

FOR LEASE



7452 BALTIMORE ANNAPOLIS BLVD, GLEN BURNIE, MD 21061



Prime Retail & Office Space for Lease

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PROPERTY DESCRIPTION

Retail and 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

- Premier Retail and Office Space along B&A Blvd
- Baltimore Annapolis Blvd sees +/- 15,000 Vehicles Per Day
- Offers Large Windows and High Ceilings
- Signage Opportunity
- Free and Unreserved Parking with Close Proximity to Public Parking Lot in Rear
- Suite 101 and 113 Offer Direct Access



OFFERING



FOR LEASE OFFICE SPACE

Building Size	11,724 SF
Price	\$18.00 SF/yr (NNN)
Zoning	TC

SPACES	SPACE SIZE
Suite 101	871 SF
Suite 201-B	784 SF
Suite 113	164 SF



INTERIOR PHOTOS



Suite 101



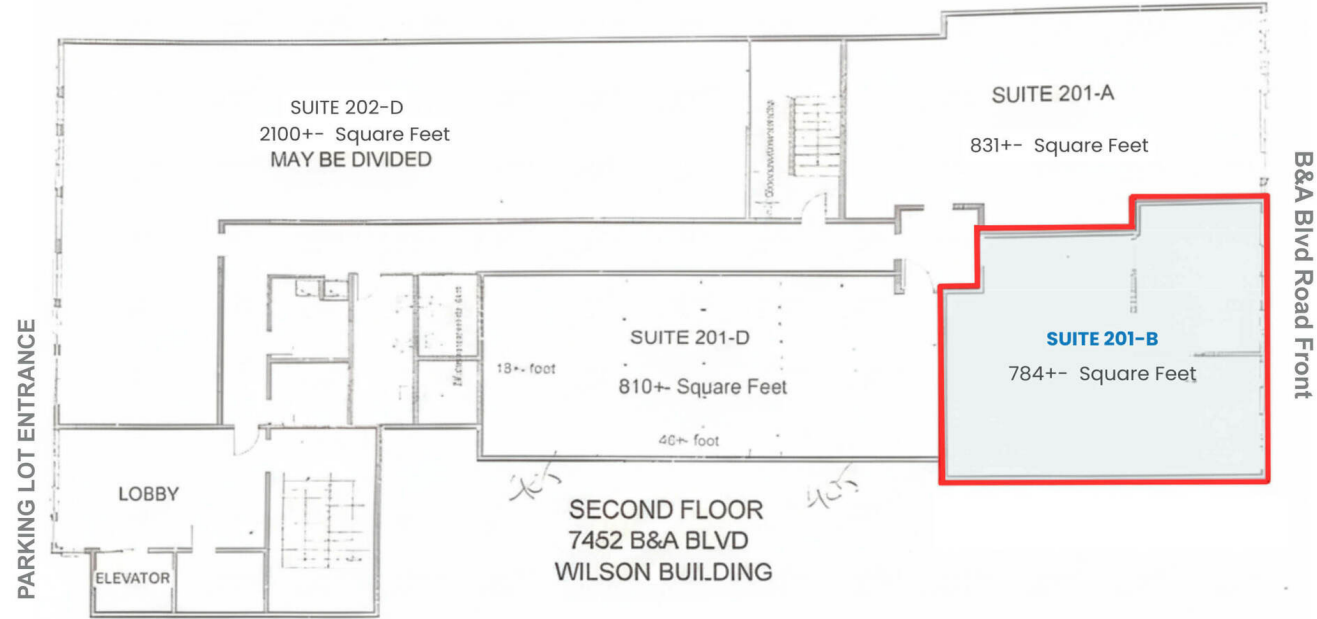
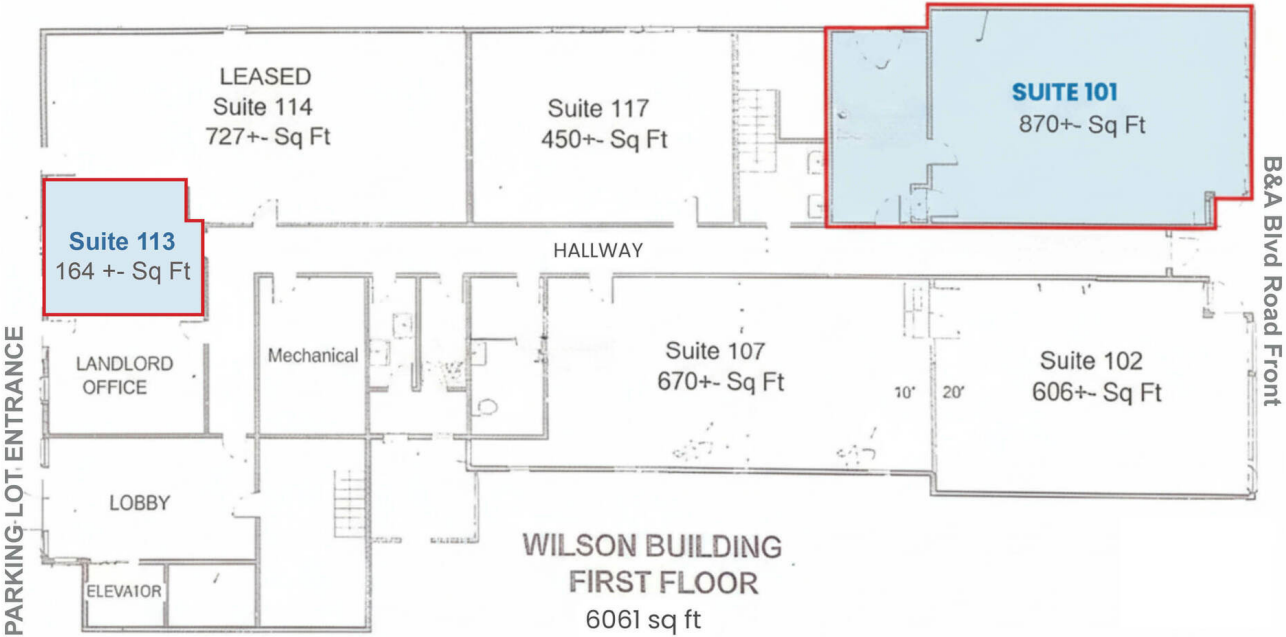
Suite 101



