

FOR LEASE

Baltimore County, MD

6436 BALTIMORE NATIONAL PIKE

CATONSVILLE, MARYLAND 21228

13,000 SF
ON 1.09 AC

ROYAL FARMS

IDEAL FOR
WAREHOUSE/
SHOWROOM OR
AUTOMOTIVE
SERVICE!

AutoZone



FOR LEASE

Baltimore County, MD

EXISTING BUILDING/REDEVELOPMENT OPP.

6436 BALTIMORE NATIONAL PIKE | CATONSVILLE, MARYLAND 21228

AVAILABLE

1.09 ± Acres

EXISTING BUILDING SIZE

13,000 sf ± showroom/warehouse/
office

ZONING

BR (Business Roadside)

TRAFFIC COUNT

48,671 AADT (Balt. Nat'l Pike)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Lease existing building OR...
- ▶ Redevelopment opportunity
- ▶ Fronted by new Royal Farms gas/convenience store
- ▶ Visibility from highly trafficked Baltimore National Pike/Rt. 40 (48,671 vehicles per day)
- ▶ Building/pylon signage available
- ▶ Route 40 east-west access via median cut
- ▶ Ingress/egress from both Rt. 40 and Powers Lane (rear of site)



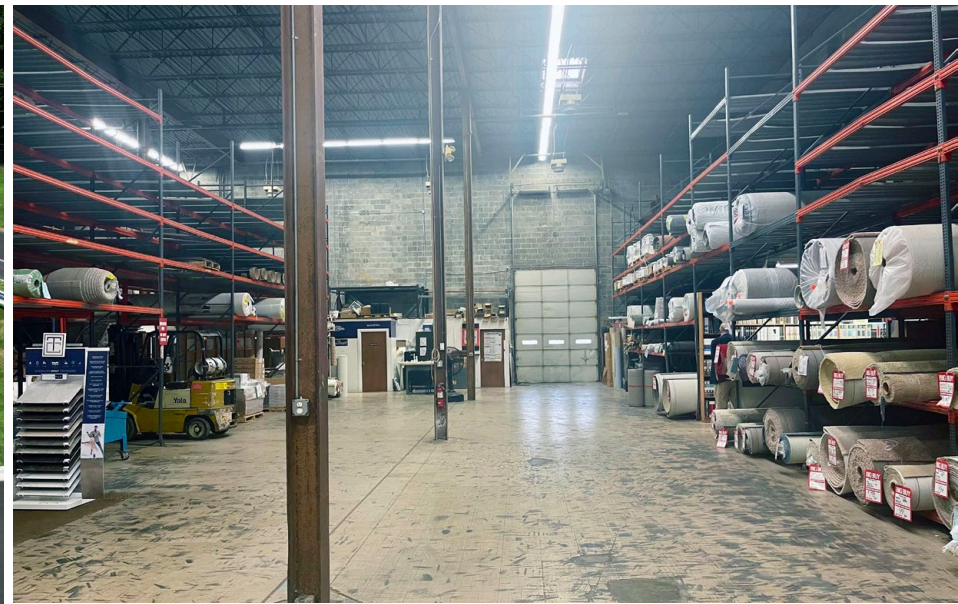
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PHOTOS

