

FOR LEASE

Baltimore County, MD



SATYR HILL SHOPPING CENTER

2023-2053 E. JOPPA ROAD
PARKVILLE, MARYLAND 21234



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AVAILABLE

- ▶ 1,260 SF
- ▶ 1,440 SF
- ▶ 1,275-5,775 SF (Available soon!)

CAN BE COMBINED TO 2,700 SF

TRAFFIC COUNT

23,302 AADT (E. Joppa Rd)

CAM / INSURANCE / TAXES

\$3.05 psf / \$0.50 / \$2.30

HIGHLIGHTS

- ▶ Inline and end cap retail available
- ▶ 40,000 SF+ shopping center anchored by Advance Auto Parts, Charm City Buffet, Dunkin', Carney Car Care Center
- ▶ High visibility location at the signalized intersection with E. Joppa Road (23,000+ cars/day)
- ▶ Adjacent to Perring Plaza and North Plaza Shopping Center
- ▶ Located in the heart of the Parkville/Carney trade area
- ▶ Easy access to I-695 and I-95



END CAP, INLINE RETAIL



INLINE RETAIL



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SITE PLAN

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AVAIL.
SPRING
2024 OR
SOONER!

CAN BE COMBINED
TO 2,700 SF



- | | |
|-----------------------------|---|
| 1 DUNKIN' DONUTS | 10 AVAILABLE: 1,440 SF |
| 2 NEW CHINA HOUSE | 11 AVAILABLE: 1,260 SF |
| 3 AVAILABLE: 1,275-5,775 SF | 12 WAYBACK BURGERS |
| 4 J.P. & COMPANY | 13 A-MART ASIAN FOOD MARKET |
| 5 TOBACCO MALL | 14 CARNEY TIRE & CAR CARE CENTER / GOODYEAR |
| 6 LISA'S NAILS | 15 SHELL AUTOMOTIVE STATION |
| 7 ARLON'S CARRY OUT | 16 J. CONVENIENCE |
| 8 ADVANCE AUTO PARTS | |
| 9 CHARM CITY BUFFET | |

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IMMEDIATE TRADE AREA

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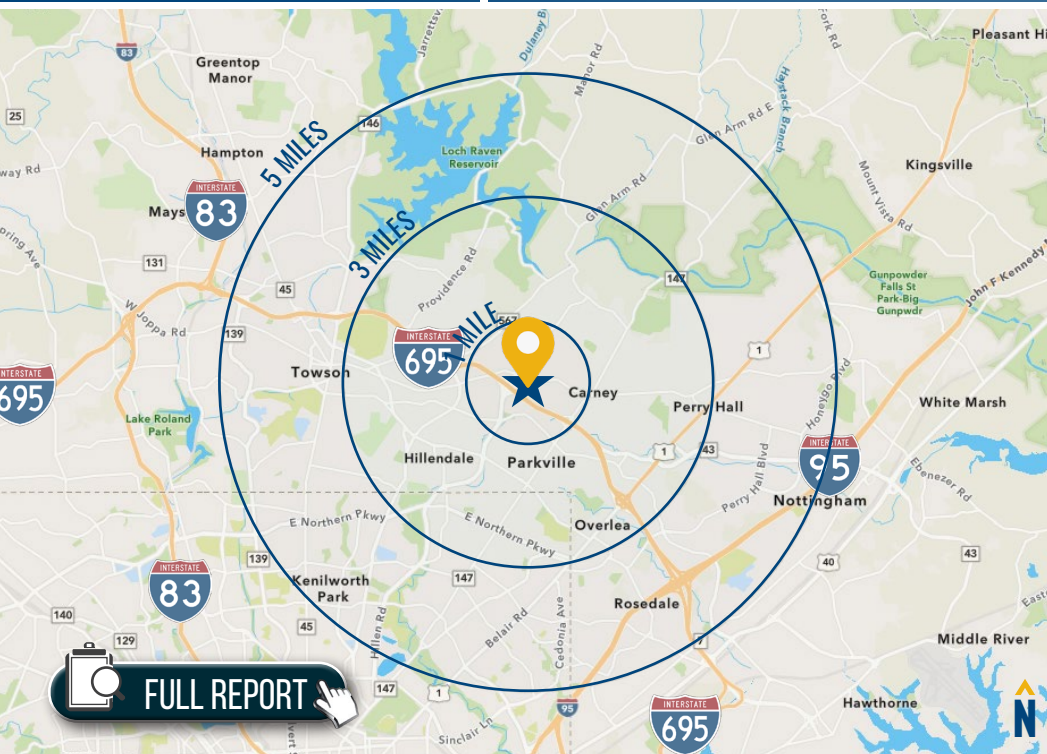


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LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION 15,949 1 MILE 116,200 3 MILES 309,637 5 MILES	NUMBER OF HOUSEHOLDS 6,610 1 MILE 48,314 3 MILES 122,960 5 MILES	AVERAGE HH SIZE 2.37 1 MILE 2.36 3 MILES 2.40 5 MILES	MEDIAN AGE 41.5 1 MILE 40.2 3 MILES 39.3 5 MILES
AVERAGE HH INCOME \$93,759 1 MILE \$104,233 3 MILES \$108,445 5 MILES	EDUCATION (COLLEGE+) 64.2% 1 MILE 67.3% 3 MILES 66.5% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.5% 1 MILE 95.7% 3 MILES 95.7% 5 MILES	DAYTIME POPULATION 14,140 1 MILE 97,075 3 MILES 278,479 5 MILES

21%
PARKS AND REC
2 MILES

LEARN MORE

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.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

15%
BRIGHT YOUNG PROFESSIONALS
2 MILES

LEARN MORE

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

11%
PLEASANTVILLE
2 MILES

LEARN MORE

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

7%
THE ELDERS
2 MILES

LEARN MORE

These seniors are informed, independent and involved, and favor communities designed for senior or assisted living. As consumers, they focus on price, but not at the expense of quality, and prefer to buy American.

1.68
AVERAGE HH SIZE

72.3
MEDIAN AGE

\$42,800
MEDIAN HH INCOME



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