



**KLEIN  
ENTERPRISES**

**40 WEST SHOPPING CENTER**  
700 - 862 N. Rolling Road  
Catonsville, MD 21228



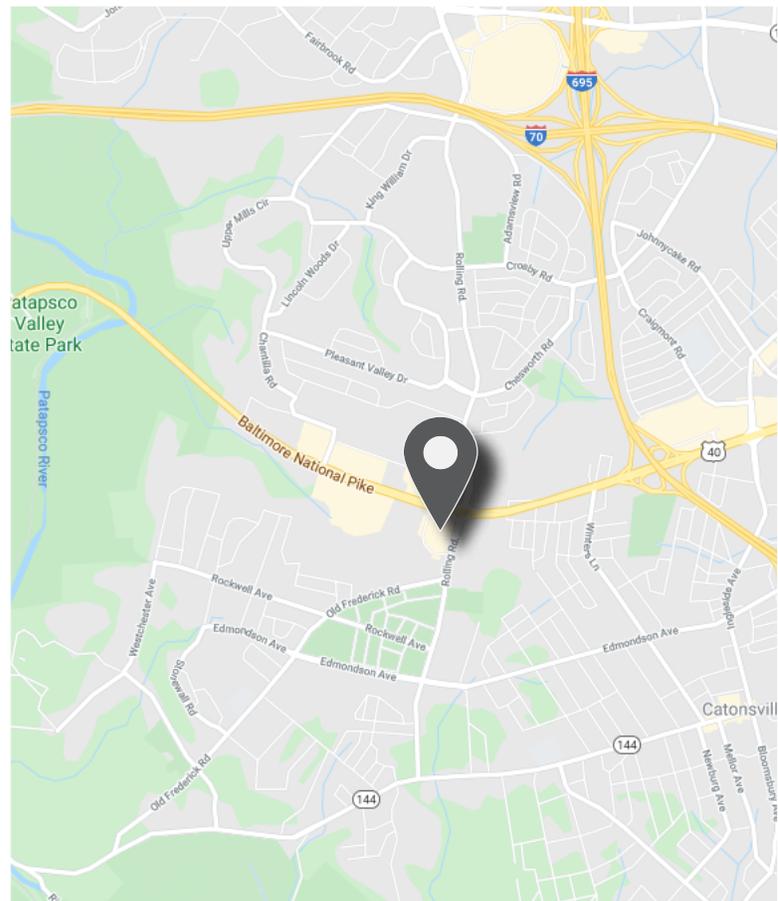
# SPACE AVAILABLE: FROM 1,500 SF - 2,350 SF