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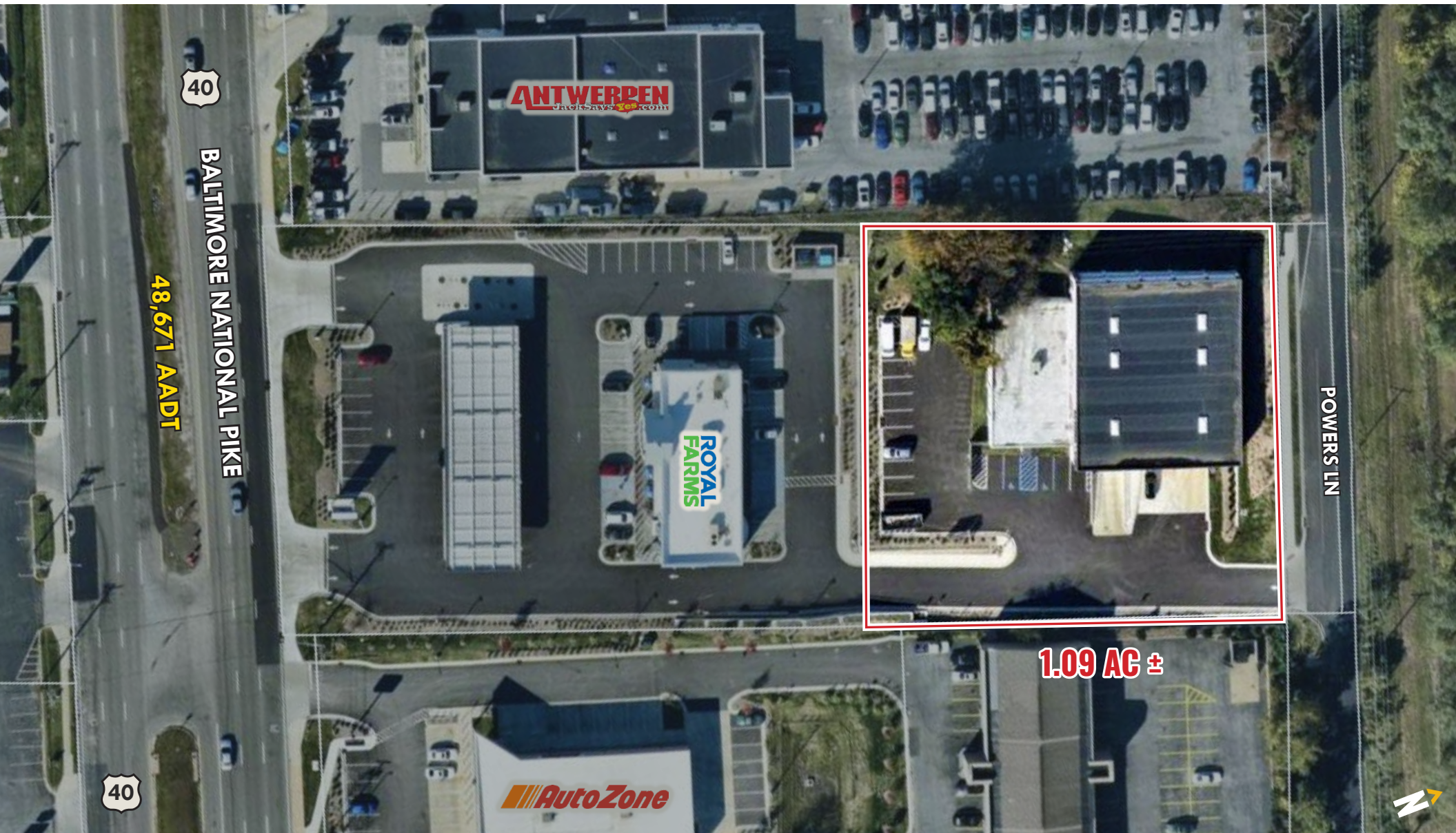
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AERIAL/SITE PLAN

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40

BALTIMORE NATIONAL PIKE

48,671 AADT

40

POWERS LN

1.09 AC ±

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EXISTING FLOOR PLAN

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CEILING CLEARANCE

Warehouse:

- » 28' to bottom of truss
- » 32' to bottom of roof deck

Showroom:

- » 11' to bottom of truss
- » 13' to bottom of roof deck

POWER

3-phase/4 wire, 200 amp
120/208 volt (can be upgraded)

SPRINKLER SYSTEM

Entire building protected by wet
sprinkler system

HVAC

Warehouse:

- » Ceiling mounted electric
heaters

Showroom:

