

Owner/User Opportunity With Short-Term Income | For Sale



11404 Reisterstown Road

Enterprise Rent A Car Facility

BACK ON MARKET



Gary S. Olschansky

Investment Sales

📞 O: 443.921.9348 | C: 443.465.6594
✉️ golschansky@troutdaniel.com
🌐 www.troutdaniel.com



Steven L. Cornblatt

Principal

📞 O: 443.921.9331
✉️ scornblatt@troutdaniel.com
🌐 www.troutdaniel.com



Peter Coe

Associate

📞 O: 443.921.9322
✉️ pcoe@troutdaniel.com
🌐 www.troutdaniel.com



OFFERING SUMMARY

Sale Price:	\$2,350,000
Building Size:	6,358 SF
Property Size:	3.12 Acres (1.12 (+/-) Usable)
Zoning:	BR/BM
Short - Term NOI:	\$124,421
Year Built:	1970
Traffic Count:	30,417

PROPERTY OVERVIEW

Enterprise Rent A Car and High Falcon Auto Repair occupy this well-located property. Highly-desirable BR & BM zoning can accommodate auto service, repair and sales. Short-term leases allow for buyer/user to locate at property.

LOCATION OVERVIEW

In the heart of the busy Reisterstown part of northwestern Baltimore County. Well-populated residential neighborhoods with easy access to schools, offices, stores, restaurants and many commercial businesses located along Reisterstown Road. Located approximately 5 miles northwest of the Baltimore Beltway (I-695) and just east of the Northwest Expressway (I-795) this area has a everything from busy apartment communities to stately horse farms and everything in between. Many large companies are located along the I-795 Corridor including T. Rowe Price, Carefirst and Medifast. Stevenson University is located within 5 minutes of this property as are many auto dealerships, repair and body shops.

PROPERTY HIGHLIGHTS

- Enterprise Rent A Car
- Auto-Friendly Zoning
- Ample Parking
- Excellent Visibility
- Heavy Traffic
- 1.12 Acre (+/-) Usable Land



Gary S. Olschansky
Investment Sales

📞 O: 443.921.9348 | C: 443.465.6594
✉️ golschansky@troutdaniel.com
🌐 www.troutdaniel.com



Steven L. Cornblatt
Principal

📞 O: 443.921.9331
✉️ scornblatt@troutdaniel.com
🌐 www.troutdaniel.com



Peter Coe
Associate

📞 O: 443.921.9322
✉️ pcoe@troutdaniel.com
🌐 www.troutdaniel.com

30 E. Padonia Road, Suite 504
Timonium, MD 21093
Visit Us
troutdaniel.com
Call Us
410.435.4004

TD&A
TROUT DANIEL & ASSOCIATES

11404 Reisterstown Road

Reisterstown, MD

Property Details

Sale Price

\$2,350,000

LOCATION INFORMATION

Building Name	Enterprise Rent A Car
Street Address	11404 Reisterstown Road
City, State, Zip	Reisterstown, MD 21136
County	Baltimore
Market	Baltimore County
Sub-market	Reisterstown
Side of the Street	West
Road Type	Paved
Market Type	Large
Nearest Highway	I-795
Nearest Airport	BWI

BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Minimum Ceiling Height	10 ft
Gross Leasable Area	6,358 SF
Construction Status	Existing
Condition	Good

PROPERTY INFORMATION

Property Type	Investment or Owner/User Opportunity
Property Subtype	Street Retail
Zoning	BR/BM
APN #	1600011988 & 0419062150
Lot Frontage	140 ft
Lot Depth	700 ft
Corner Property	No
Traffic Count	30,417
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	50+



Gary S. Olschansky

Investment Sales



O: 443.921.9348 | C: 443.465.6594
golschansky@troutdaniel.com
www.troutdaniel.com



Steven L. Cornblatt

Principal



O: 443.921.9331
scornblatt@troutdaniel.com
www.troutdaniel.com



Peter Coe

Associate



O: 443.921.9322
pcoe@troutdaniel.com
www.troutdaniel.com

30 E. Padonia Road, Suite 504

Timonium, MD 21093

Visit Us

troutdaniel.com

Call Us




410.435.4004



The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.






