

FOR LEASE

7561 Washington Blvd, Elkridge, MD 21075



Delivers 1st
Quarter of 2025



Restaurant / Retail
Padsites Property

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HIGHLIGHTS

- ± 1.74 acres to be developed with newly constructed ±9,000 SF Retail building
- ± 7,500 SF available
- ± 700sf of Washington Blvd / Route 1 frontage
- Zoned B1
- Delivery scheduled Q'1 2025

OFFERING



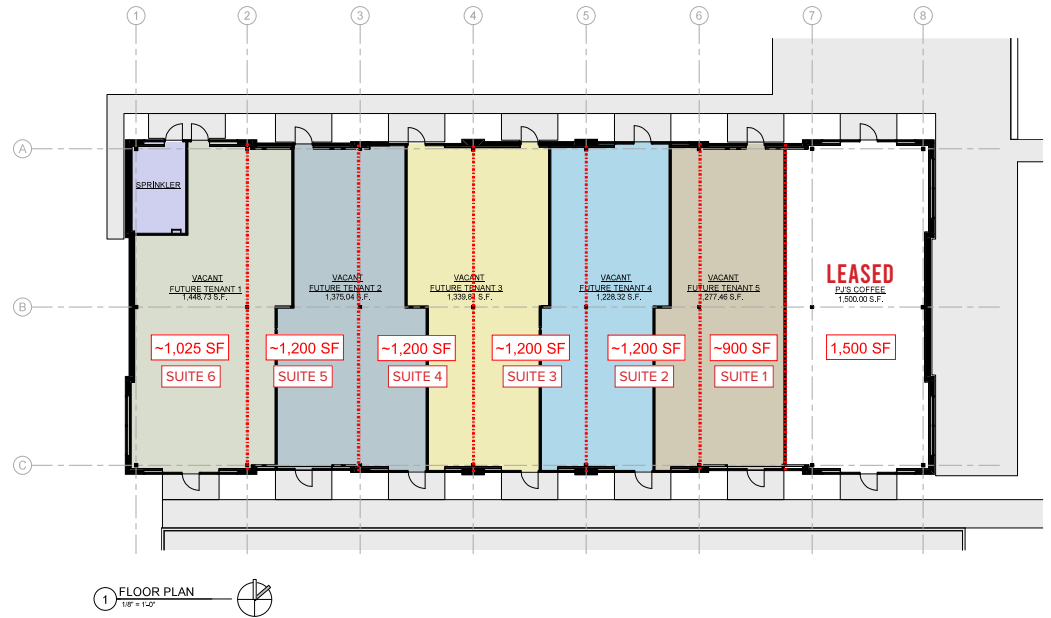
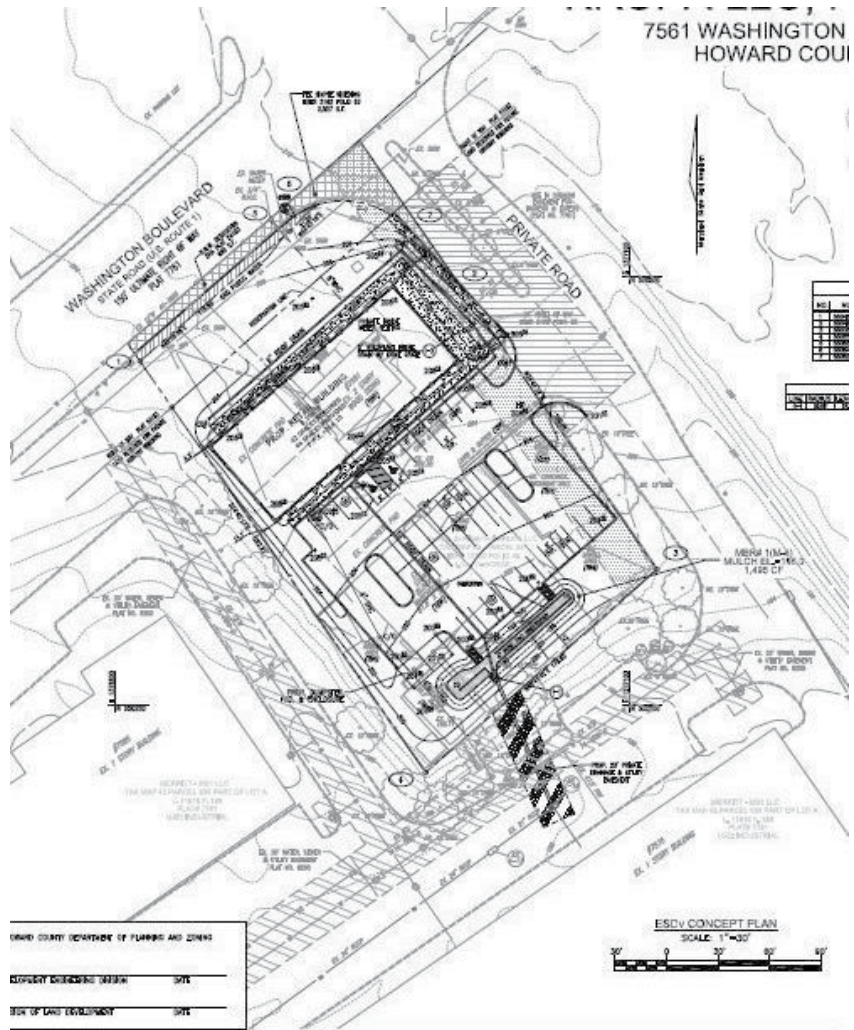
FOR LEASE

