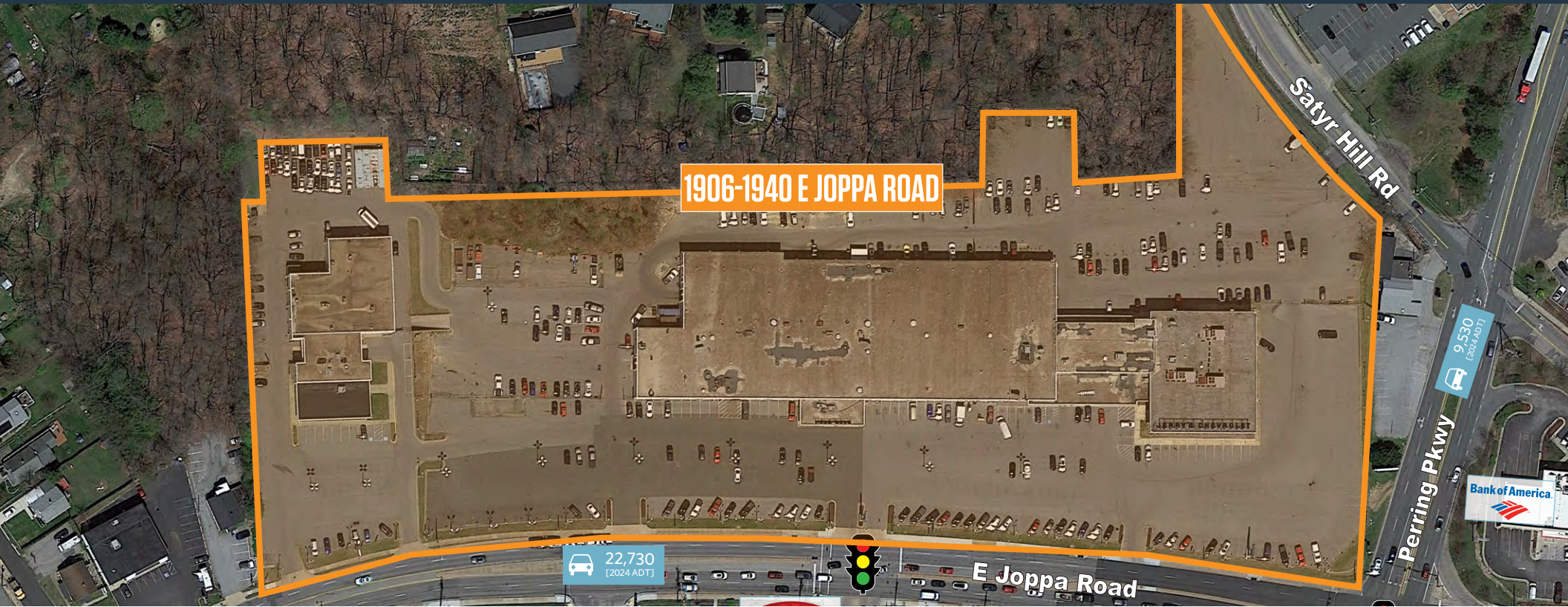




NEARBY RETAILERS

ROSS
DRESS FOR LESS

SAFeway

Giant

THE HOME DEPOT

DICK'S

Burlington

FLOOR DECOR

Chick-fil-E

BANK OF AMERICA

RETAIL FOR LEASE

- ±15 Acre Site - Zoned BM & BM AS.
- Rare opportunity located at the intersection of E Joppa Road & Perring Parkway.
- Multiple configurations and pad sites available for lease on-site. We can also consider leasing the existing 95,000 SF & 21,320 SF freestanding dealership buildings.
- Easy and convenient access to Interstate 695 (I-695) Beltway.
- Perfect for gas/c-store, pharmacy, fast-food, bank/financial services, restaurant, medical, retail, grocery, hotel, automotive/ car dealerships, flex and industrial.

