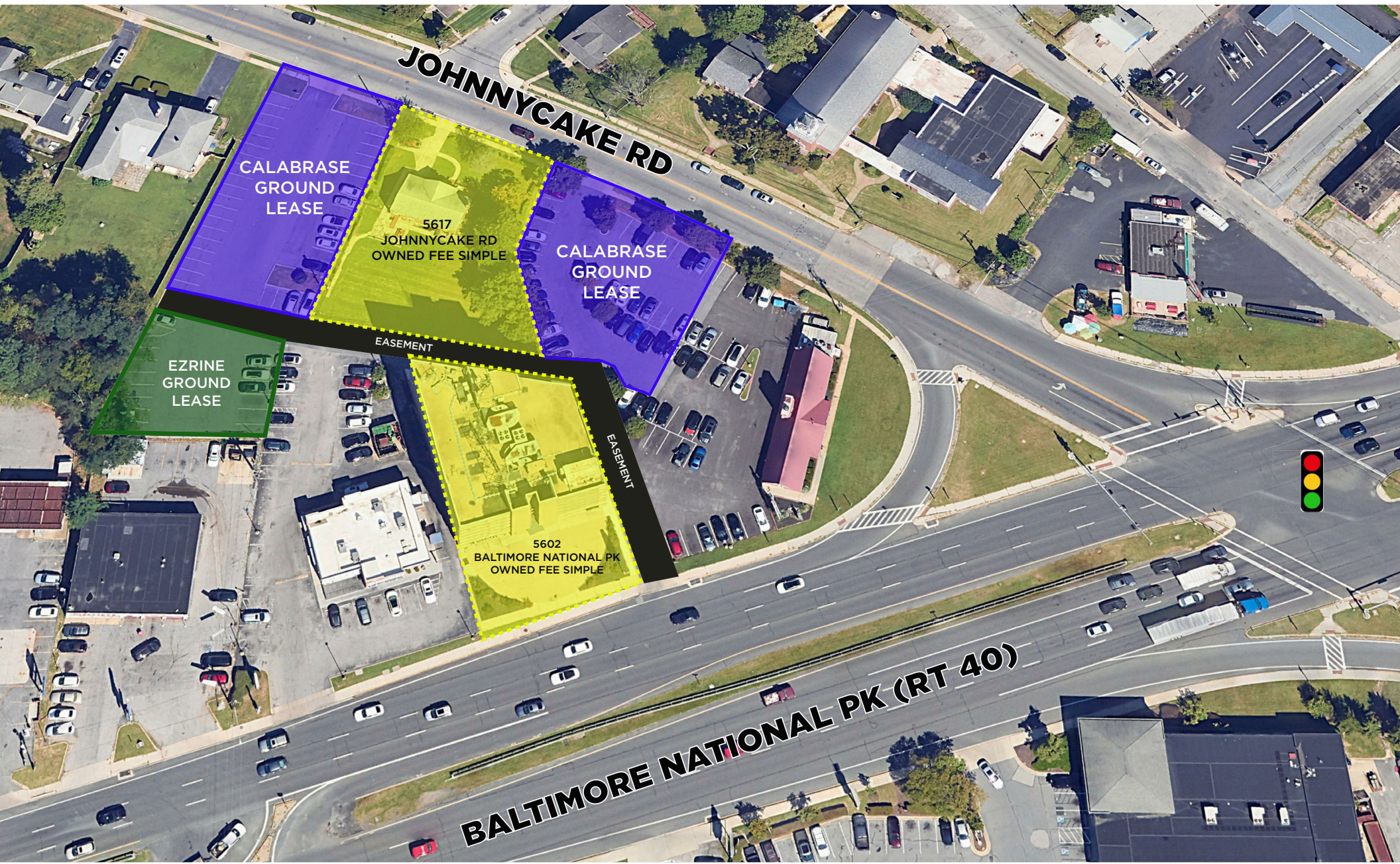
FLOOR 6



FLOOR 7

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OWNERSHIP AERIAL



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AERIAL



INGELSIDE
SHOPPING CENTER

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

5602
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PIKE

Firestone

BURGER KING

Mr.G

CVS
pharmacy

IHOP

Public
Storage

McDonald's

KFC

Walgreens