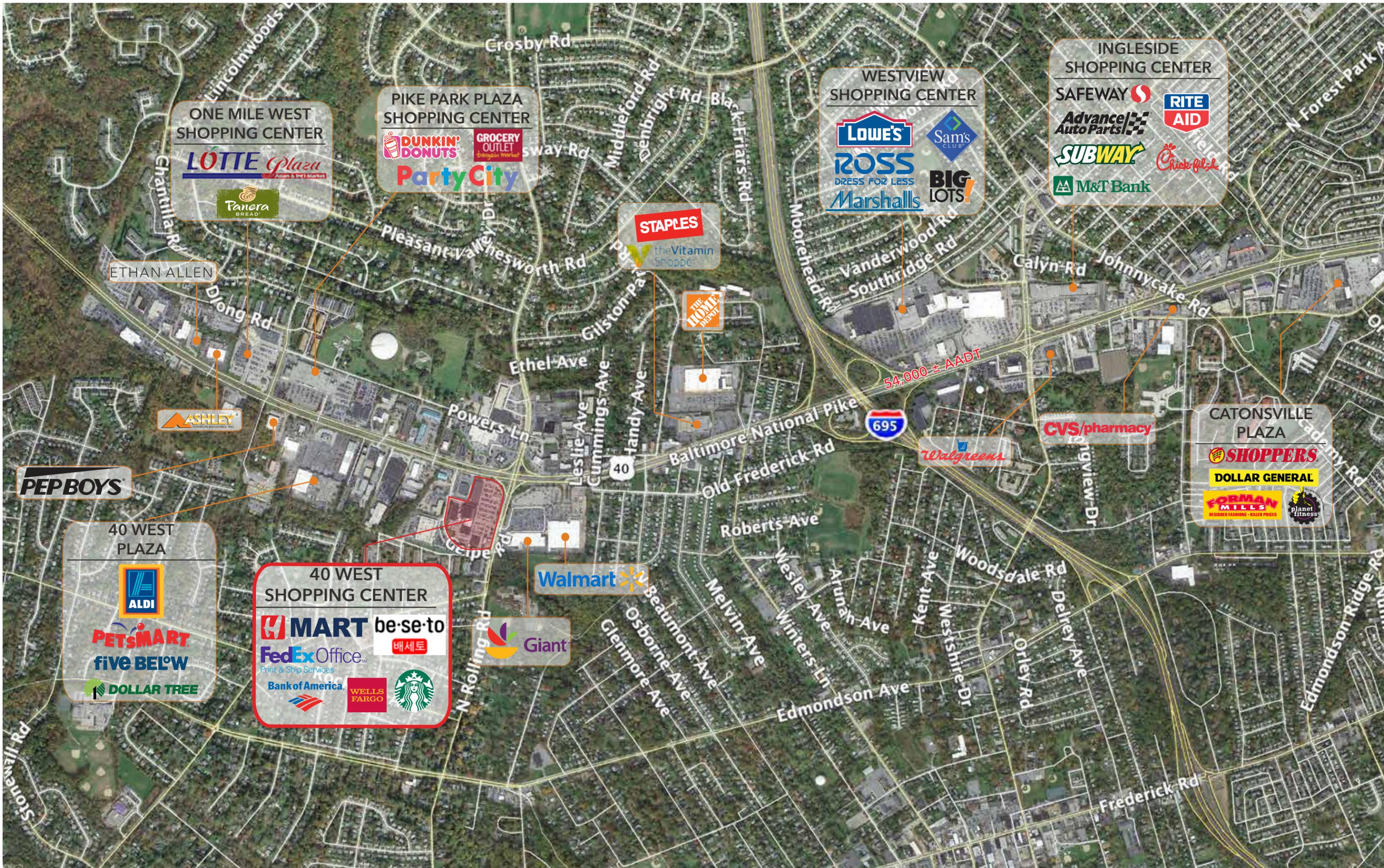
## PROPERTY HIGHLIGHTS

- **Total Square Feet:** 120,434
- **Parking Spaces:** 479 (3.98:1,000)
- **Zoning:** BR-CCC
- Located at a signalized entrance
- ADT 54,000+ on Rt. 40
- Less than 1 mile from I-695 Beltway Exit #15
- 5 Miles from UMBC
- 9 Miles from BWI
- Conveniently located near banks, gas stations, grocers, pharmacies, and restaurants

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	13,414	97,740	263,765
Households	4,954	37,239	100,269
Avg. HH Income	\$129,961	\$119,833	\$115,794