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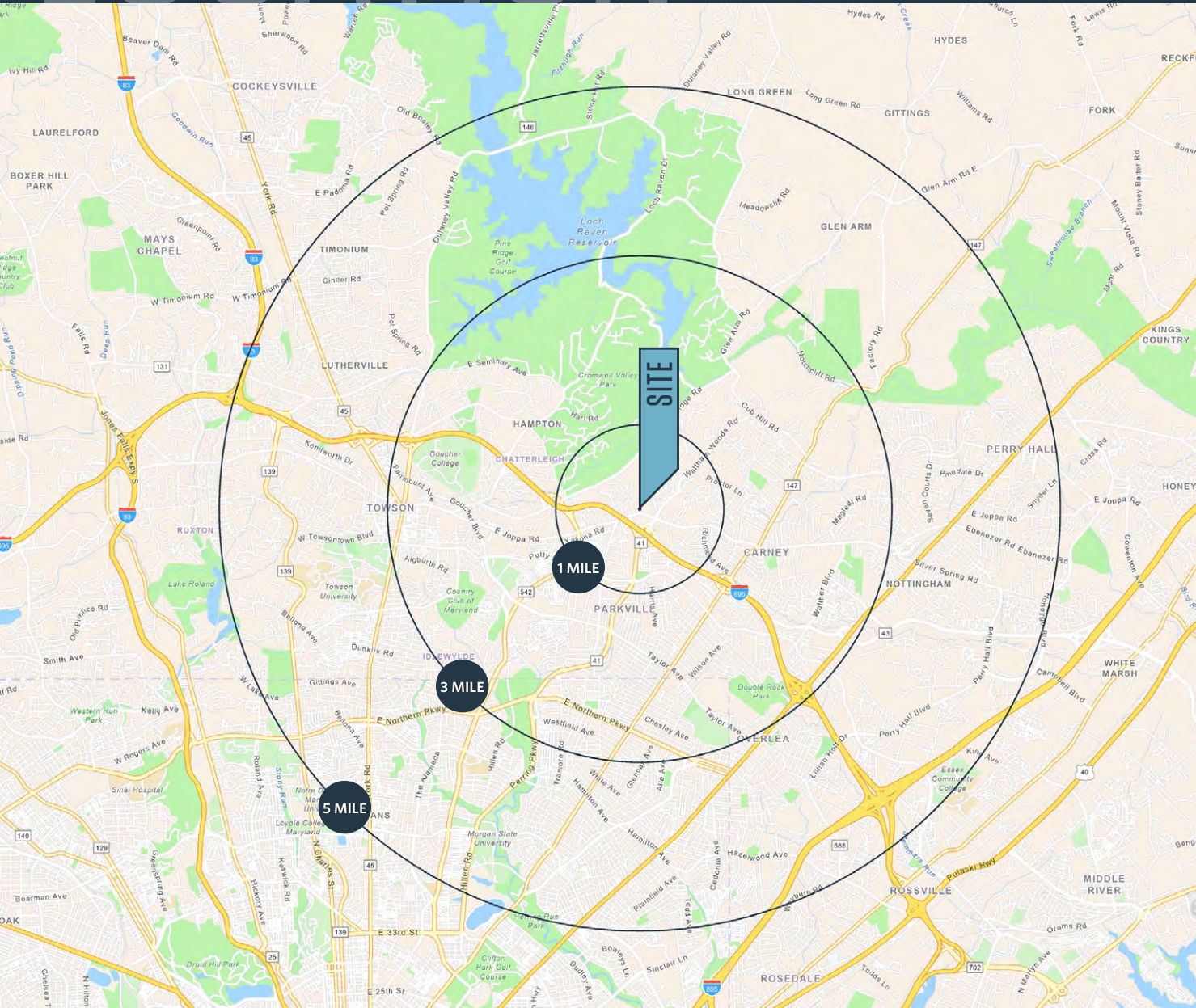
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JEFF BACH

jbach@klnb.com | 410-357-6944

1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
12,328	111,713	295,803
Daytime Population		
11,561	100,718	271,135
Households		
5,037	47,722	119,327
Average HH Income		
\$96,875	\$106,568	\$115,430

