

# FOR LEASE

7452 BALTIMORE ANNAPOLIS BLVD, GLEN BURNIE, MD 21061



Office Space for Lease with  
Prime B&A Blvd Frontage

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## PROPERTY DESCRIPTION

Office space available with frontage to B&A Blvd providing excellent visibility. Spaces offer high ceilings and large windows with great natural light. These spaces offer an ideal canvas for business to thrive in a vibrant commercial setting. Don't miss your opportunity, inquire today!

## HIGHLIGHTS

- +/- 2,100 SF Former Counseling Office
- Waiting Area, Reception, Conference Room and 6 Offices/Consultation Rooms
- Baltimore Annapolis Blvd sees +/- 15,000 Vehicles Per Day
- Signage Opportunity
- Free and Unreserved Parking with Close Proximity to Public Parking Lot in Rear



## OFFERING



## FOR LEASE OFFICE SPACE

Lease Rate	\$18 SF/yr
Lease Type	NNN
Zoning	TC

### SPACES

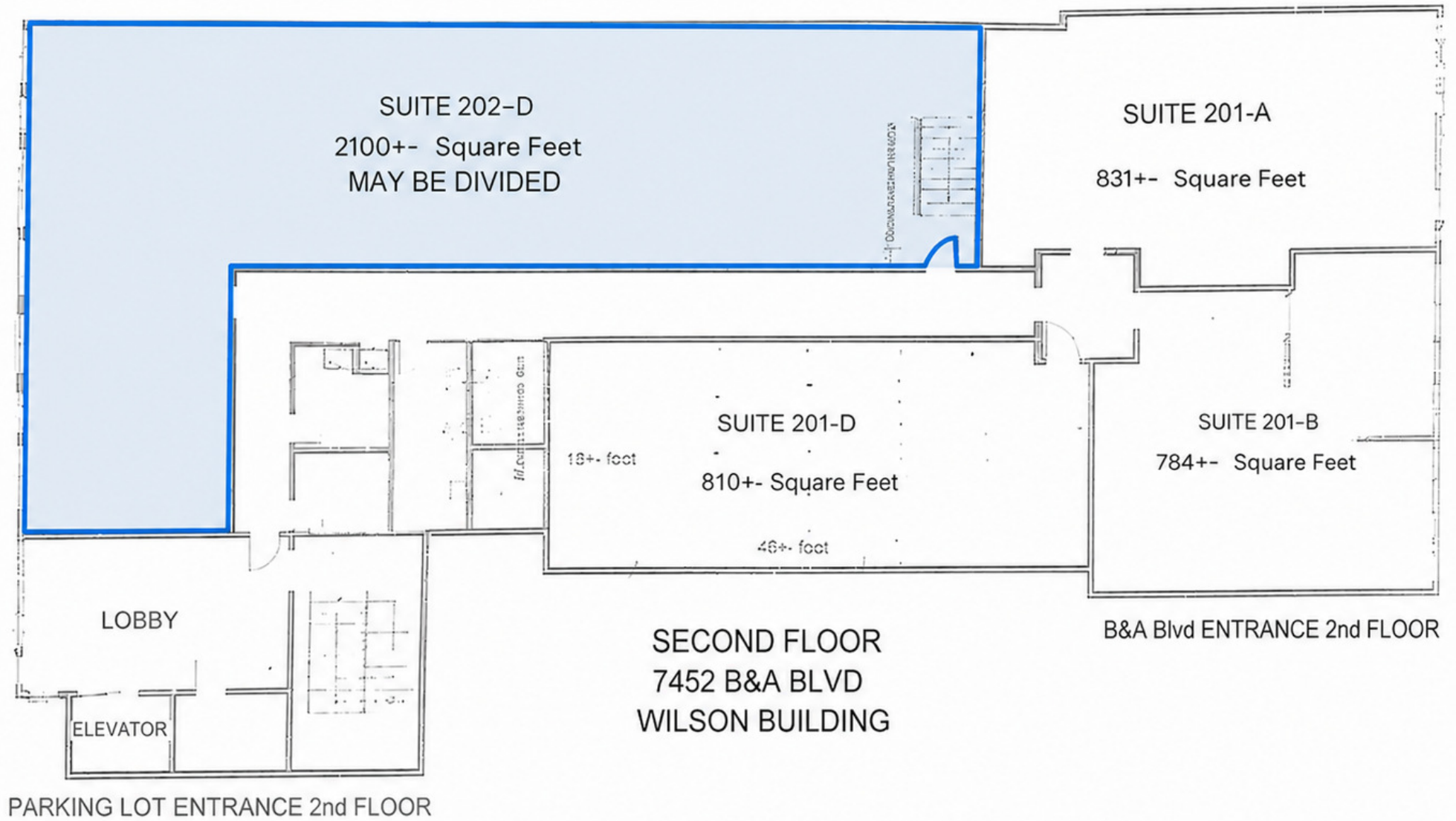
### SPACE SIZE

Suite 202-D	+/- 2,100 SF
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# INTERIOR PHOTOS





