



**COLDWELL
BANKER
COMMERCIAL**

COLDWELL BANKER
COMMERCIAL REALTY

FOR LEASE

8 16TH AVE

Brooklyn Park, MD 21225

AVAILABLE SPACE

1,365 - 2,730 SF



OFFICE

Leon B Robinson IV
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12435 Park Potomac Ave Ste 550, Potomac, MD 20854
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OFFERING SUMMARY

Available SF:	1,365 - 2,730 SF
Lease Rate:	\$17.00 SF/yr (Full Service)
Lot Size:	0.14 Acres
Year Built:	1978
Building Size:	4,095 SF
Renovated:	2011
Zoning:	C-3 (Anne Arundel County)
Market:	Baltimore
Submarket:	Route 2 Corridor North

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PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to announce 8 16th Ave Brooklyn Park, MD 21225 for lease. Suite 200 & 300 is currently on the market with 1,365 SF available for each suite. Located next to the Post Office in the heart of the shopping district, the property is adjacent to a lighted intersection and has access to Ritchie Highway.

Across from the property is are-developed shopping center. Large mix of national retailers including Express Care, Subway, Little Caesars, Long John Silver's, Taco Bell, Valvoline, Dunkin Donuts, Baskin Robins, 7-11, Shell, Gulf, Burger King, and KFC all located within 2 blocks.

For more information please contact:
Faraz Cheema or Leon Robinson

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,133	32,721	85,838
Total Population	14,326	88,444	217,033
Average HH Income	\$58,832	\$55,681	\$65,147



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LOCATION DESCRIPTION

Walk Score: Very Walkable (80)

Transit Score: Some Transit (31)

Parking

9 Surface Spaces are available

Ratio of 2.20/1,000 SF

Commuter Rail

Camden Station Commuter Rail:

12 min (Drive Time) 5.2 mi

Halethorpe Commuter Rail:

13 min (Drive Time) 6.9 mi

Airport

Baltimore-Washington International Airport:

