

## NEIGHBORHOOD RETAIL

# 4410 POWDER MILL BELTSVILLE, MD 20705



### OFFERING SUMMARY

**Available SF:** 700 - 1,300 SF

**Lease Rate:** Negotiable

**Lot Size:** 1.07 Acres

**Building Size:** 15,584 SF

### PROPERTY HIGHLIGHTS

- Neighborhood center with 7-11 Anchor Tenant
- Strip Center Well located between Laurel and College Park MD
- Close proximity to 95N, 495 beltway and Route 1
- Powder Mill 19,000 cars per day
- 1,300sf End cap retail space
- 700sf 2nd floor Space

**Zoning:** CSC

**Market:** Beltsville/Calverton

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,730	26,359	79,702
Total Population:	4,690	69,478	230,520
Average HH Income:	\$90,405	\$83,573	\$83,526

FOR MORE INFORMATION:

**ROSS CONN**

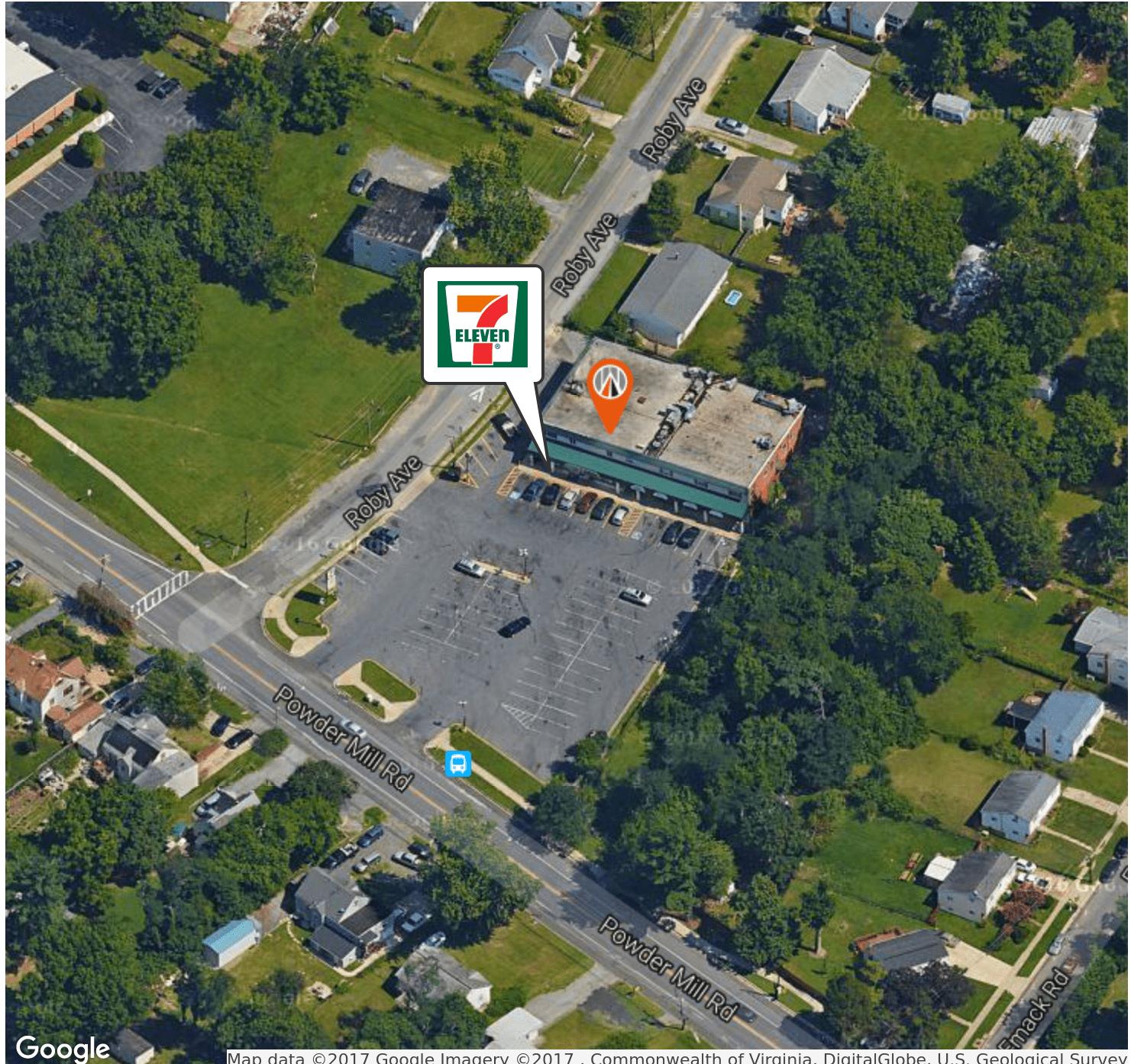
Broker

410.342.5263

ross@avenuerealestatellc.com

AERIAL MAP

# 4410 POWDER MILL RD BELTSVILLE, MD



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## ADDITIONAL PHOTOS

# BELTSVILLE, MD 20705



1,300SF End Cap Space

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ADDITIONAL PHOTOS

# BELTSVILLE, MD 20705



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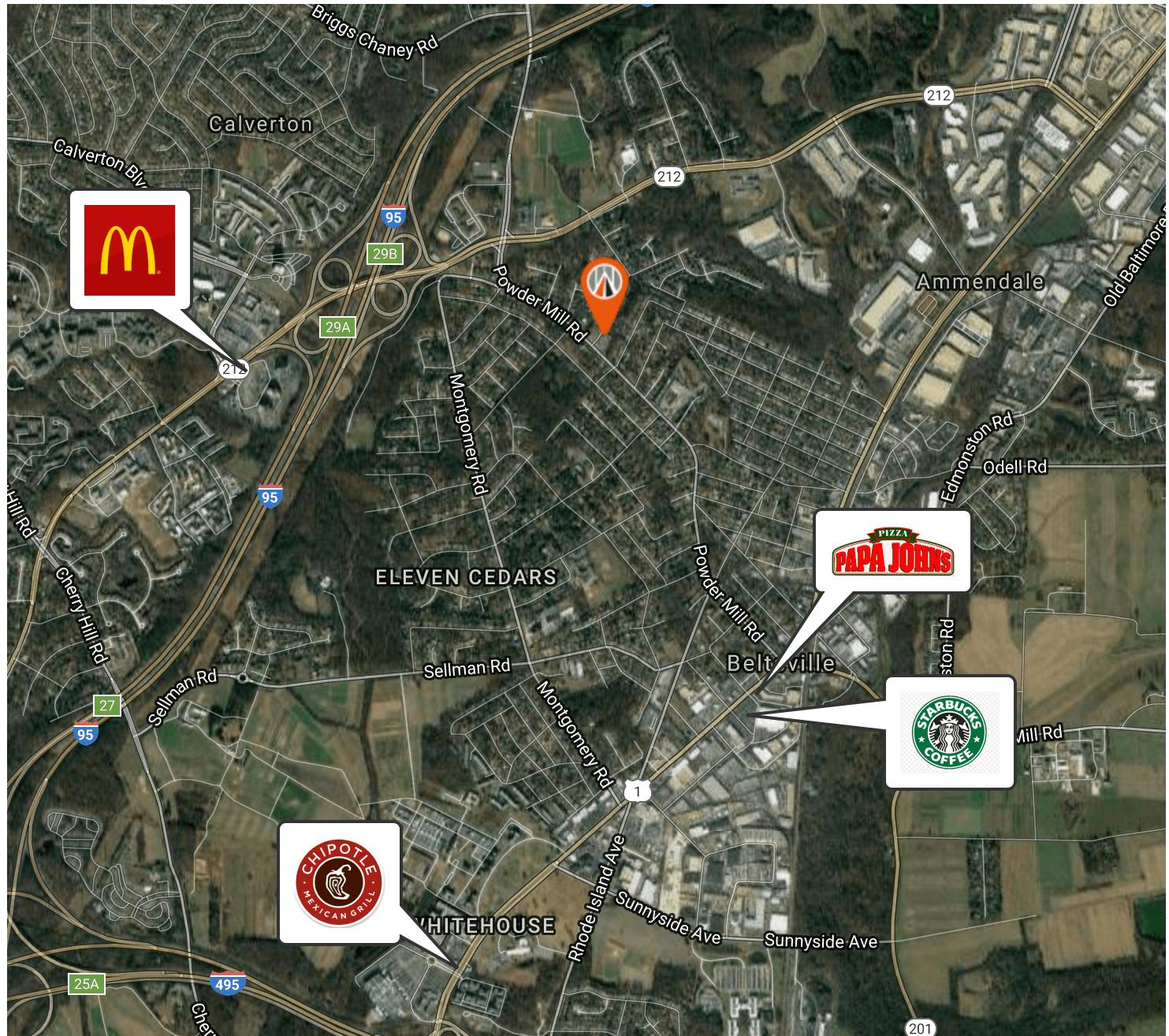
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RETAILER MAP