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

E Joppa Road	22,730 ADT
Perring Pkwy	34,503 ADT
I-695	149,011 ADT

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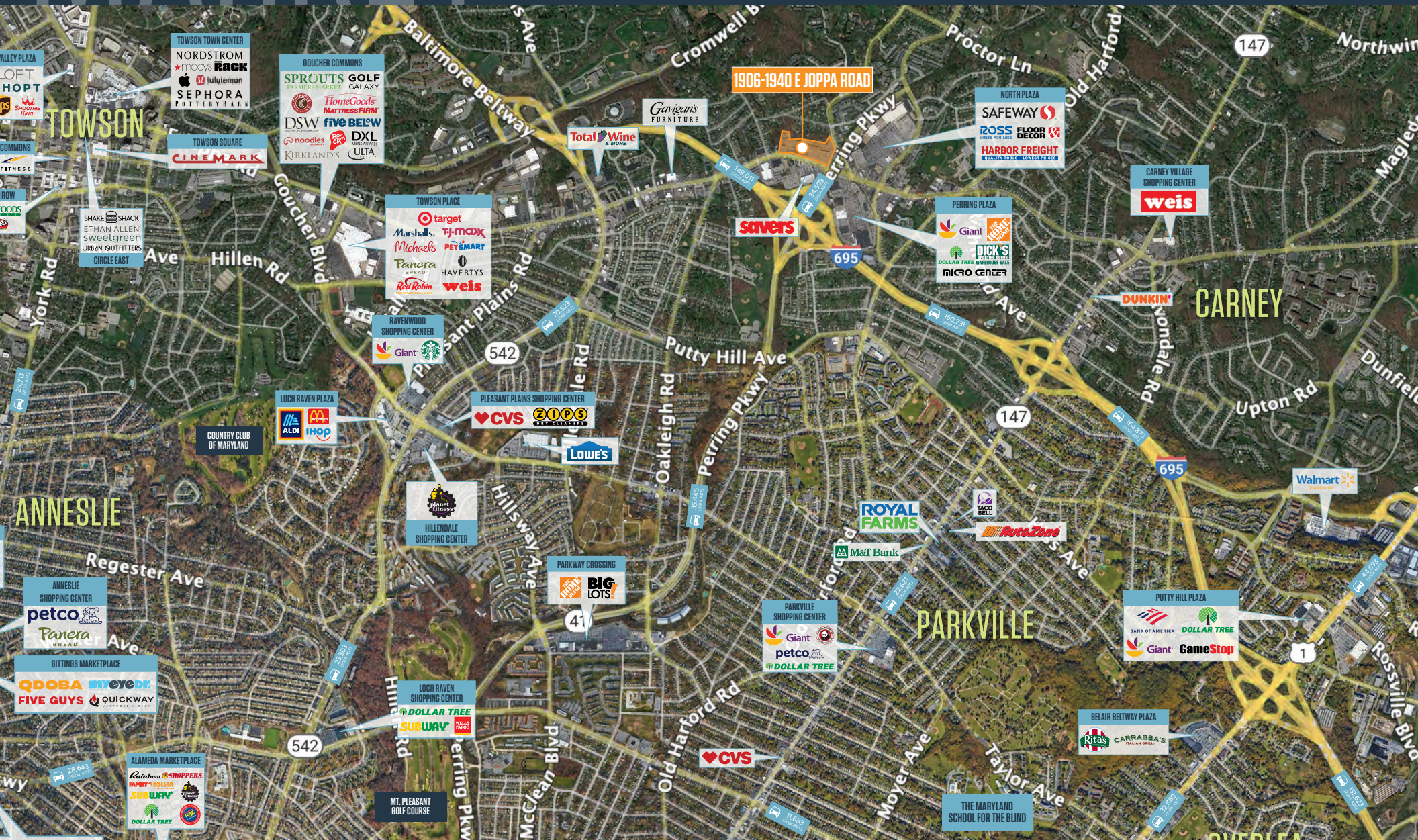
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CLOSE-UP

