

FOR LEASE

3421 BENSON AVENUE | BALTIMORE MD 21227

ASKING RENT:

\$17.50 PSF
MODIFIED GROSS

AVAILABLE: 38,500 SF

PROPERTY SUMMARY

BUILDING SIZE: 42,324 SF

PARCEL: 4.6100 AC

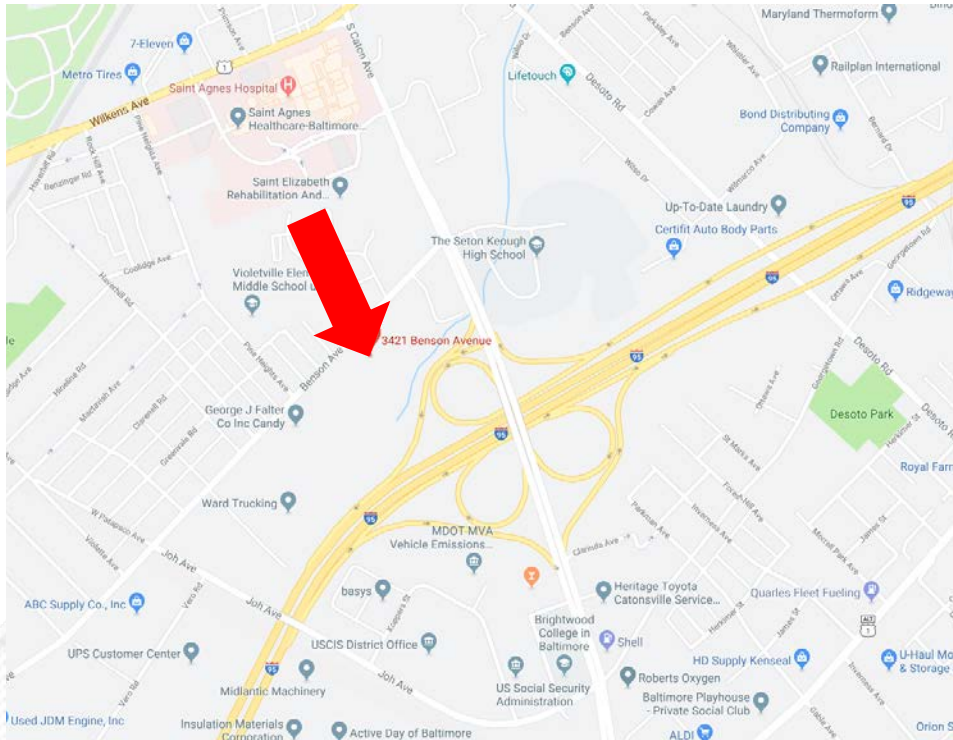
BUILT: 1986

PARKING: Parking Lot

SPACE USE: Medical Office

COMMUNITY: Violetville

ZONING: I-1



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PROPERTY DETAILS

PROPERTY ADDRESS: 3421 Benson Avenue, Halethorpe, Maryland 21227

TAX ID: 22-00-7696-001

OWNER: 3421 Benson Avenue LLC

COMMUNITY: Violetville

TOTAL BUILDING AREA: 42,324 SF

LAND PARCEL: 200,811 SF (4.6100 acres)

