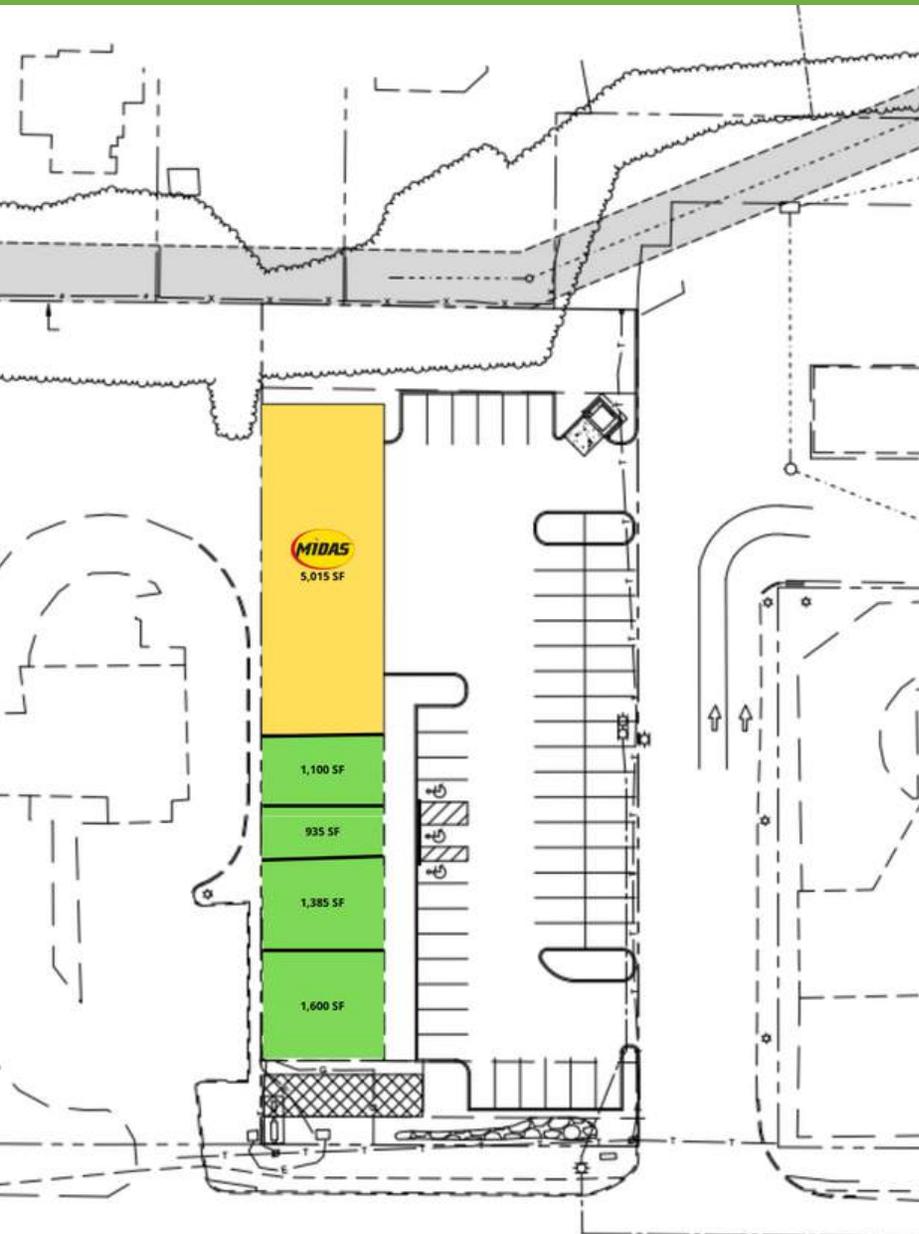




PROPERTY HIGHLIGHTS

- Proposed Uses: National QSR, Retail Service (Physical Therapy, Nail Salon, Hair Salon, etc)
- 5,015 SF Of New Space
- Can be Demised Into 3 -4 Spaces
- 42,000 VPD
- Thriving Retail Corridor, Highly Accessible from Rt. 40 and Rt. 29
- Easy Access to Route 29 and I-70
- Modern design with high ceilings
- High Population and High Income demographics
- Right in, Right Out on Route 40 with easy access to U-Turn lanes





OFFERING SUMMARY

AVAILABLE SF: 935 - 5,015 SF

LEASE RATE: Negotiable LOT

SIZE: 0.93 Acres BUILDING

SIZE: 10,030 SF ZONING: B2

PROPERTY OVERVIEW

A great opportunity on the sought after Ellicott City Route 40 corridor. This New Retail Center will allow up to 5,015 Sq Ft Available. High income families in the area with available disposable income. Ellicott City Route 40 extremely strong daytime traffic of over 42,000 VPD along with the high available and disposable income provides a robust and stable customer base for any retail environment. Modern building with high ceilings will provide an appealing and energy efficient space which will be available and customizable to the needs of any particular tenant. This site offer easy on/off access to Route 40 and provides great frontage and visibility off this heavily trafficked corridor. Any retailer's customer base will appreciate the easy access to Route 40 from Interstate 70 or Route 29.