1906-1940 E JOPPA ROAD

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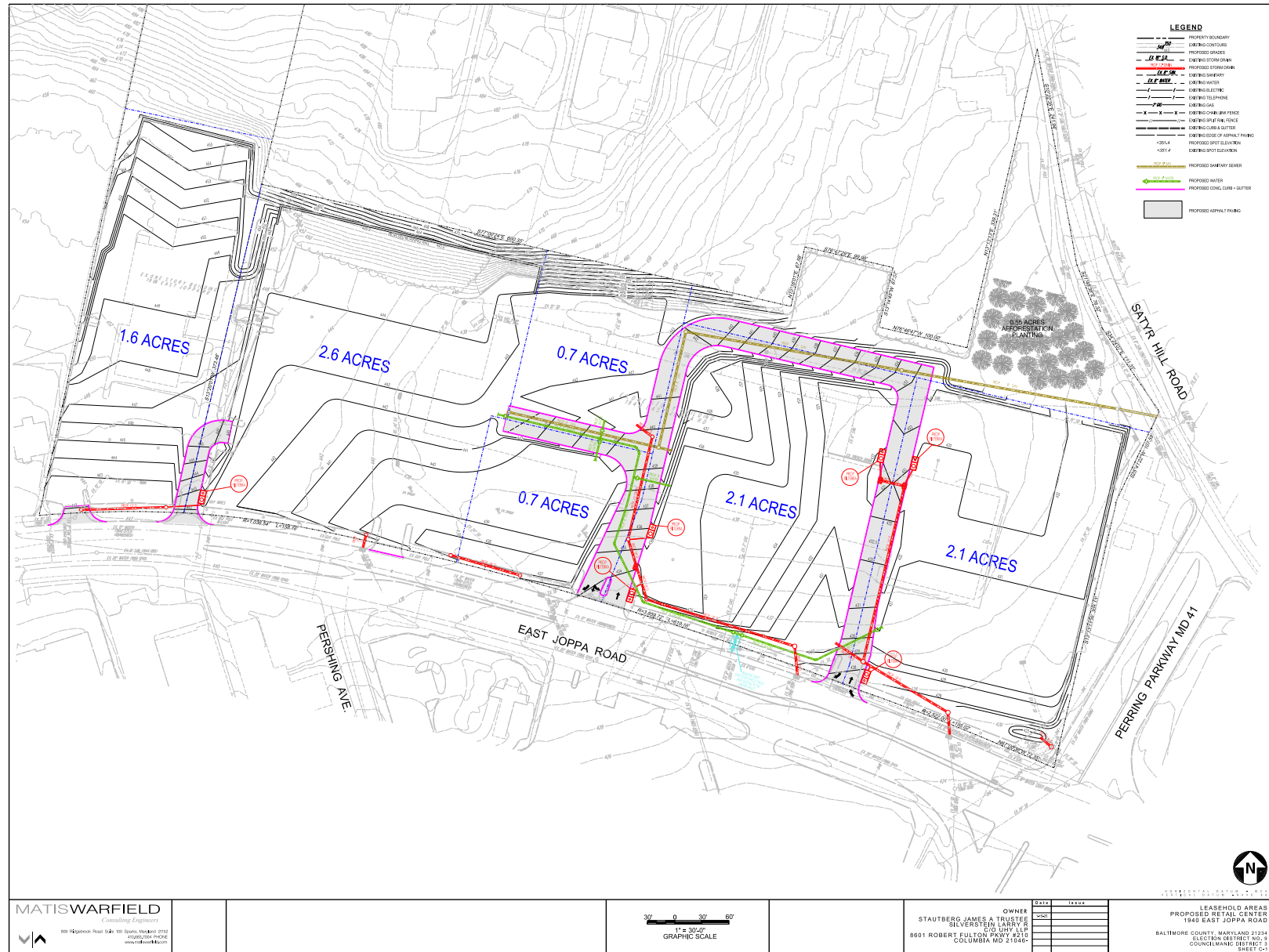