OFFICE SPACE

Lot Size	-----	1.74 acres
Zoning	-----	B-1
Tenancy	-----	Multiple
Available Spaces:		
Suite 1	-----	900 SF
Suite 2	-----	1,200 SF
Suite 3	-----	1,200 SF
Suite 4	-----	1,200 SF
Suite 5	-----	1,200 SF
Suite 6	-----	1,025 SF



FLOOR PLAN



Gateway Overlook

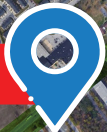
TRADER JOE'S weis BEST BUY
LOWE'S SILVER Diner
five BELOW TODAY'S PET COSTCO WHOLESALE ALDI

Public Storage

Wendy's 7 ELEVEN

Concentra

7561 WASHINGTON BLVD

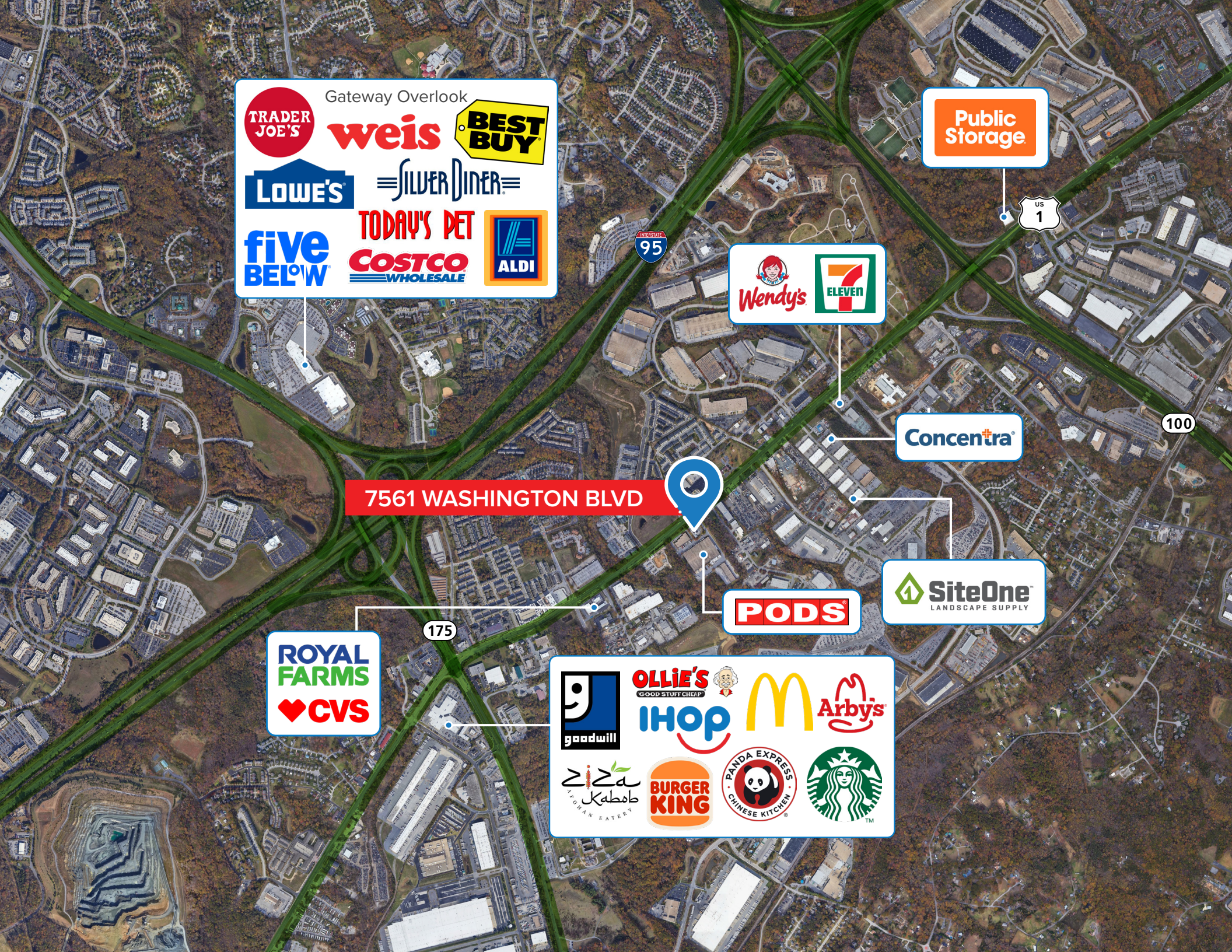


PODS

SiteOne
LANDSCAPE SUPPLY

ROYAL FARMS
CVS

goodwill OLLIE'S GOOD STUFF CHEAP IHOP McDonald's Arby's
Ziza MEDITERRANEAN EATERY BURGER KING PANDA EXPRESS CHINESE KITCHEN Starbucks



REGIONAL MAP

- 48 Minutes Drive to Washington, DC
- 22 Minutes Drive to Baltimore

DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes

BALTIMORE
13.9 miles



WASHINGTON, DC
30.9 miles



CONTACT

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