

**FOR LEASE**

**6427 Baltimore National Pike**

**Catonsville, MD 21228**





LEASE RATE: **\$15 PSF NNN**

AVAILABLE SF: **3,000 SF**

PROPERTY TYPE:  
**INDUSTRIAL/FLEX**

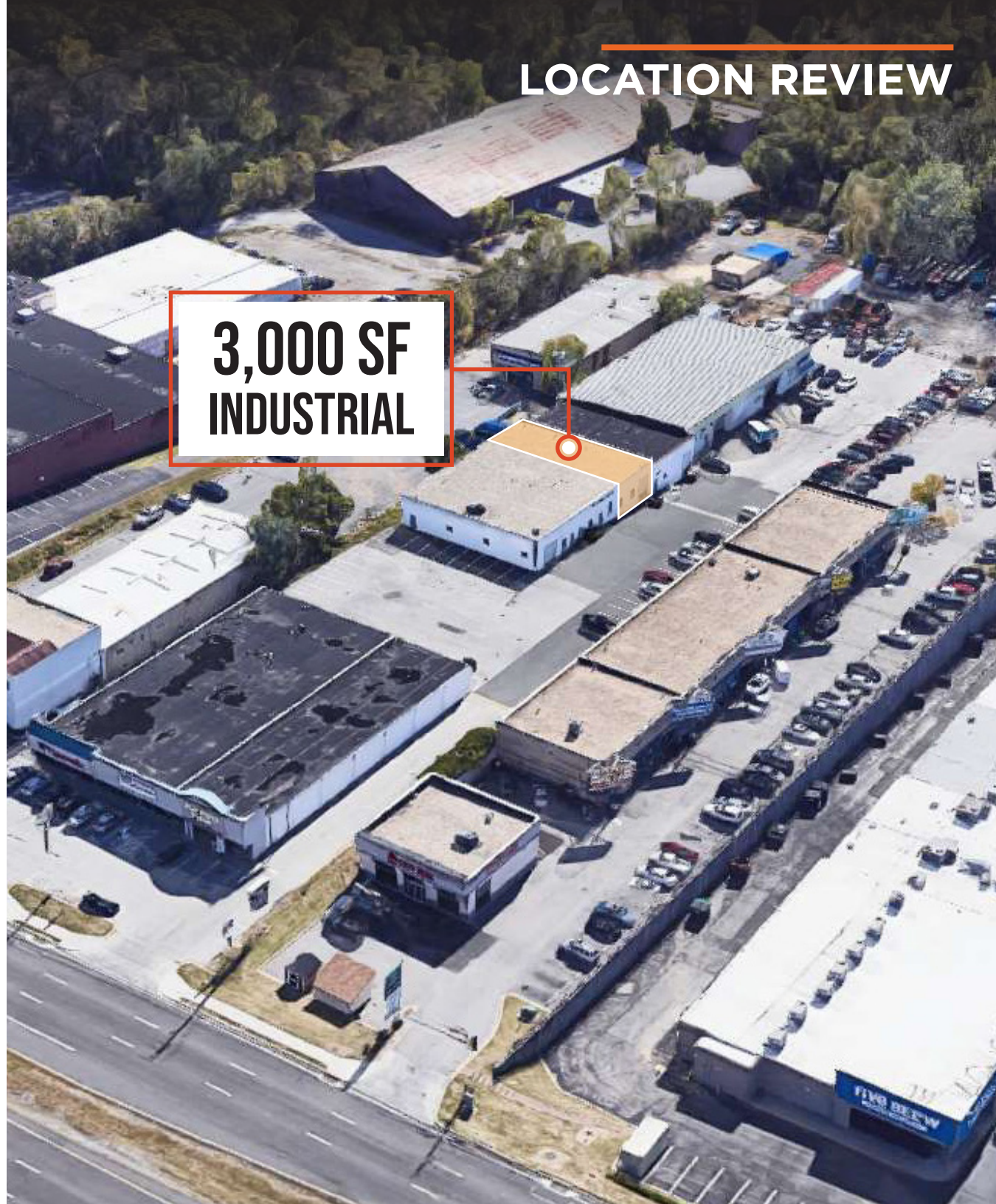
ZONING: **BR**

## HIGHLIGHTS

- ▶ LOCATED JUST OFF ROUTE 40, ENSURING EASY ACCESS FOR CUSTOMERS AND CLIENTS.
- ▶ 16-FOOT CEILING HEIGHT, CREATING A SPACIOUS AND OPEN ENVIRONMENT IDEAL FOR VARIOUS BUSINESS OR STORAGE NEEDS.
- ▶ ATTACHED OFFICE SPACE COMPLETE WITH A PRIVATE BATHROOM.
- ▶ 8'6" X 10' ROLL-UP GARAGE DOOR, OFFERING EASY ACCESS FOR LOADING AND UNLOADING.