ONE MILE WEST SHOPPING CENTER

**LOTTE Plaza**  
Asian & Thai Market

**Panera BREAD**

PIKE PARK PLAZA SHOPPING CENTER

**DUNKIN' DONUTS** **GROCERY OUTLET**

**Party City**

WESTVIEW SHOPPING CENTER

**LOWE'S** **Sam's CLUB**

**ROSS** DRESS FOR LESS **BIG LOTS!**

**Marshall's**

INGLESIDE SHOPPING CENTER

**SAFEWAY** **RITE AID**

**Advance Auto Parts** **Chick-fil-z**

**SUBWAY** **M&T Bank**

**STAPLES**

**the Vitamin Shoppe**

**THE HOME DEPOT**

**Walgreens**

**CVS/pharmacy**

CATONSVILLE PLAZA

**SHOPPERS**

**DOLLAR GENERAL**

**FORMAN MILLS** **planet fitness**

**PEP BOYS**

40 WEST PLAZA

**ALDI**

**PETSMART**

**FIVE BELOW**

**DOLLAR TREE**

40 WEST SHOPPING CENTER

**MART** **be-se-to**

**FedEx Office** **배세토**

Print & Ship Services

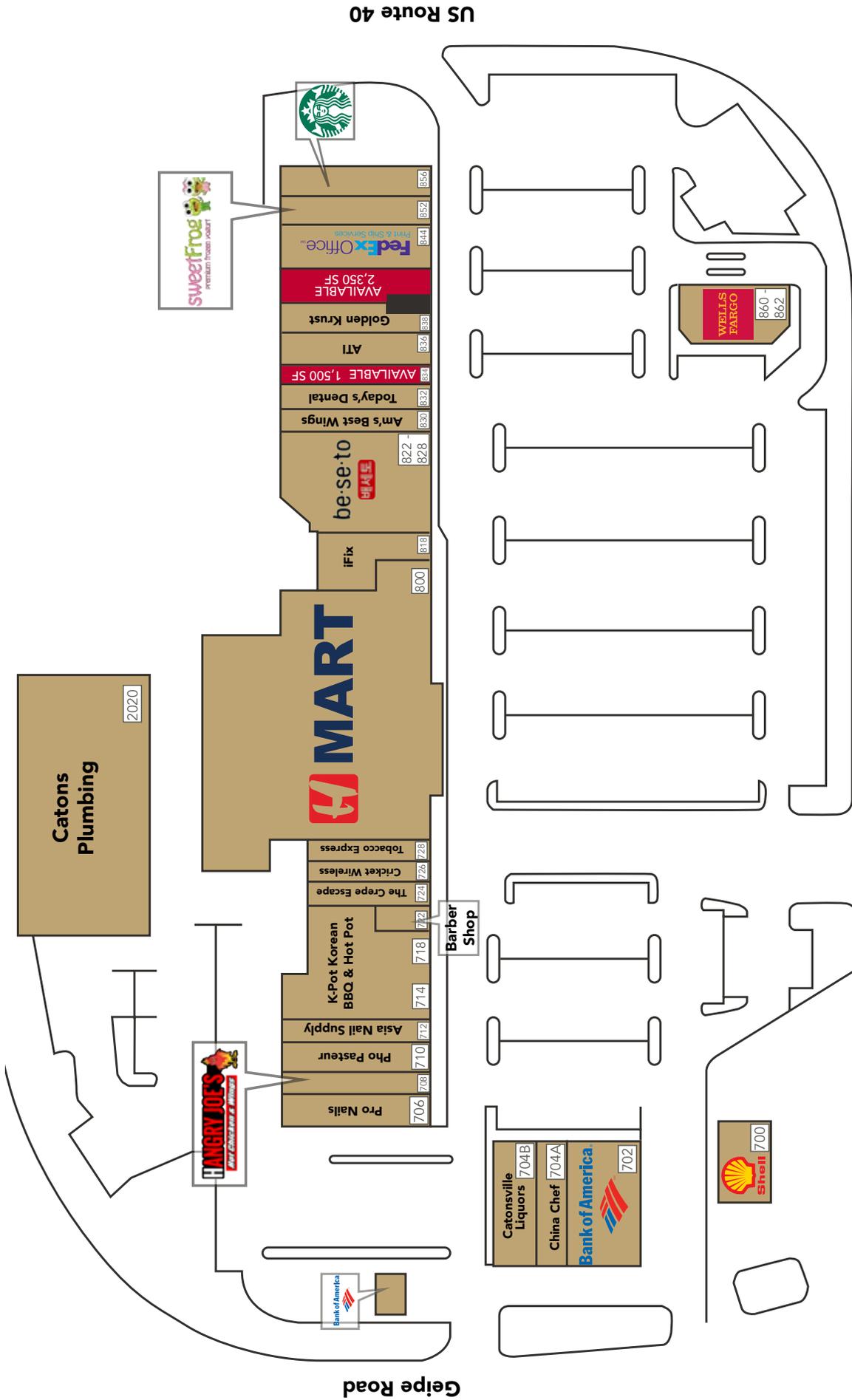
**Bank of America** **WELLS FARGO** **Starbucks**

**Walmart**

**Giant**

54,000 ± AADT





**Rolling Road**

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