Gary S. Olschansky
Investment Sales

 O: 443.921.9348 | C: 443.465.6594
 golschansky@troutdaniel.com
 www.troutdaniel.com






Steven L. Cornblatt
Principal

 O: 443.921.9331
 scornblatt@troutdaniel.com
 www.troutdaniel.com

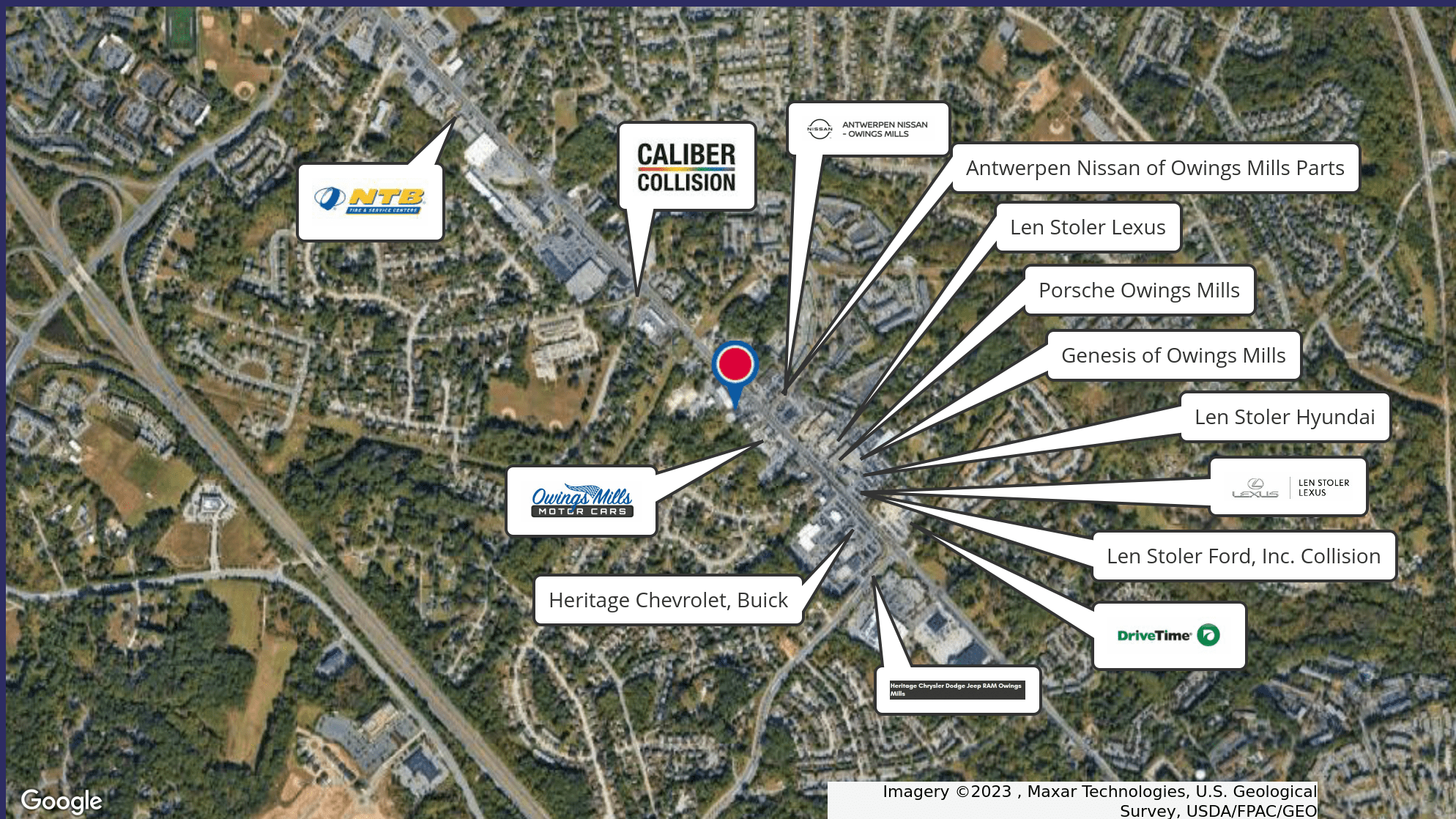


Peter Coe
Associate

 O: 443.921.9322
 pcoe@troutdaniel.com
 www.troutdaniel.com

30 E. Padonia Road, Suite 504
Timonium, MD 21093
Visit Us
troutdaniel.com
Call Us
410.435.4004





Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Gary S. Olschansky
Investment Sales

📞 O: 443.921.9348 | C: 443.465.6594
✉️ golschansky@troutdaniel.com
🌐 www.troutdaniel.com



Steven L. Cornblatt
Principal

📞 O: 443.921.9331
✉️ scornblatt@troutdaniel.com
🌐 www.troutdaniel.com



Peter Coe
Associate

📞 O: 443.921.9322
✉️ pcoe@troutdaniel.com
🌐 www.troutdaniel.com

30 E. Padonia Road, Suite 504
Timonium, MD 21093
Visit Us
troutdaniel.com
Call Us
410.435.4004

TD&A
TROUT DANIEL & ASSOCIATES

INCOME SUMMARY

ENTERPRISE RENT A CAR

NET INCOME \$139,634

EXPENSES SUMMARY

ENTERPRISE RENT A CAR

Insurance	\$1,272
