

# FOR SALE/LEASE

3230 Bethany Lane, Ellicott City, MD 21042



Rare Office/Retail/  
Medical Condo

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## LOCATION DESCRIPTION

3230 Bethany Lane in Ellicott City, Maryland—a prime retail location offering a spacious storefront with abundant natural light and versatile layout options. Surrounded by a mix of residential and commercial areas, as well as entertainment venues, it offers convenience and accessibility. Join the vibrant community of Ellicott City and establish your presence in this thriving retail destination.

## HIGHLIGHTS

- Off Route 40 at Centennial Lane
- Rarely Available Condo Space
- Retail/Medical/Office Uses Permitted

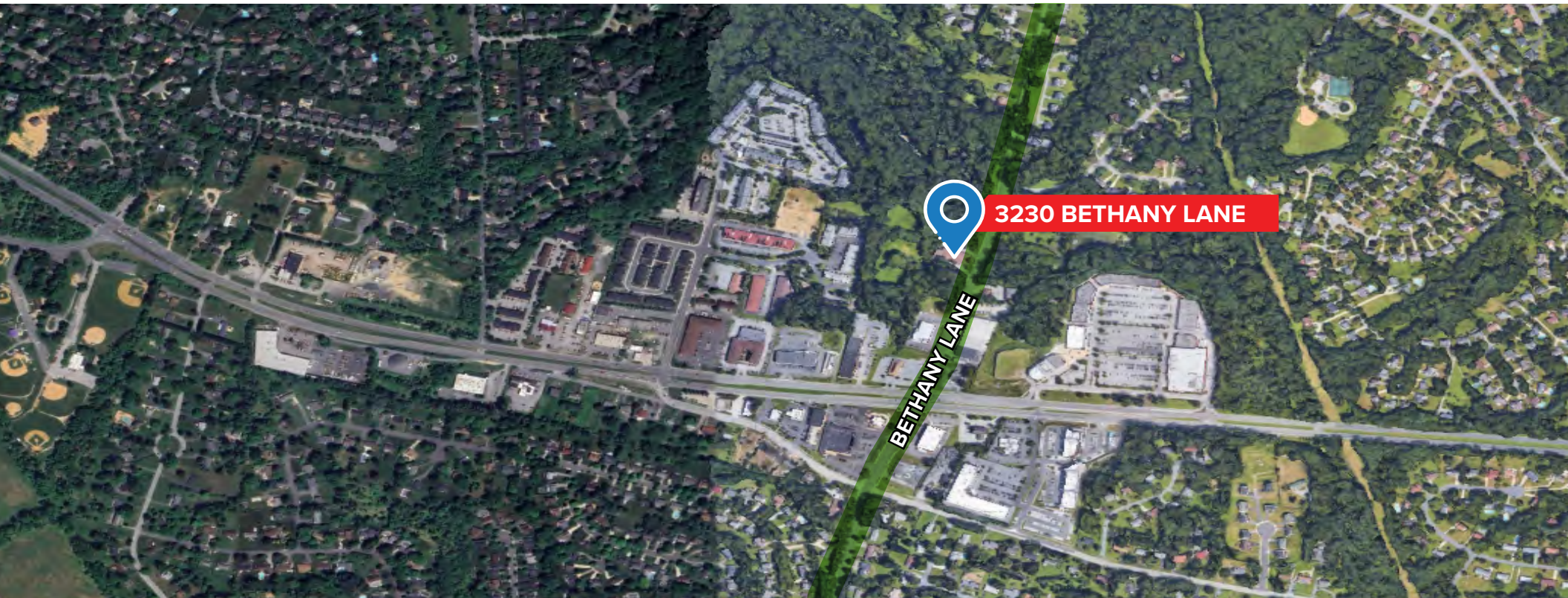
## OFFERING



## FOR SALE/LEASE

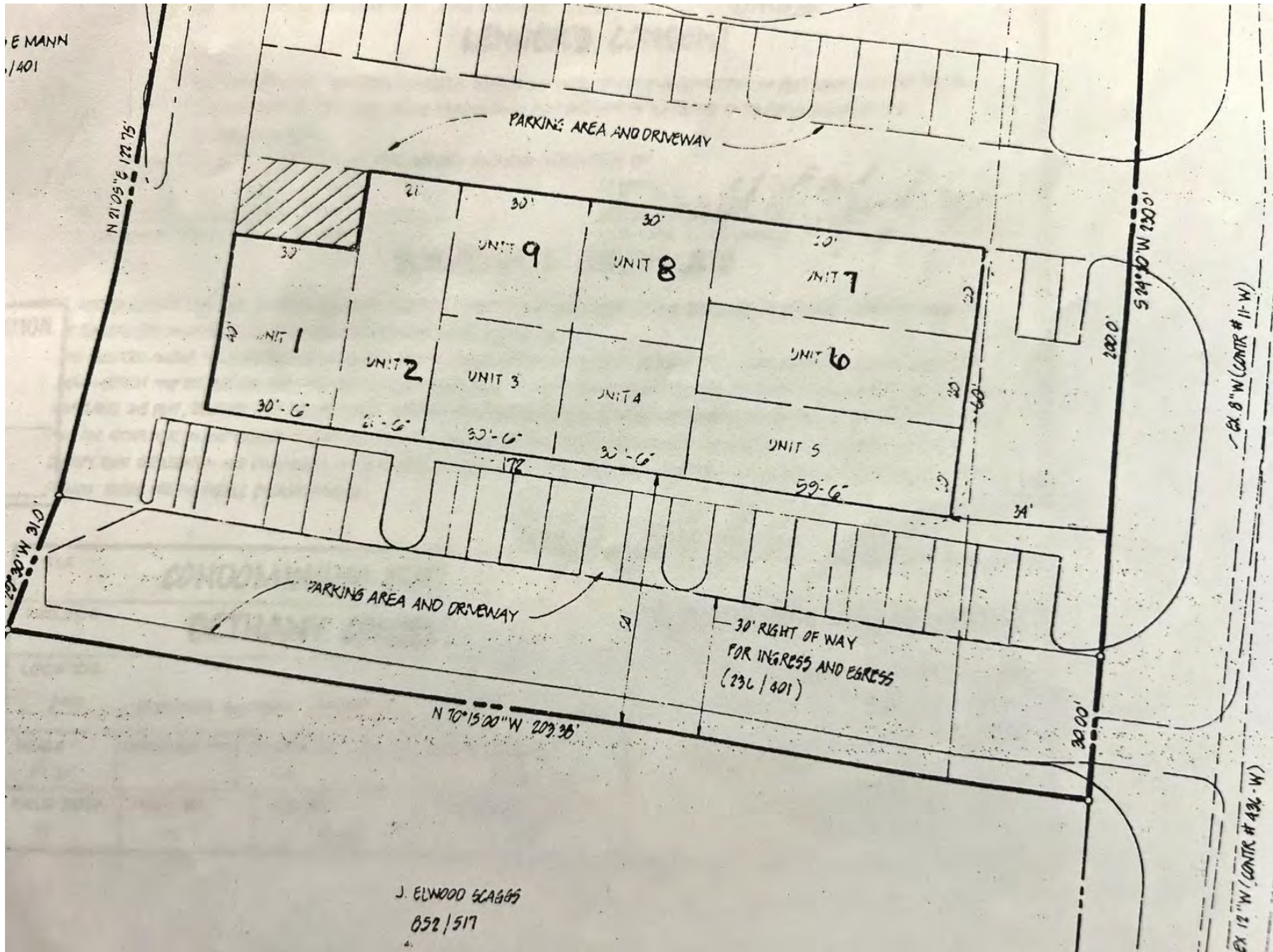
### OFFICE/RETAIL/MEDICAL CONDO

Suite 8	.....	1,900 SF
Suite 9	.....	1,900 SF
Lease Rate	.....	\$25 PSF
Lease Type	.....	NNN
Sale Rate	.....	\$230 PSF
Zoning	.....	B-1

