

NEW CONSTRUCTION FOR LEASE

OFFERING MEMORANDUM



9438 Baltimore National Pike

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Ellicott City MD 21043

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THE SPACE

Location	9438 Baltimore National Pike Ellicott City, MD 21043
County	Howard
Traffic Count	42000
Square Feet	5015

HIGHLIGHTS

- 5,015 SF Of New Space
- Thriving Route 40 Retail Corridor
- Demisable to 3-4 Space
- Over 42,000 VPD on Route 40
- Proposed Uses: National QSR, Retail Service (Physical Therapy, Nail Salon, Hair Salon, etc.)
- 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



POPULATION

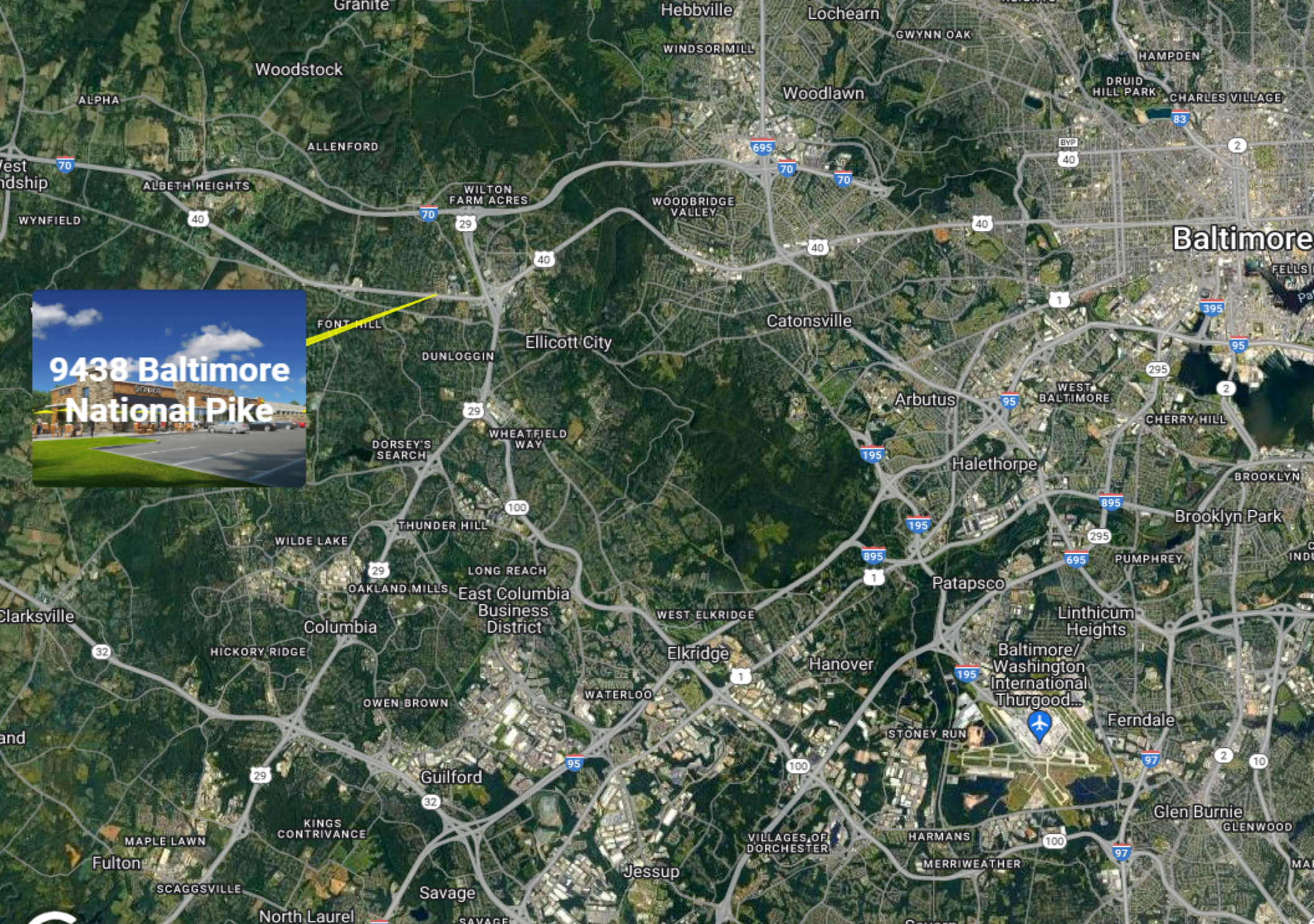
	1.00 MILE	3.00 MILE	5.00 MILE
	9,935	67,188	168,144