- » Heat (oil radiators) and air
conditioning

LOADING

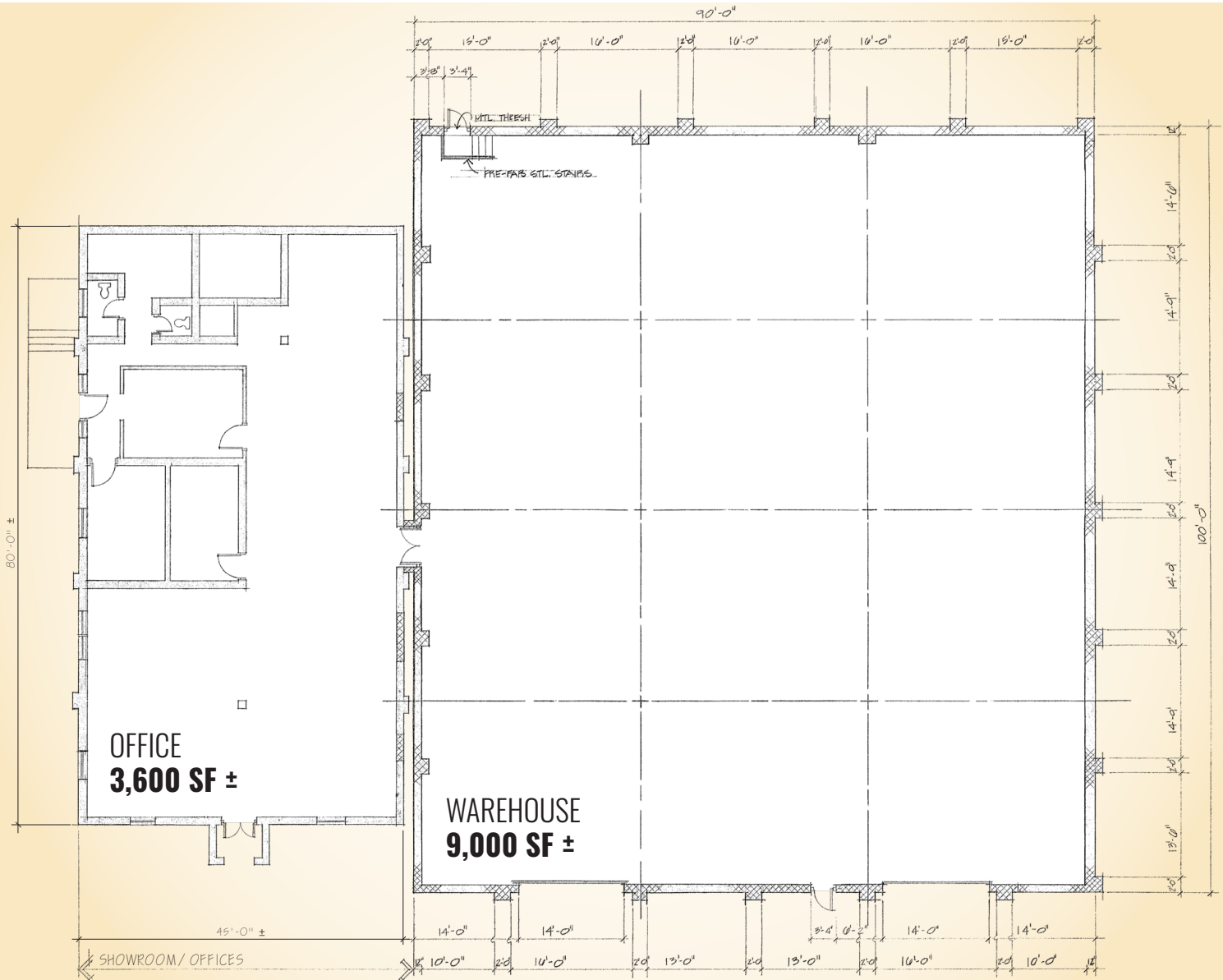
Warehouse:

- » (2) loading doors, (1) at grade,
(1) dock height (both are 10'x14')