Location	9438 Baltimore National Pike Ellicott City, MD 21043
County	Howard
Traffic Count	42,000
Square Feet	5,015

POPULATION

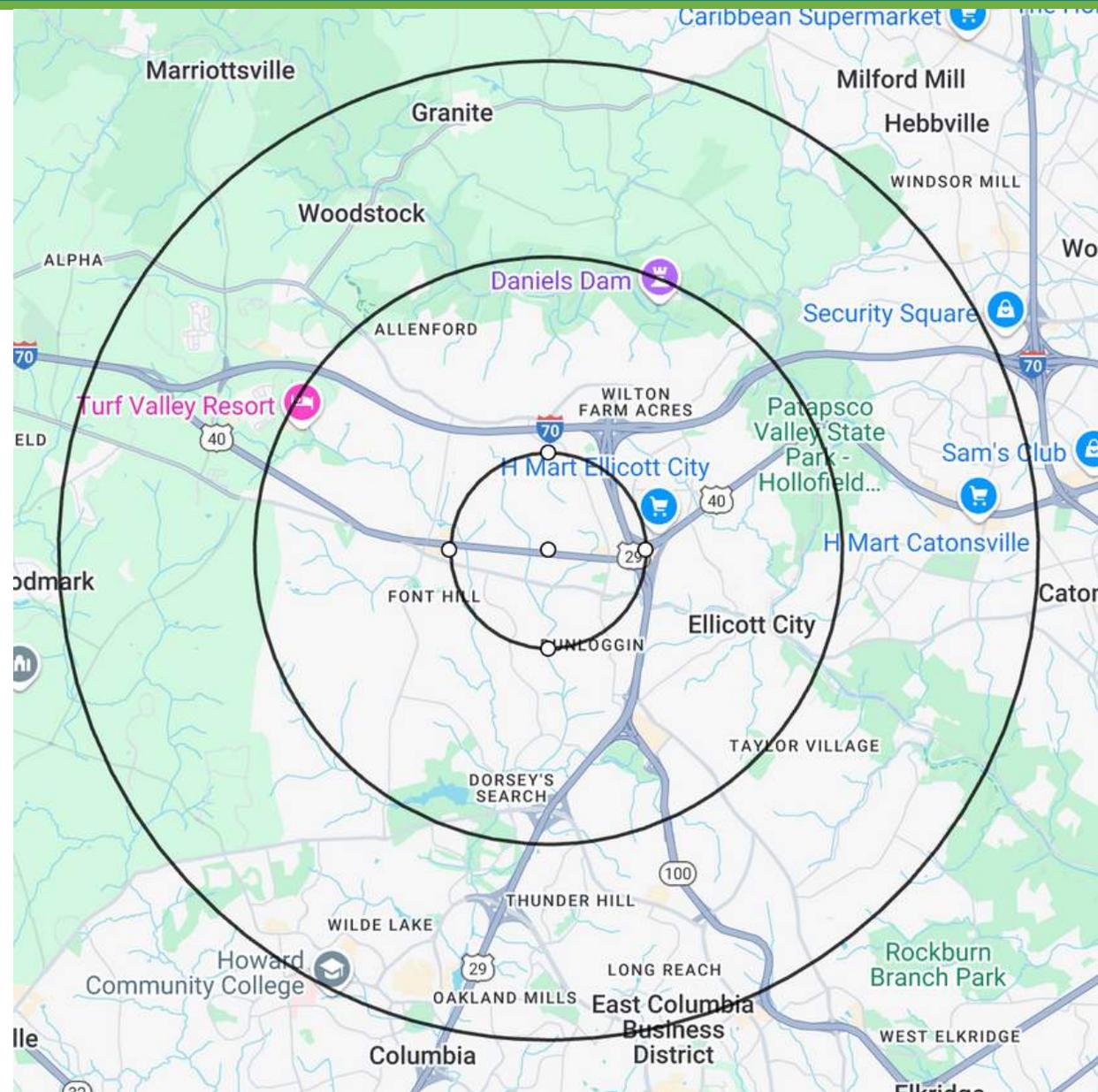
1.00 MILE	3.00 MILE	5.00 MILE
9,935	67,188	168,144

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$213,862	\$210,305	\$179,127

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,590	23,567	62,383





For More Information Please Contact:



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