# RETAILER MAP



7452 Baltimore Annapolis Blvd



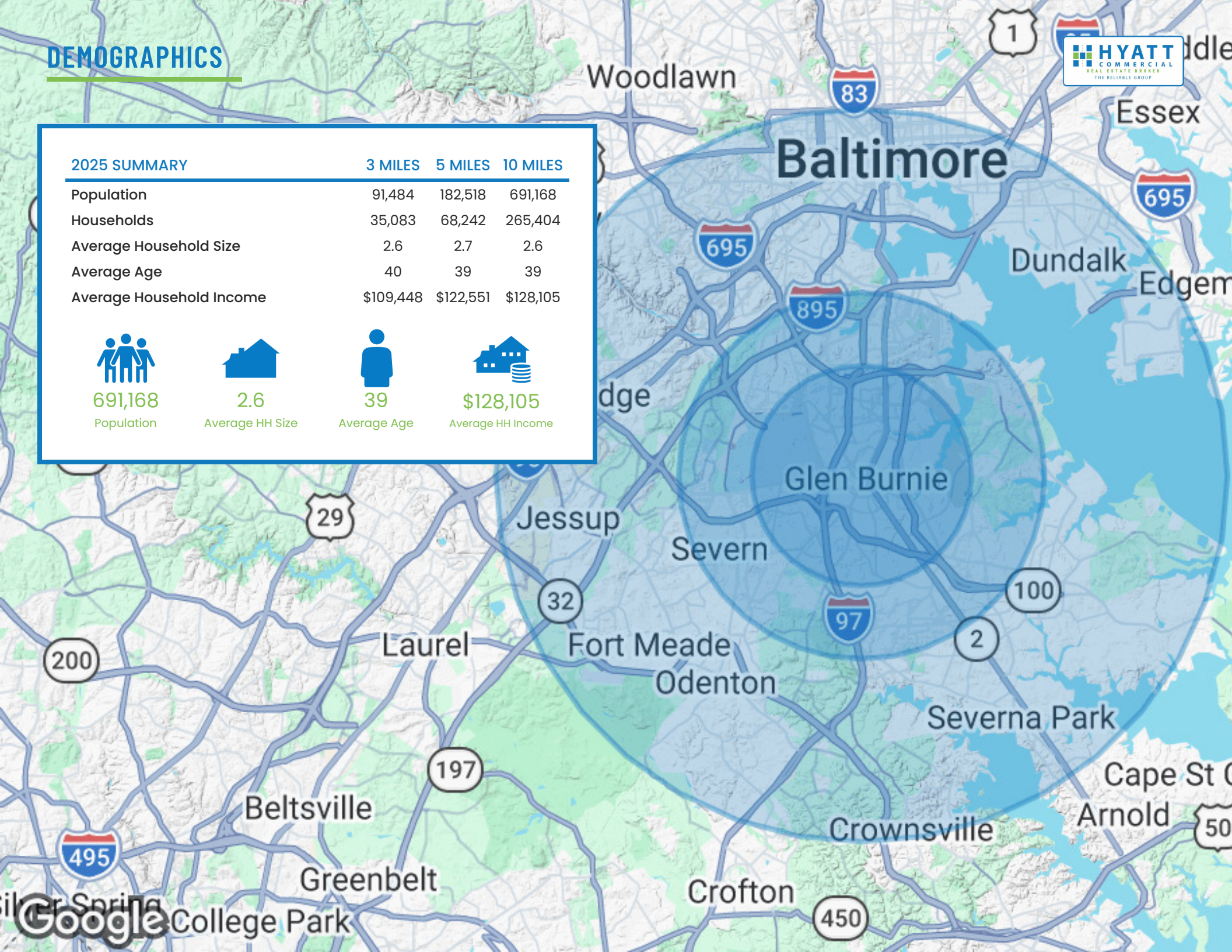
# DEMOGRAPHICS



2025 SUMMARY	3 MILES	5 MILES	10 MILES
Population	91,484	182,518	691,168
Households	35,083	68,242	265,404
Average Household Size	2.6	2.7	2.6
Average Age	40	39	39
Average Household Income	\$109,448	\$122,551	\$128,105

691,168	2.6	39	\$128,105
Population	Average HH Size	Average Age	Average HH Income





# CONTACT

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