Property Tax Parcel 1	\$11,123
Property Tax Parcel 2	\$2,618
Water	\$200

OPERATING EXPENSES \$15,213

NET OPERATING INCOME \$124,421



Gary S. Olschansky
Investment Sales

📞 O: 443.921.9348 | C: 443.465.6594
✉️ golschansky@troutdaniel.com
🌐 www.troutdaniel.com



Steven L. Cornblatt
Principal

📞 O: 443.921.9331
✉️ scornblatt@troutdaniel.com
🌐 www.troutdaniel.com



Peter Coe
Associate

📞 O: 443.921.9322
✉️ pcoe@troutdaniel.com
🌐 www.troutdaniel.com

30 E. Padonia Road, Suite 504
Timonium, MD 21093
Visit Us
troutdaniel.com
Call Us
410.435.4004



The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1	Enterprise Rent A Car	2,278 SF	\$30.35	\$29	\$0.01	\$69,135	7/15/2014	6/30/2024
2	High Falcon Auto	4,080 SF	\$13.41	\$15	-	\$54,704	12/1/2010	12/31/2023
TOTALS		6,358 SF	\$43.76	\$44	\$0.01	\$123,839		

Note:
The above areas (square feet) are estimates provided by the Owner’s engineer. Said areas are different than the areas stated in the leases.



Gary S. Olschansky
Investment Sales

 O: 443.921.9348 | C: 443.465.6594
 golschansky@troutdaniel.com
 www.troutdaniel.com



