

For Lease

1,459 SF Retail Space Available



Security Station Shopping Center

1700 N Rolling Rd
Baltimore, Maryland 21244

Property Highlights

- 32,672 SF Retail Neighborhood Center with two retail suites for lease
- 1,459 SF (Unit 1748) retail suite available for lease
- Tenants include Octapharma Plasma, Dunkin Donuts, Danish Foods, and Legends Halal Shack
- 0.92 Acres of Land
- Surface Parking: 10/1,000 SF | 215 Spaces
- Built in 1990 - Masonry Construction
- Zoned BL (Business Local)
- 1 Exterior Dock
- High visibility shopping center with good access to major highways (I-695 and I-70) and over 30,000 vehicles a day driving by the center
- Convenient to suburban amenities and the City of Baltimore
- Thousands of residents and employees nearby the shopping center Rutherford and Woodlawn Business Parks with over 3.9 million square feet of space
- Corporate neighbors include Giant Food, Allied Signal, BGE, T. Talbott Bond, Hess Shoes, FBI Baltimore Headquarters, Lockheed Martin, C&P Telephone & M.S.Deserts
- **LEASE RATE: Withheld**

OFFERING SUMMARY

Available Space	1,459 SF (Unit1748)
Lease Rate	(Withheld)
Lot Size	1.98 Acres
Building Size	32,672 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,759	\$109,237
3 Miles	102,363	\$107,138
5 Miles	282,492	\$104,561

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Property Overview

Security Station Shopping Center is located in the Windsor Mill area of Baltimore, Maryland, and serves as a significant commercial and retail hub in the region and is situated in the Windsor Mill neighborhood, a suburb on the western outskirts of Baltimore. The address is 1700 N Rolling Road in Baltimore, Maryland.

Location Overview

Accessibility: Security Station Shopping Center enjoys a strategic location with easy access to major transportation routes. It is conveniently situated near the intersection of Security Boulevard and Rolling Road, making it accessible by car and public transportation.

Commercial District: In addition to Security Station Shopping Center, the surrounding area features various other commercial establishments, including restaurants, grocery stores, and smaller shopping centers. This commercial district provides residents with convenient access to everyday necessities and dining options.

Educational Institutions: Windsor Mill is home to several educational institutions, including public schools, charter schools, and nearby community colleges. This makes it a family-friendly area with educational opportunities for residents of all ages.

Parks and Green Spaces: The Windsor Mill area boasts several parks and green spaces where residents can enjoy outdoor activities and recreation. Gwynn Oak Park is one of the nearby parks known for its historic significance and recreational facilities.

Cultural and Community Events: Windsor Mill and the greater Baltimore area offer a variety of cultural and community events throughout the year. Residents and visitors can enjoy festivals, performances, and cultural celebrations.

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