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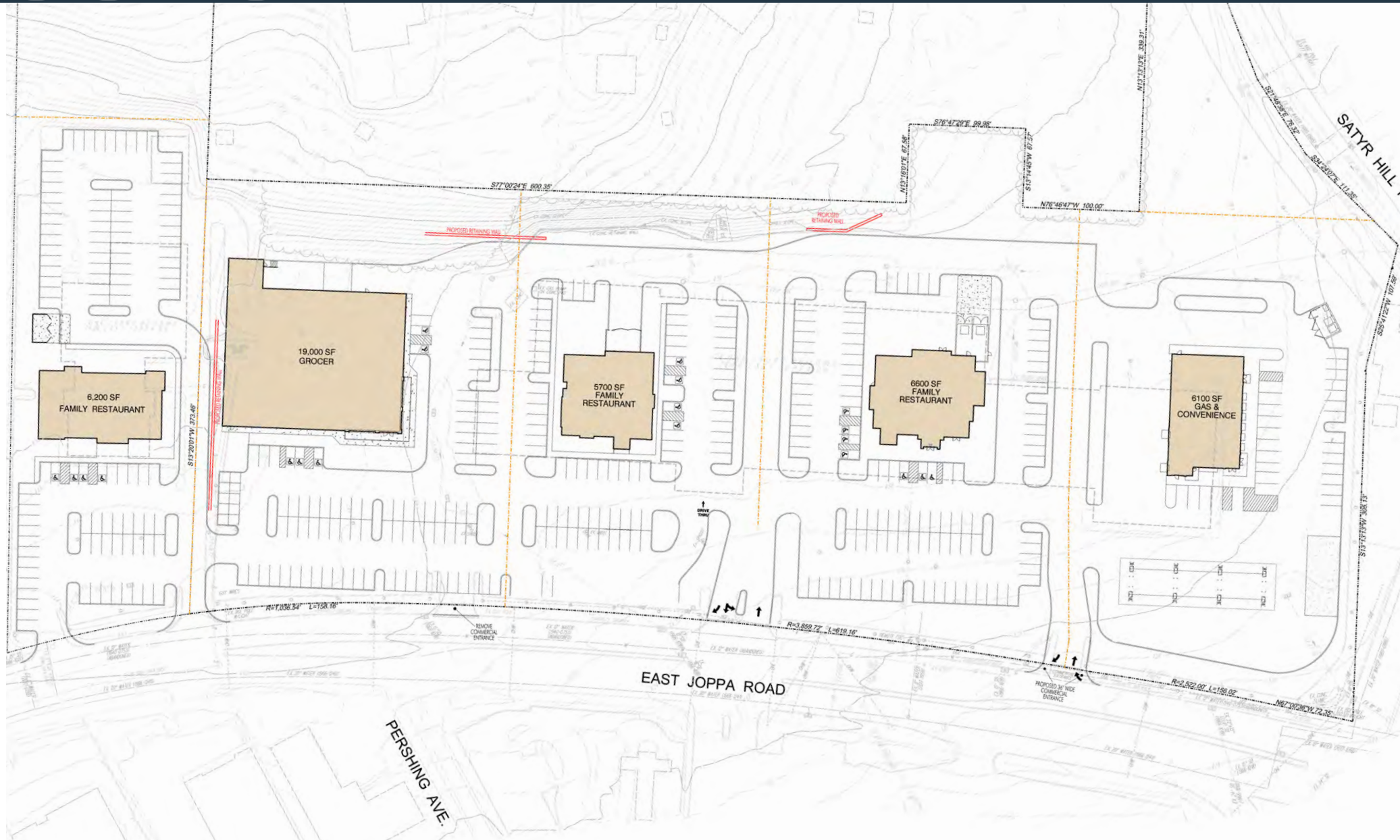
PARKVILLE, MD 21234, BALTIMORE COUNTY