## LOCATION REVIEW





# PHOTOS





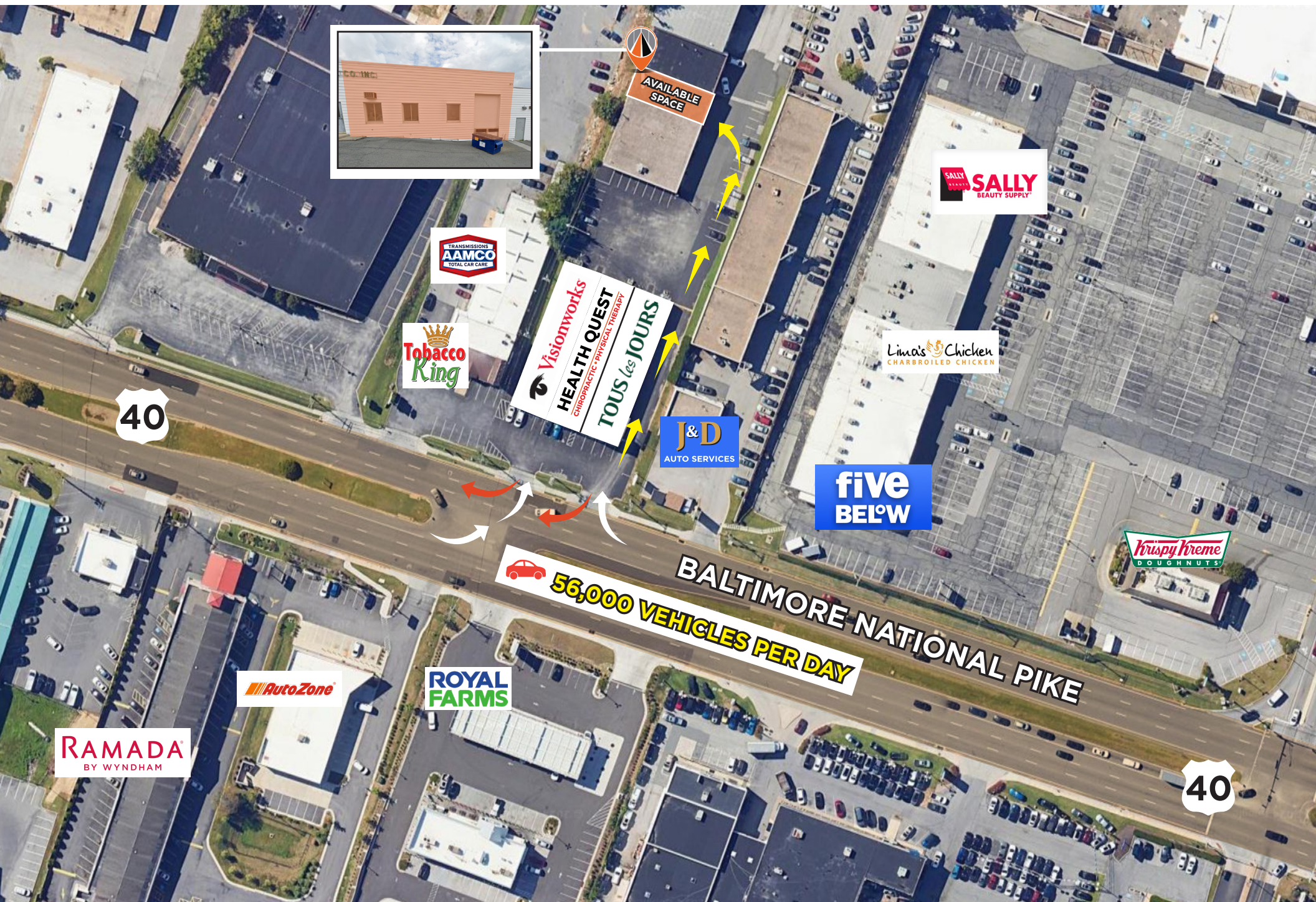
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# PHOTOS