REAL ESTATE TAXES/INSURANCE

Shared with Royal Farms.
Back pad share is 29.7%

- » Current Taxes: \$11,218.84
- » Insurance: \$3,505.00



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LOCAL BIRDSEYE

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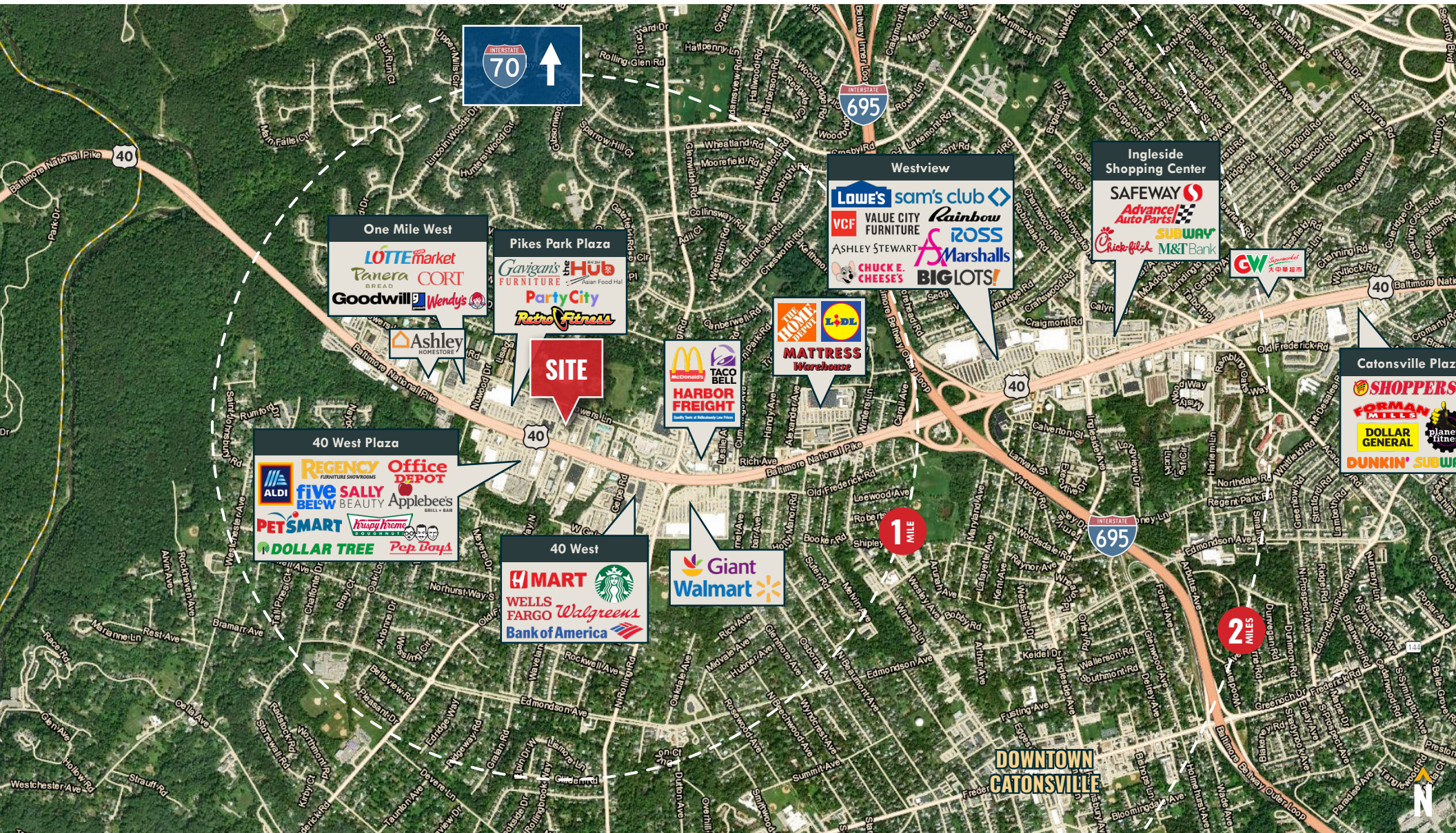