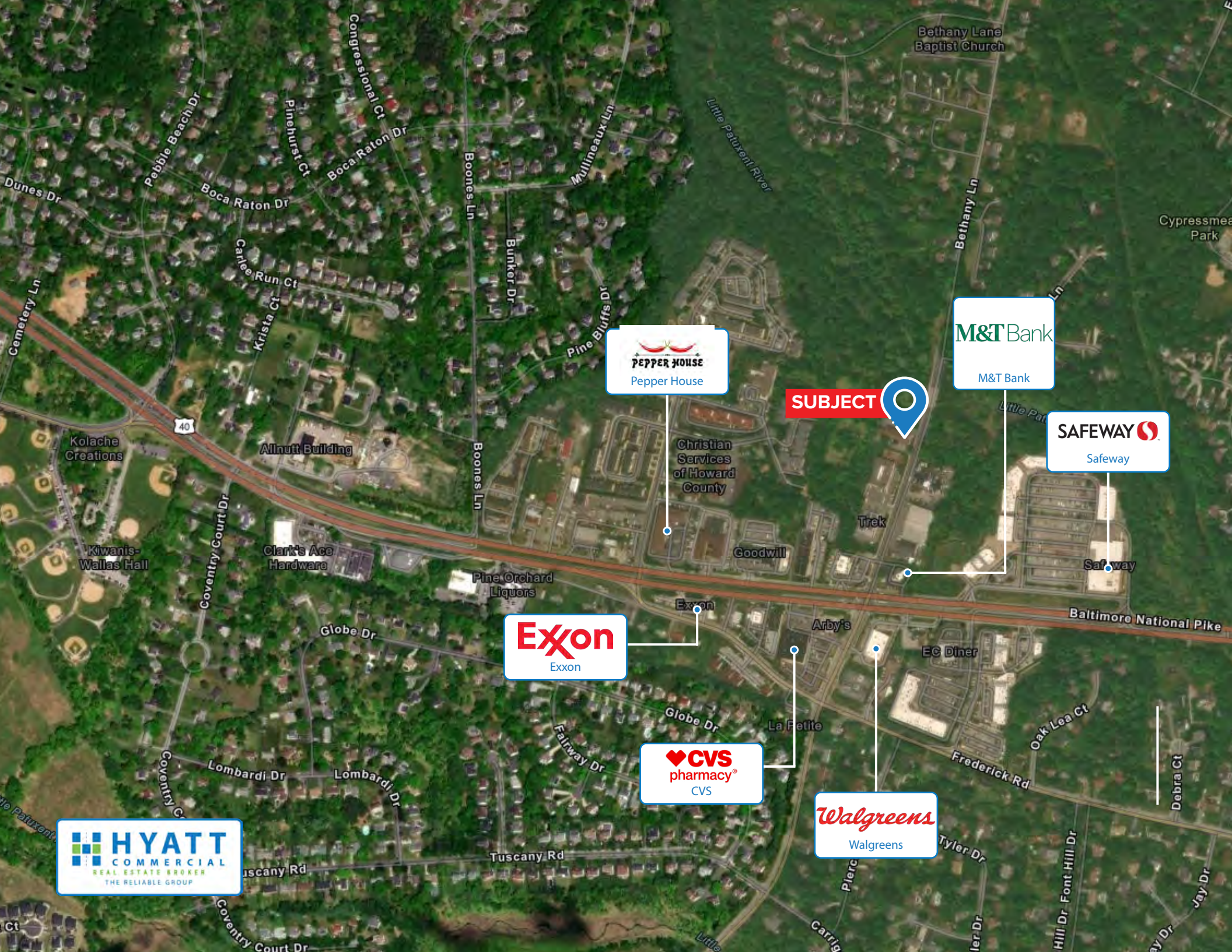




# FLOOR PLAN







**PEPPER HOUSE**  
Pepper House

**SUBJECT**

**M&T Bank**  
M&T Bank

**SAFEWAY**  
Safeway

**Exxon**  
Exxon

**CVS**  
pharmacy  
CVS


**Walgreens**  
Walgreens

**HYATT**  
COMMERCIAL  
REAL ESTATE BROKER  
THE RELIABLE GROUP




# DEMOGRAPHICS


2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,829	57,989	134,135
Households	2,303	20,209	50,093
Families	1,970	15,312	34,662
Average Household Size	2.96	2.84	2.66
Owner Occupied Housing Units	2,060	15,606	36,176
Renter Occupied Housing Units	243	4,603	13,917
Median Age	45.5	44.0	42.1
Median Household Income	\$172,562	\$150,466	\$130,851
Average Household Income	\$237,392	\$203,330	\$181,575