# ACCESS MAP





# MAP





# DEMOGRAPHICS | 6427 BALTIMORE NATIONAL PIKE



## AVERAGE HOUSEHOLD SIZE

PLEASANTVILLE	2.86
PARKS AND REC	2.49
SAVVY SUBURBANITES	2.83
THE ELDERS	1.67
CITY LIGHTS	2.56

## MEDIAN HOUSEHOLD INCOME

PLEASANTVILLE	\$85,000
PARKS AND REC	\$55,000
SAVVY SUBURBANITES	\$104,000
THE ELDERS	\$35,000
CITY LIGHTS	\$60,000

## MEDIAN NET WORTH

PLEASANTVILLE	\$285,000
PARKS AND REC	\$98,000
SAVVY SUBURBANITES	\$502,000
THE ELDERS	\$194,000
CITY LIGHTS	\$64,000

**% OF HOUSEHOLDS**  
**2,249 (14.1%)**  
**PLEASANTVILLE**

THESE CONSUMERS HAVE HIGHER INCOMES AND HOME VALUES AND MUCH HIGHER NET WORTH. RESIDENTS SPEND THEIR SPARE TIME PARTICIPATING IN A VARIETY OF SPORTS OR WATCHING MOVIES.

THEY SHOP ONLINE AND IN A VARIETY OF STORES, FROM UPSCALE TO DISCOUNT, AND USE THE INTERNET LARGELY FOR FINANCIAL PURPOSES.

**% OF HOUSEHOLDS**  
**2,122 (13.3%)**  
**PARKS AND REC**

MANY OF THESE FAMILIES ARE TWO-INCOME MARRIED COUPLES APPROACHING RETIREMENT AGE; THEY ARE COMFORTABLE IN THEIR JOBS AND THEIR HOMES, BUDGET WISELY, BUT DO NOT PLAN ON RETIRING ANYTIME SOON OR MOVING

**% OF HOUSEHOLDS**  
**1,986 (12.4%)**  
**SAVVY SUBURBANITES**

PROSPEROUS DOMESTICITY BEST DESCRIBES THE SETTLED DENIZENS OF PLEASANTVILLE.  
  
IN THEIR JOBS AND THEIR HOMES, BUDGET WISELY, BUT DO NOT PLAN ON RETIRING ANYTIME SOON OR MOVING

**% OF HOUSEHOLDS**  
**1,813 (11.4%)**  
**THE ELDERS**

WITH A MEDIAN AGE OF 71.8, THE ELDERS IS THE OLDEST MARKET THE SETTLED DENIZENS OF PLEASANTVILLE.  
  
IN THEIR JOBS AND THEIR HOMES, BUDGET WISELY, BUT DO NOT PLAN ON RETIRING ANYTIME SOON OR MOVING  
RESIDENTS FAVOR COMMUNITIES DESIGNED FOR SENIOR OR ASSISTED LIVING, PRIMARILY IN WARMER CLIMATES WITH SEASONAL POPULATIONS.

**% OF**  
**1,553 (9.7%)**  
**CITYLIGHTS**

CITYLIGHTS, A DENSELY POPULATED URBAN MARKET, IS THE EPITOME OF EQUALITY.  
  
THE WIDE-RANGING DEMOGRAPHIC CHARACTERISTICS OF RESIDENTS MIRROR THEIR PASSION FOR SOCIAL WELFARE AND EQUAL OPPORTUNITY.

**LIFESTYLE GROUP**  
**UPSCALE AVENUES**  
  
**RESIDENCE TYPE**  
**SINGLE FAMILY**

**LIFESTYLE GROUP**  
**GENXURBAN**  
  
**RESIDENCE TYPE**  
**SINGLE FAMILY**

**LIFESTYLE GROUP**  
**AFFLUENT ESTATES**  
  
**RESIDENCE TYPE**  
**SINGLE FAMILY**

**LIFESTYLE GROUP**  
**SENIOR STYLES**  
  
**RESIDENCE TYPE**  
**HIGH-RISE**

**LIFESTYLE GROUP**  
**MIDDLE GROUND**  
  
**RESIDENCE TYPE**  
**MULTI-UNITS**

# 6427 BALTIMORE NATIONAL PIKE

## CATONSVILLE, MD 21228

### CONTACT

**Ross Conn**

Broker

Cell: 301-275-5509

Work: 410-342-5263

email: [Ross@AvenueRealEstateLLC.com](mailto:Ross@AvenueRealEstateLLC.com)

web: [avenuerealestatellc.com](http://avenuerealestatellc.com)



9711 Washingtonian Blvd STE 550

Gaithersburg MD 20878

410-342-5263

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