# 4410 POWDER MILL BELTSVILLE, MD 20705



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FOR MORE INFORMATION:

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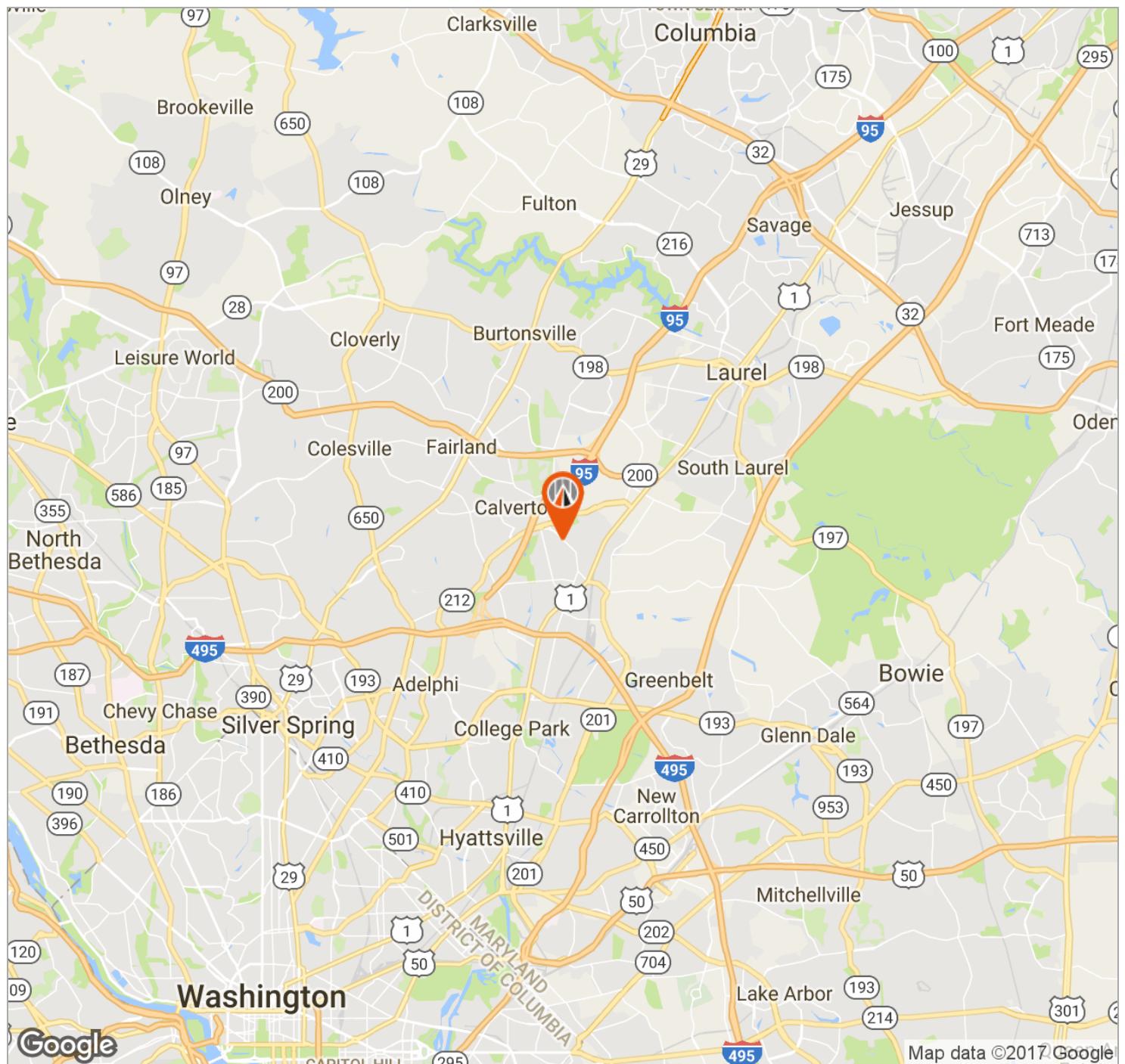
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## LOCATION MAPS

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