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TRADE AREA

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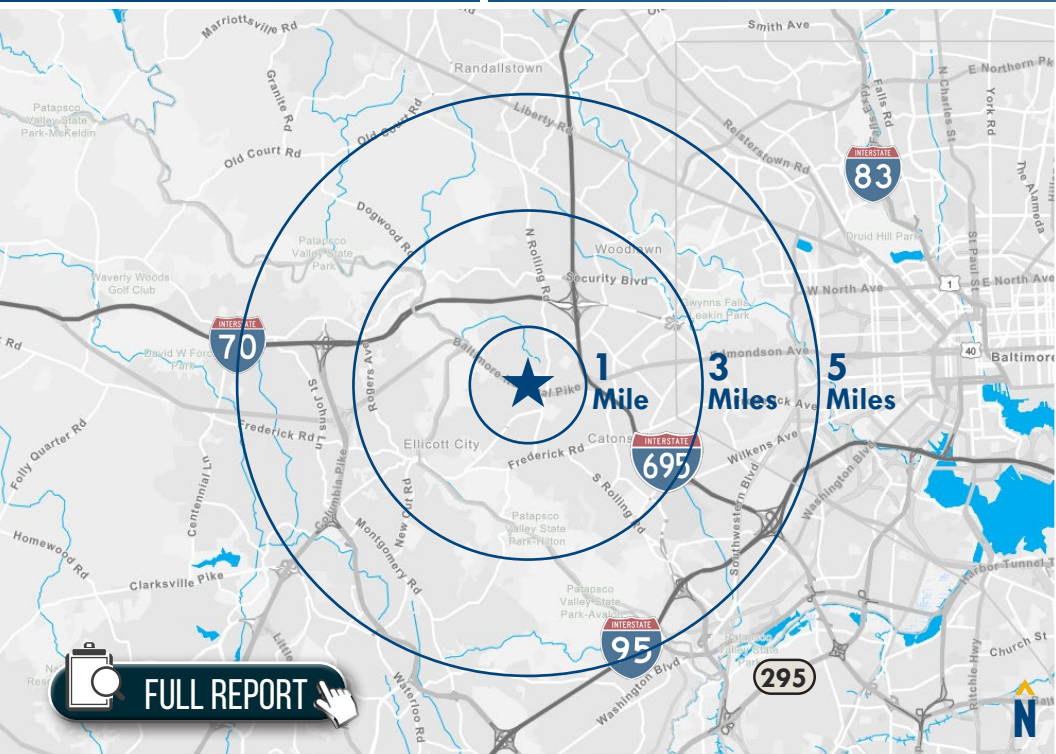


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LOCATION / DEMOGRAPHICS (2022)

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FULL REPORT

RESIDENTIAL POPULATION 13,152 1 MILE 97,612 3 MILES 262,808 5 MILES	NUMBER OF HOUSEHOLDS 4,799 1 MILE 37,002 3 MILES 99,209 5 MILES	AVERAGE HH SIZE 2.72 1 MILE 2.60 3 MILES 2.58 5 MILES	MEDIAN AGE 44.3 1 MILE 39.6 3 MILES 39.6 5 MILES
AVERAGE HH INCOME \$131,437 1 MILE \$122,981 3 MILES \$118,036 5 MILES	EDUCATION (COLLEGE+) 71.3% 1 MILE 70.2% 3 MILES 66.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.3% 1 MILE 96.0% 3 MILES 95.5% 5 MILES	DAYTIME POPULATION 11,749 1 MILE 96,415 3 MILES 243,302 5 MILES

19%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

17%
PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

12%
IN STYLE
2 MILES

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

10%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

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2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

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2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME

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2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)



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