15 min (Drive Time) 8.4 mi

Traffic Count

Church St & Alley 43 W: 12,731 VPD

Governor Ritchie Hwy & 13th Ave N: 33,885 VPD

Ritchie Hwy & 13th Ave N: 32,746 VPD

Governor Ritchie Hwy & Alley 45 N: 34,838 VPD

Ritchie Hwy & Alley 45 N: 34,024 VPD

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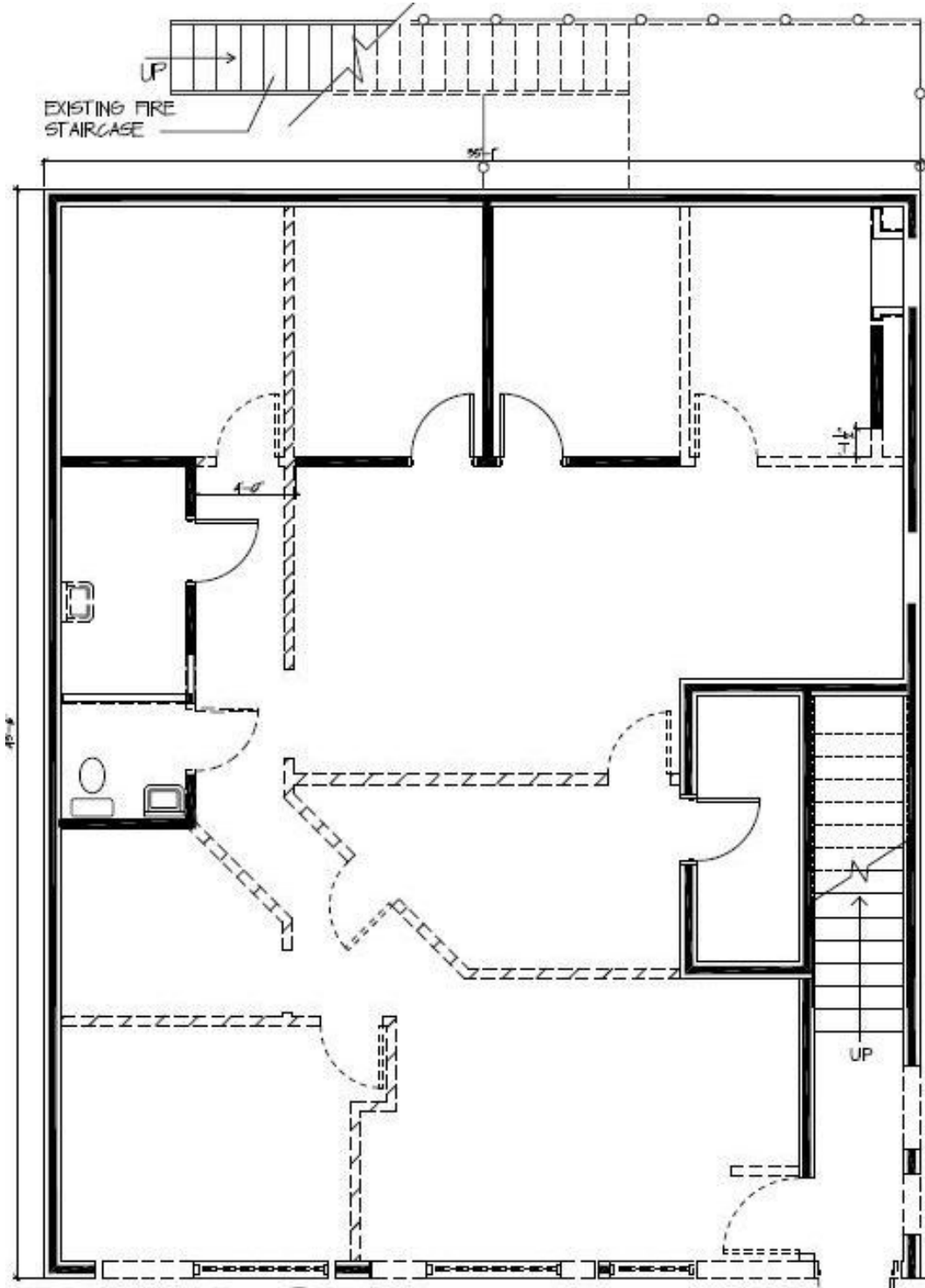
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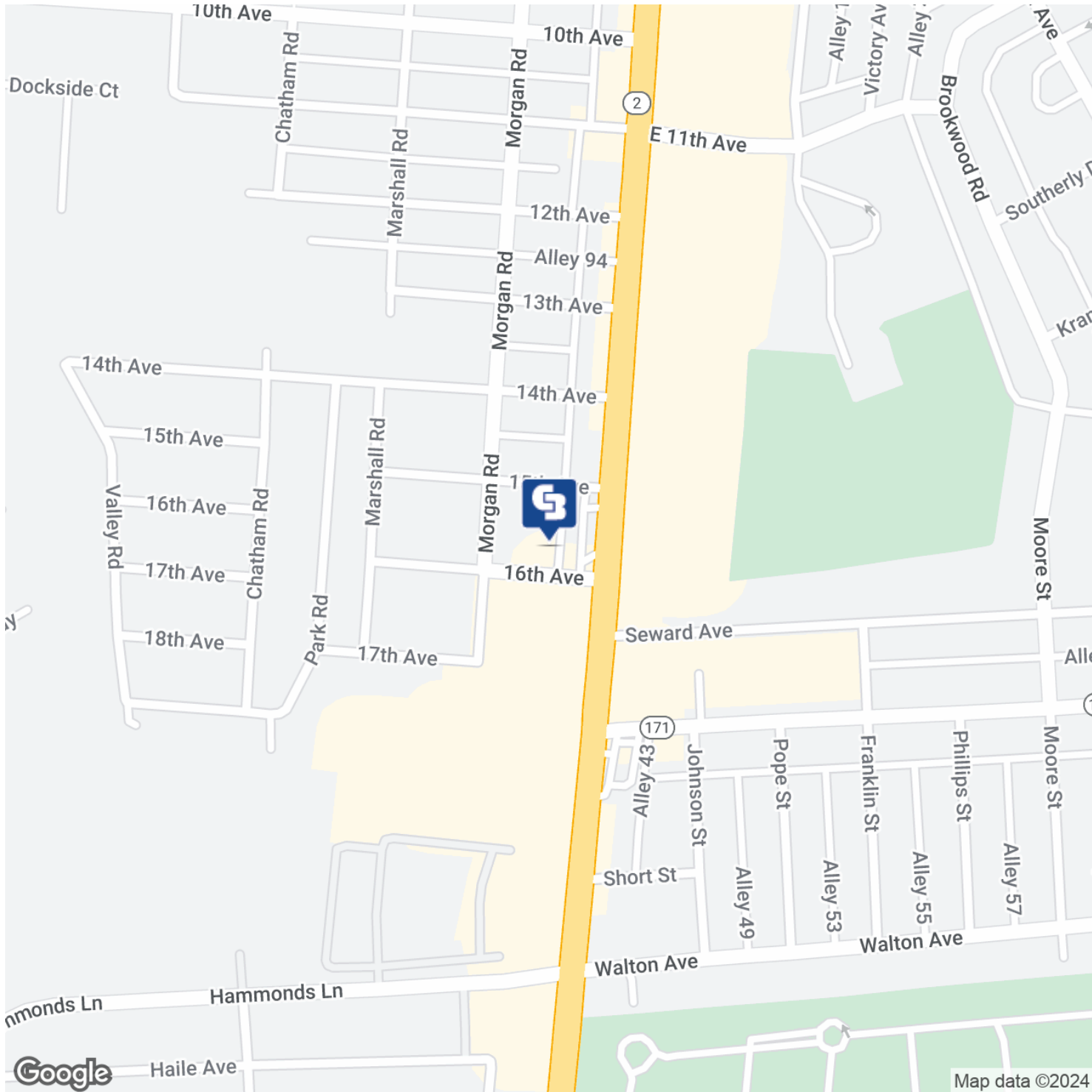
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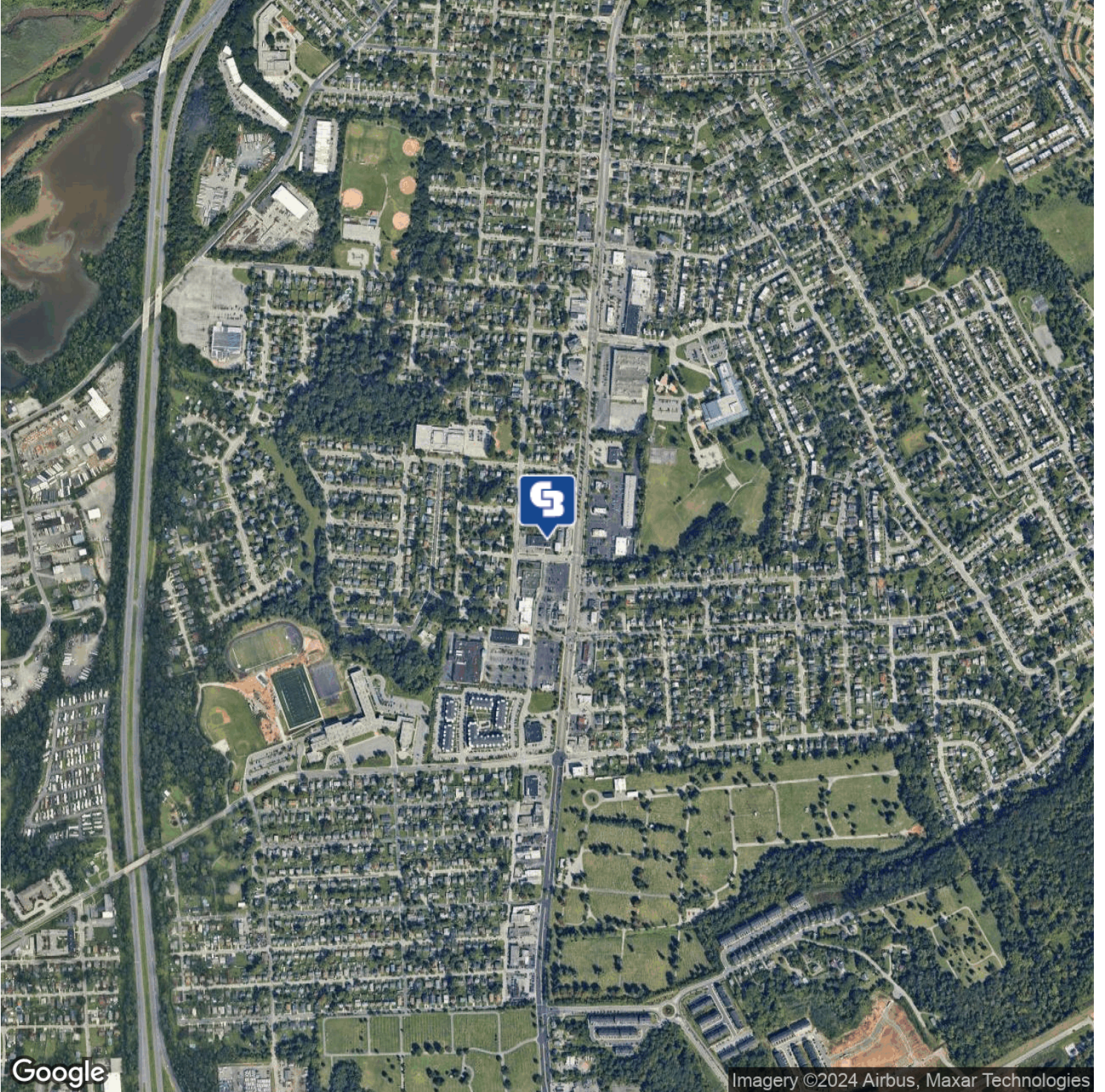