Steven L. Cornblatt
Principal

 O: 443.921.9331
 scornblatt@troutdaniel.com
 www.troutdaniel.com



Peter Coe
Associate

 O: 443.921.9322
 pcoe@troutdaniel.com
 www.troutdaniel.com

30 E. Padonia Road, Suite 504
Timonium, MD 21093
Visit Us
troutdaniel.com
Call Us
410.435.4004



The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

11404 Reisterstown Road

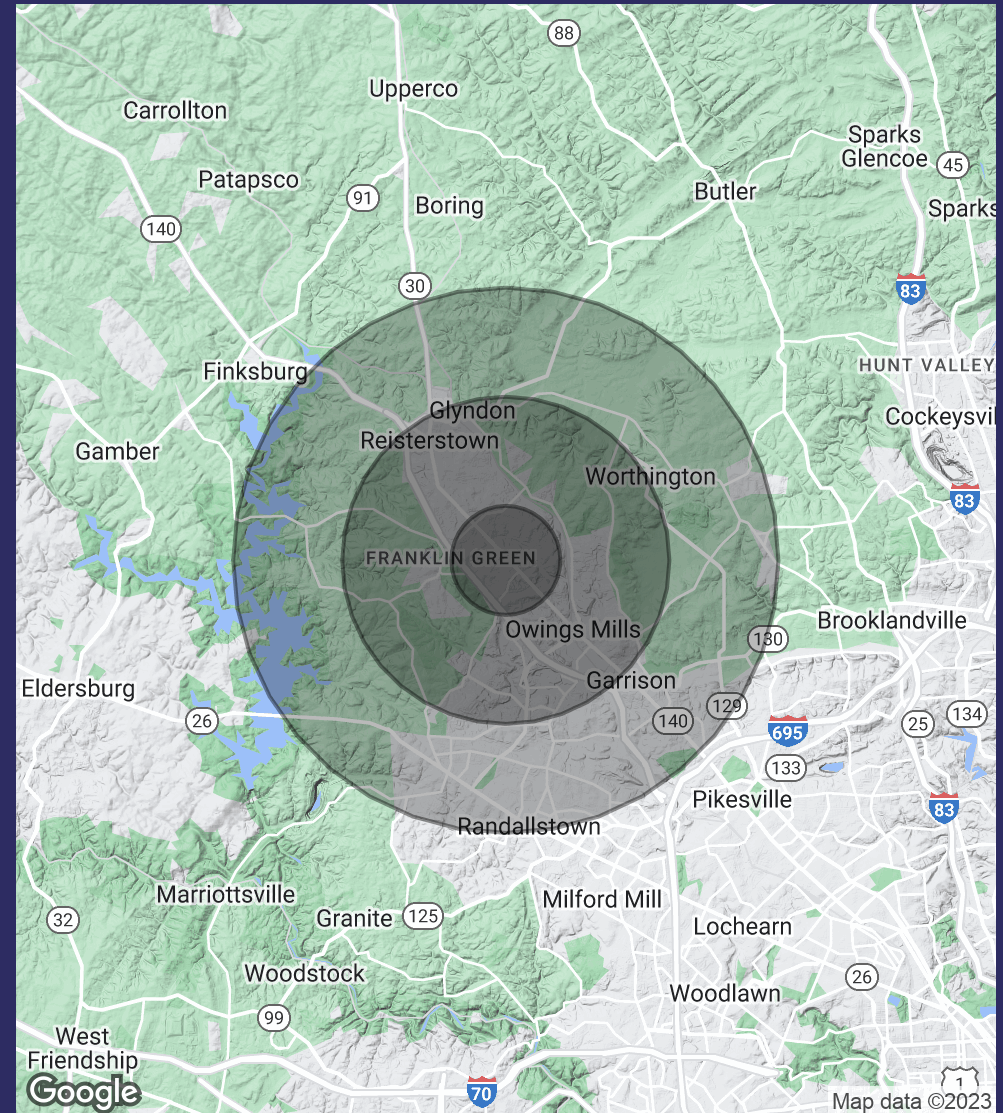
Reisterstown, MD

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,506	70,927	120,547
Average Age	38.9	39.2	41.0
Average Age (Male)	35.8	35.9	38.2
Average Age (Female)	38.8	41.1	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,856	29,363	48,536
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$86,849	\$93,338	\$104,209
Average House Value	\$210,213	\$245,261	\$284,702

* Demographic data derived from 2020 ACS - US Census



Gary S. Olschansky

Investment Sales

O: 443.921.9348 | C: 443.465.6594
golschansky@troutdaniel.com
www.troutdaniel.com



Steven L. Cornblatt

Principal

O: 443.921.9331
scornblatt@troutdaniel.com
www.troutdaniel.com



Peter Coe

Associate

O: 443.921.9322
pcoe@troutdaniel.com
www.troutdaniel.com

30 E. Padonia Road, Suite 504

Timonium, MD 21093

Visit Us

troutdaniel.com

Call Us

410.435.4004

TD&A
TROUT DANIEL & ASSOCIATES

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.