



FOR SUBLEASE

2 Compass Road
Baltimore, MD 21202
8,625 SF

PROPERTY HIGHLIGHTS

- Store #2455
- Term through 1/31/27
- 8,625 SF
- NNNs
 - CAM: \$19,584 (landscaping, snow)
 - RE Tax: \$34,164 (2024/25)
 - Ins: \$0 (Landlord carries insurance)
- Landlord consent is required for sublease
- Leasing Restrictions: None
- Use Restrictions: None

NEIGHBORHOOD DEMOGRAPHICS

| | POPULATION | MEDIAN HOUSEHOLD INCOME | NUMBER OF HOUSEHOLDS |
|--------|------------|-------------------------|----------------------|
| 1 Mile | 26,312 | \$66,002 | 10,768 |
| 3 Mile | 195,121 | \$68,025 | 92,155 |
| 5 mile | 554,513 | \$62,106 | 275,800 |

L. JAMIE SMITH

Vice Chair
+1 410 953 6690
jamie.smith@cushwake.com

MICHAEL BOSICA

Senior Director
+1 410 953 6688
michael.bosica@cushwake.com



One E Pratt Street, Suite 700, Baltimore, MD 21202
Main +1 410 752 4285
cushmanwakefield.com

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PROPERTY PHOTOS



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SITE PLAN

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Senior Directors

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+1 410 853 6688

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michael.basica@suchwaka.com

Developer
CCM ASSOCIATES L.P.



North

Proposed

**Proposed
CVS/pharmacy**
62 CONGRESS ROAD

POLITICAL ACTION COMMITTEE
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 10
COUNCILMANIC DISTRICT 6

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
GWS ENGINEERS, LAND SURVEYORS
LAND PLANNERS
4200 CHAMBERS STREET, SUITE 1000
THE BOSCH, HOUSTON, TEXAS
(713) 656-2500

| SWR | CALL | F-BP |
|------|-------|------|
| SWR1 | CF998 | |
| SWR2 | 2000 | |
| SWR3 | 800 | |
| SWR4 | 100 | |
| SWR5 | 100 | |
| SWR6 | 200 | |
| SWR7 | 200 | |

 CUSHMAN &
WAKEFIELD |  LUND
COMPANY

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