

RETAIL SPACES AND RETAIL PAD
SITE FOR LEASE

2970 DEDE ROAD

Finksburg, MD 21048

4,800 +/- SF END CAP
RETAIL SPACE AVAILABLE

1,600 +/- SF RETAIL SPACE
AVAILABLE

1 +/- ACRE PAD SITE
AVAILABLE

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
O: 302.383.1911 | C: 302.414.1000
moore@LMTCRE.com



PROPERTY DESCRIPTION

Discover outstanding retail opportunities with 1,600 and 4,800 +/- SF in-line retail spaces available for lease, ideal for various business ventures. With its generous layout, the space can be easily tailored to suit your specific needs, making it perfect for a retail shop, restaurant, or service-oriented business. In addition, a separate 1-Acre pad site is available for ground lease, offering the potential for additional development or expansion.

PROPERTY HIGHLIGHTS

- In-Line Retail Lease Rate: \$22.00 SF/yr Base (NNN: \$4.50 +/- SF/yr)
- Pad Site Ground Lease Rate: \$125,000 AC/yr Base (NNN: \$4.50 +/- SF/yr)
- 150 Surface Parking Spots
- Fully signaled intersection on Route 140 (Baltimore Boulevard)
- Strategically located parcel is easily accessible from I-795
- Zoning: C-2 Commercial Medium Intensity District

OFFERING SUMMARY

| | |
|-------------------------------------|-----------------------|
| In-Line Retail Lease Rate: | \$22.00 SF/yr (NNN) |
| NNN Rate: | \$4.50 +/- SF/yr |
| Space #1 In-Line Retail SF: | 1,600 +/- SF/yr |
| Space #2 End Cap In-Line Retail SF: | 4,800 +/- SF/yr |
| Pad Site Lease Rate: | \$125,000 AC/yr (NNN) |
| Pad Site SF: | 1 +/- Acre |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 369 | 3,799 | 13,681 |
| Total Population | 1,007 | 10,289 | 36,602 |
| Average HH Income | \$173,529 | \$164,074 | \$150,975 |

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Walnut Park Plaza

COMING SOON!

Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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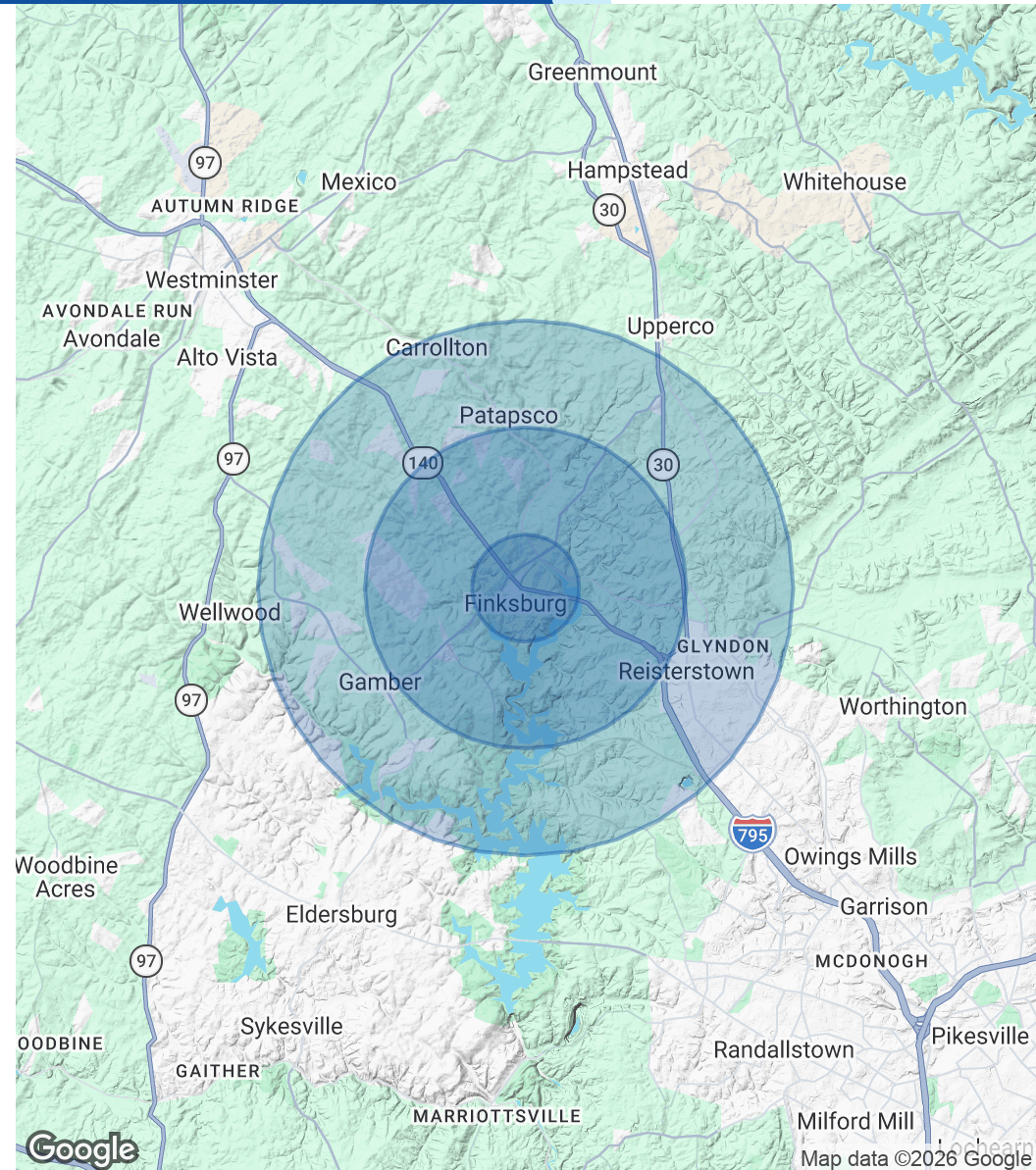
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Finksburg, MD 21048

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,007 | 10,289 | 36,602 |
| Average Age | 43 | 44 | 43 |
| Average Age (Male) | 42 | 43 | 42 |
| Average Age (Female) | 44 | 45 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 369 | 3,799 | 13,681 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$173,529 | \$164,074 | \$150,975 |
| Average House Value | \$591,169 | \$561,360 | \$519,615 |

Demographics data derived from AlphaMap



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