Suite 201-B



Suite 201B Current Nursing School - Available for Lease



RETAILER MAP



DEMOGRAPHICS

2024 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

Population



2.6

Average HH Size



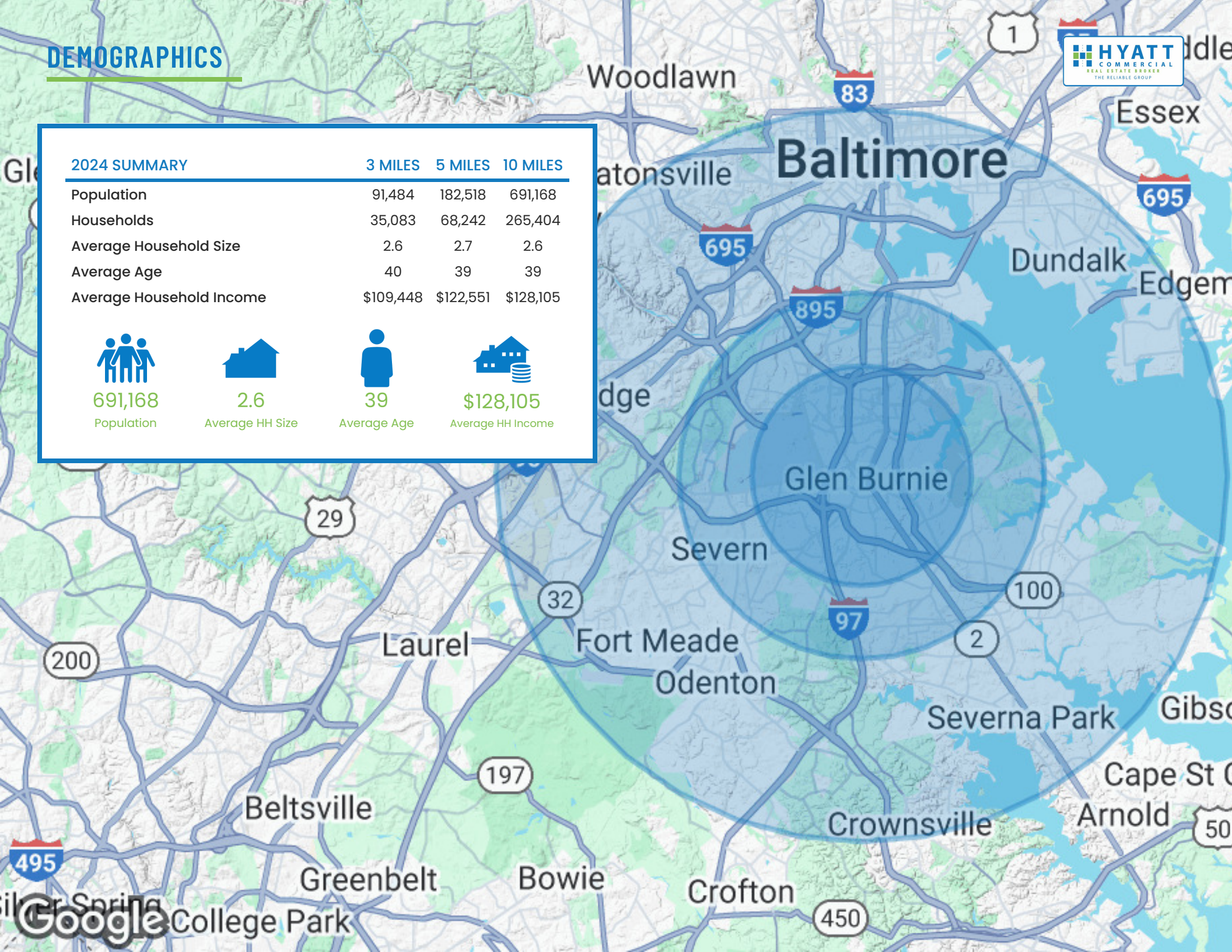
39

Average Age



\$128,105

Average HH Income



-
- 5 Minute Drive
 - 10 Minute Drive
 - 15 Minute Drive

REGIONAL MAP

- 13 min drive to BWI, MD
- 37 min drive to Annapolis, MD
- 1 hr 20 min drive to Washington, D.C.



CONTACT

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