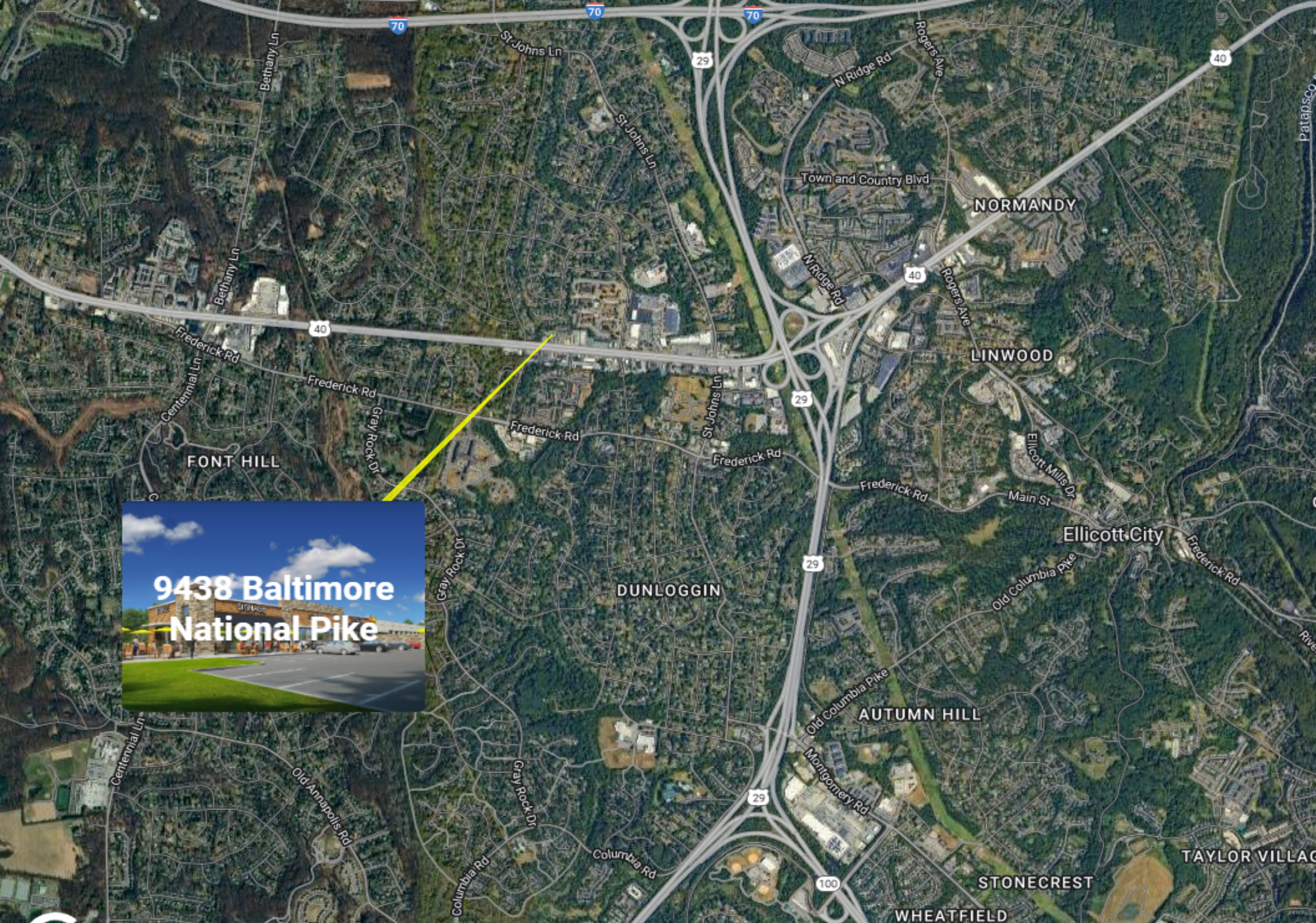
AVERAGE HOUSEHOLD INCOME

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

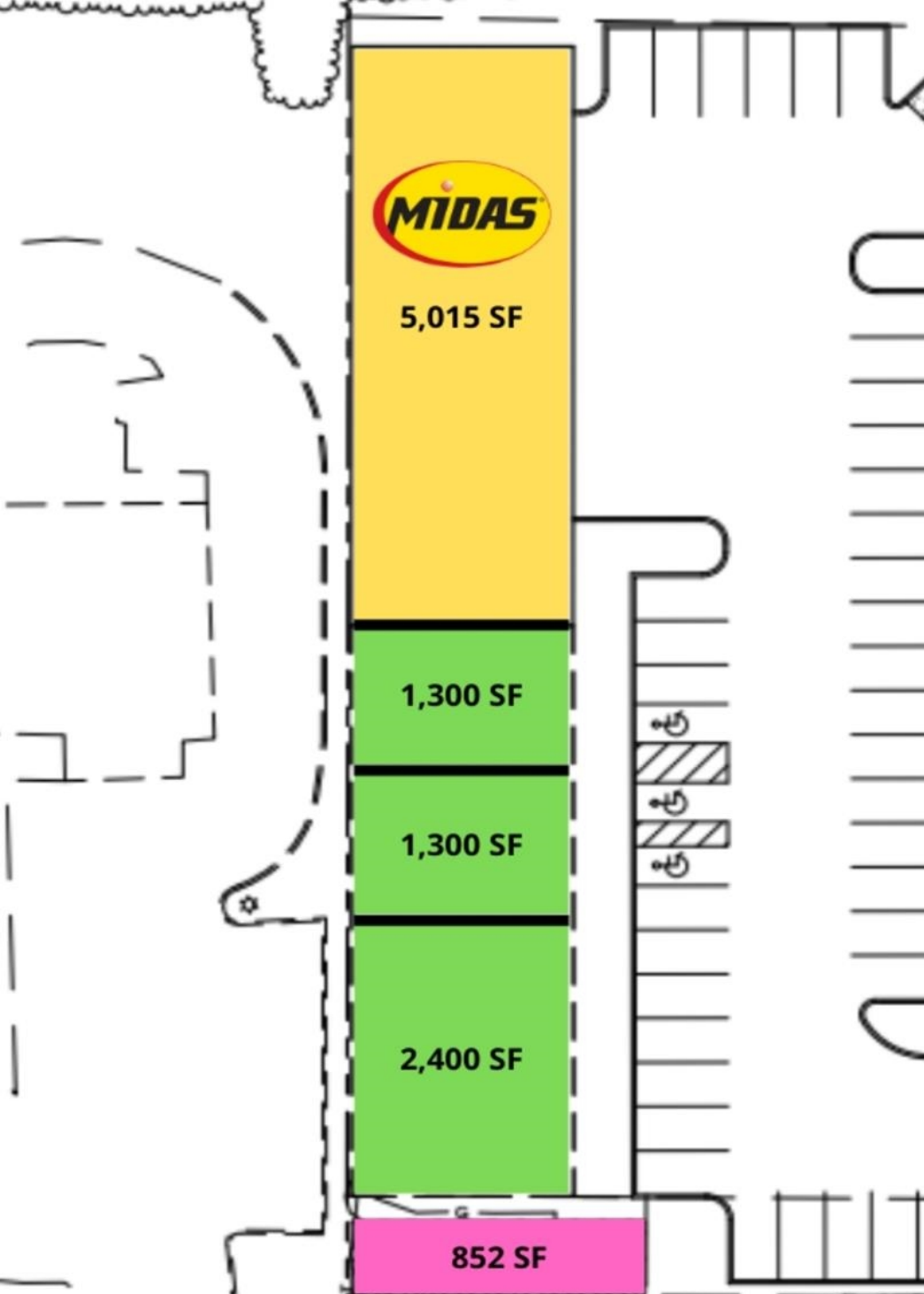
NUMBER OF HOUSEHOLDS