CONCEPT A

1906-1940 E JOPPA ROAD

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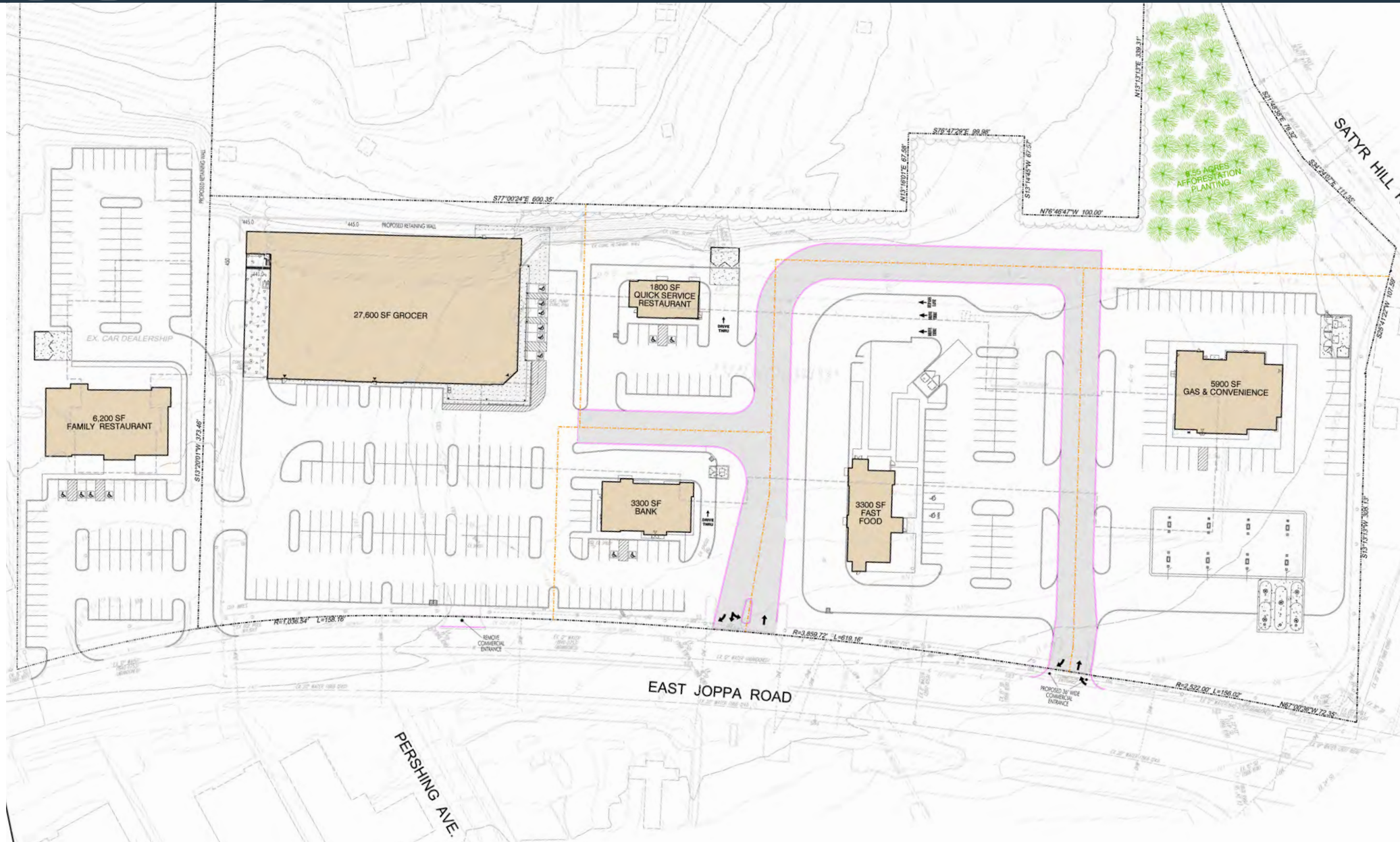
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CONCEPT B

1906-1940 E JOPPA ROAD

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1906-1940 E JOPPA ROAD

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