**134,135**  
Population




**2.66**  
Average HH Size



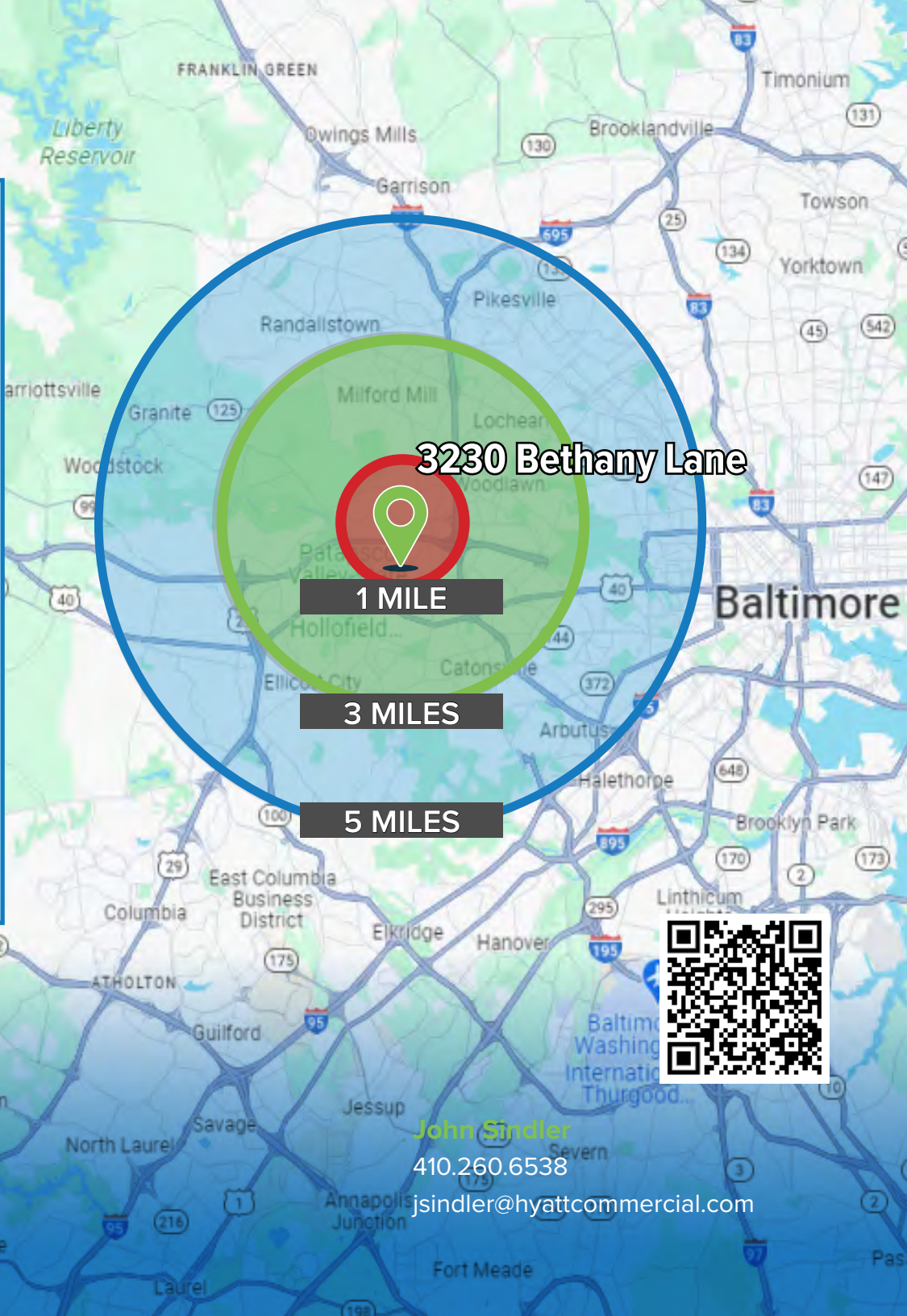
**42.1**  
Median Age



**\$130,851**  
Median HH Income



[VIEW FULL REPORT](#)



## CONTACT

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