StorageOne
Self Storage

autobody
evolution

Checkers
CRAZY GOOD FOOD

WESTTOWNE
ELEMENTARY

INGELSIDE AVE

JOHNNYCAKE RD

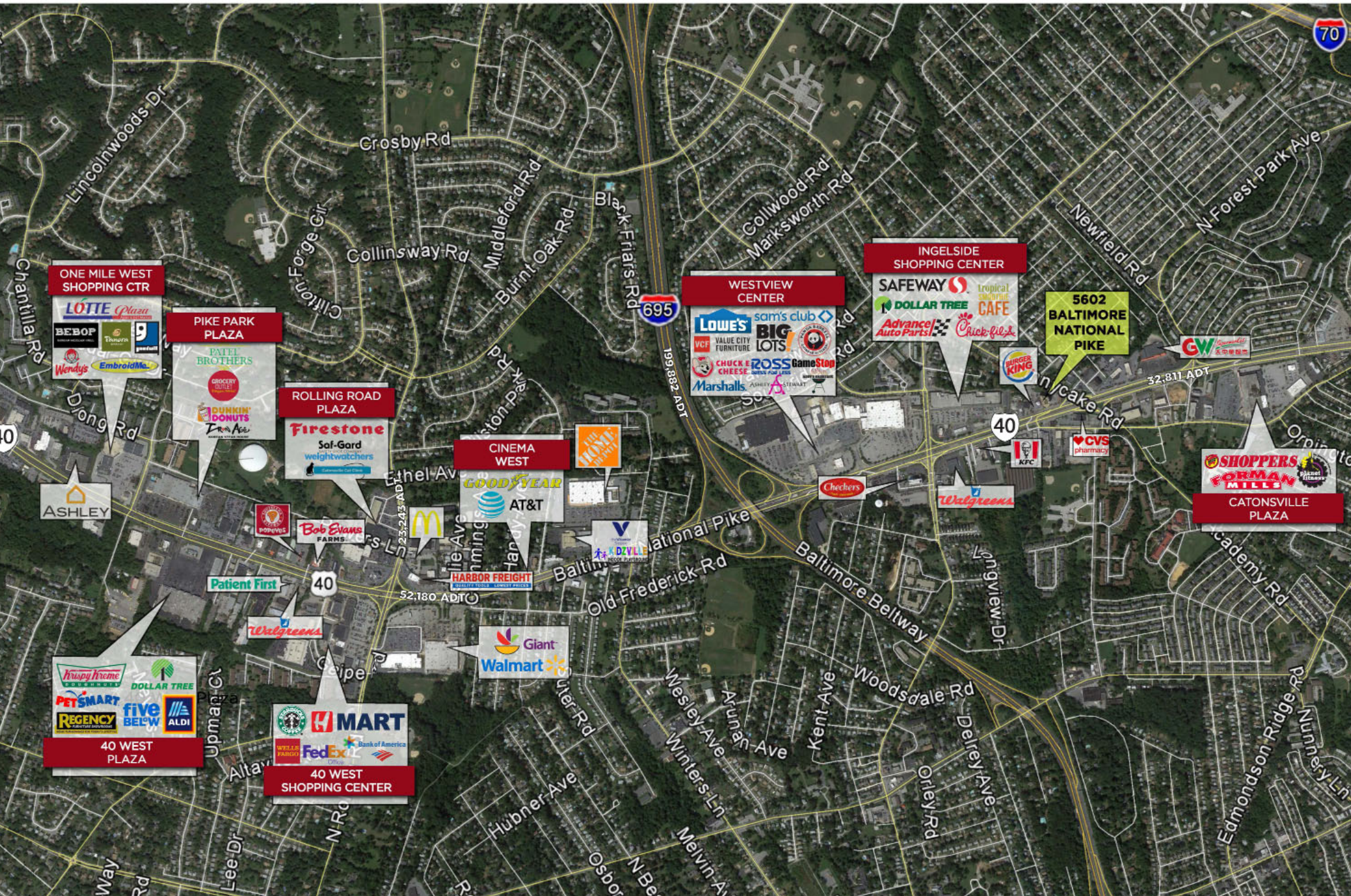
40

32,811 ADT

GW Supermarket
大中華超市

5602
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NATIONAL
PIKE

MARKET AERIAL



5602
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NATIONAL
PIKE

PHOTOS





mfirealty

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