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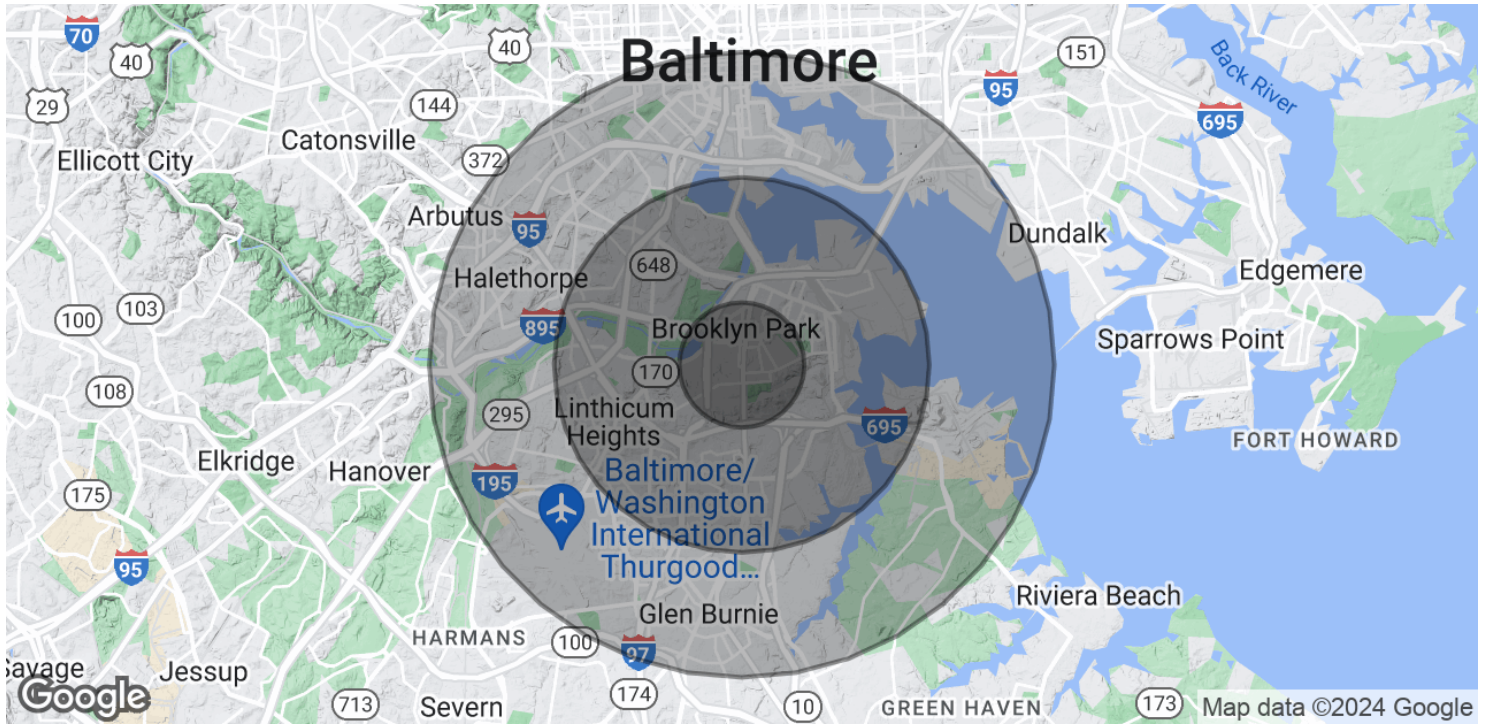
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,326	88,444	217,033
Average age	36.1	34.3	34.9
Average age (Male)	35.2	32.6	33.9
Average age (Female)	36.2	36.1	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,133	32,721	85,838
# of persons per HH	2.8	2.7	2.5
Average HH income	\$58,832	\$55,681	\$65,147
Average house value	\$232,566	\$208,777	\$259,229

* Demographic data derived from 2020 ACS - US Census

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