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

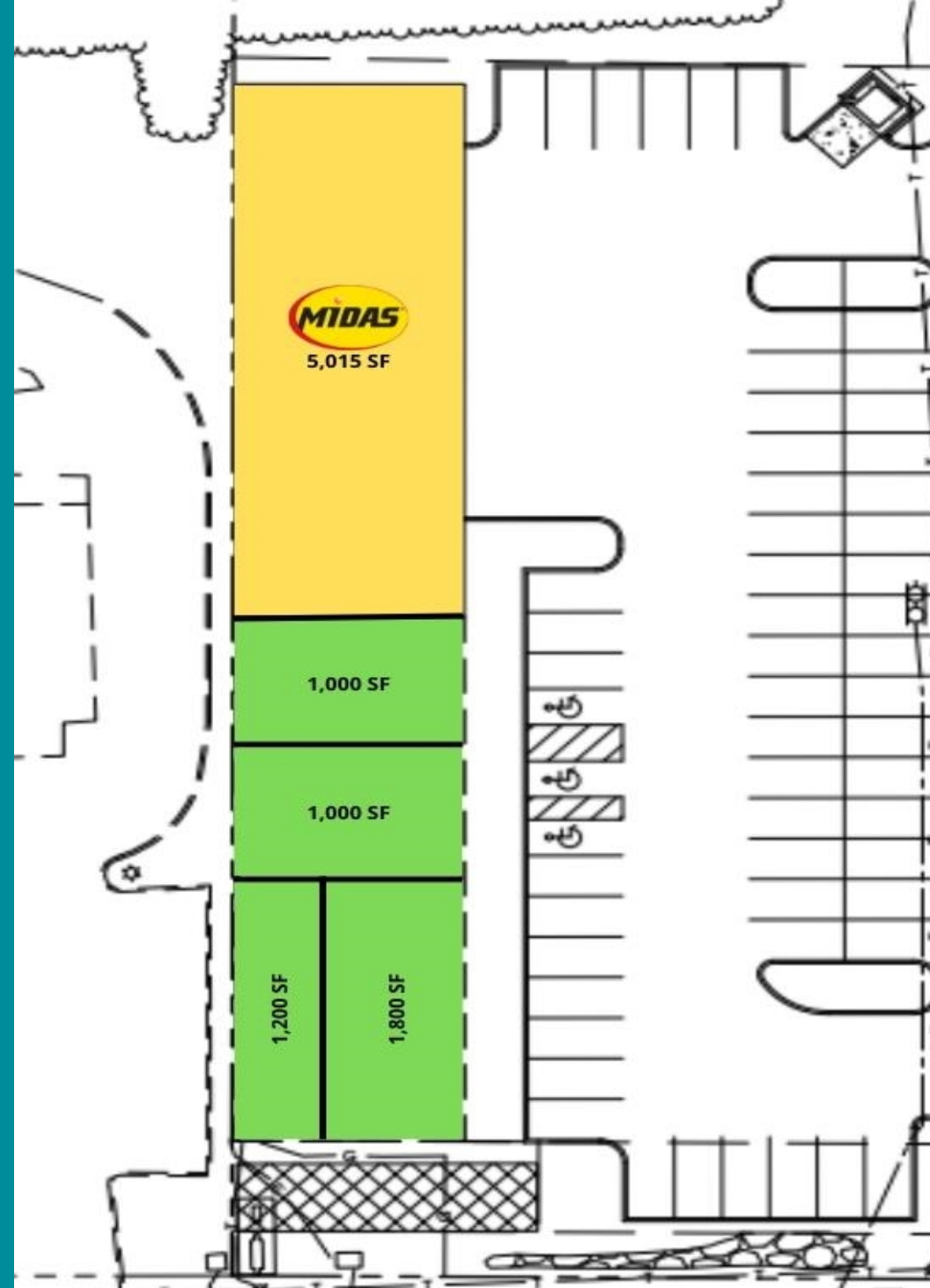








Optional Site Plan 1



Optional Site Plan 2

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The information contained herein is not a substitute for a thorough due diligence investigation. Tennant Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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