BUILT : 1986

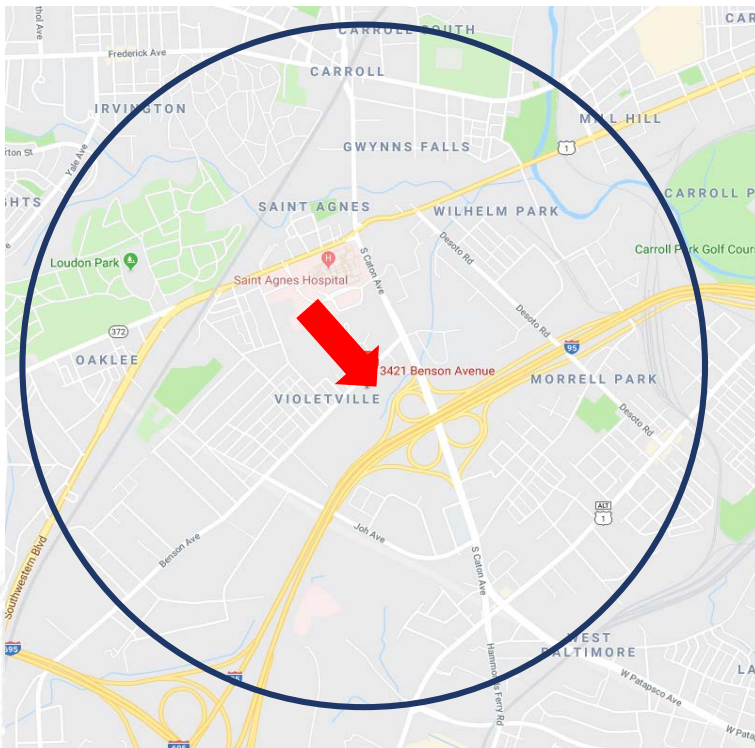
HEIGHT: Three Stories with Lower Level

CONSTRUCTION: Masonry block and brick.

ZONING: I-1

CURRENT USE: Medical Office Building

PARKING: Parking Lot



DEMOGRAPHICS (1 Mile Radius)

POPULATION:

2019 Total Population: 8,485

2024 Population: 8,223

Population Growth 2019-2024: -3.09%

Average Age: 40.30

HOUSEHOLDS:

2019 Total Households: 3,420

Median Household Income: \$45,328

Average Household Size: 2.40

TRAFFIC COUNT:

Benson Ave & W Patapsco/Joh Ave (NE): 10,268 ADT

S Caton Ave & Benson Ave (SE): 41,993 ADT

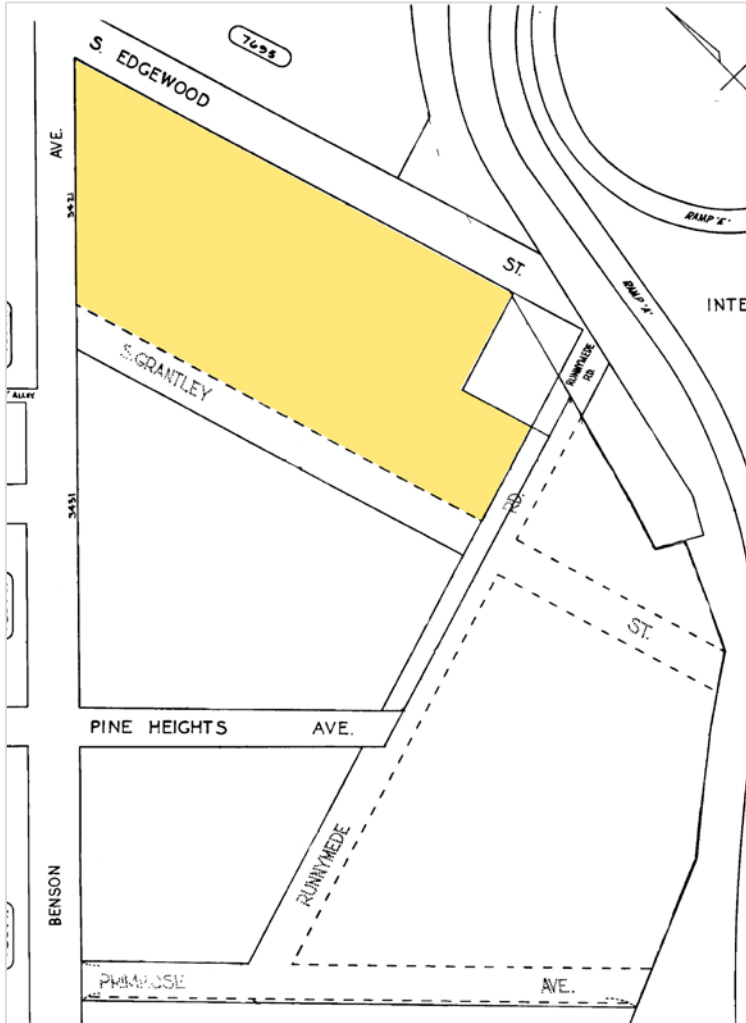
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PROPERTY PHOTOS



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