



FIRST-GENERATION RETAIL SPACE FOR LEASE IN BALTIMORE COUNTY

GROUND-UP DEVELOPMENT | RETAIL SPACE AVAILABLE

COWENTON AVE & PHILADELPHIA RD, WHITE MARSH, MD

CBRE

THE RETAIL SPACE



First-generation retail space



Available: Inline and end-cap space



Available: 1,149 SF



Ample outdoor seating



298 residential units within 0.25 miles



Captive audience in rapidly growing submarket of White Marsh

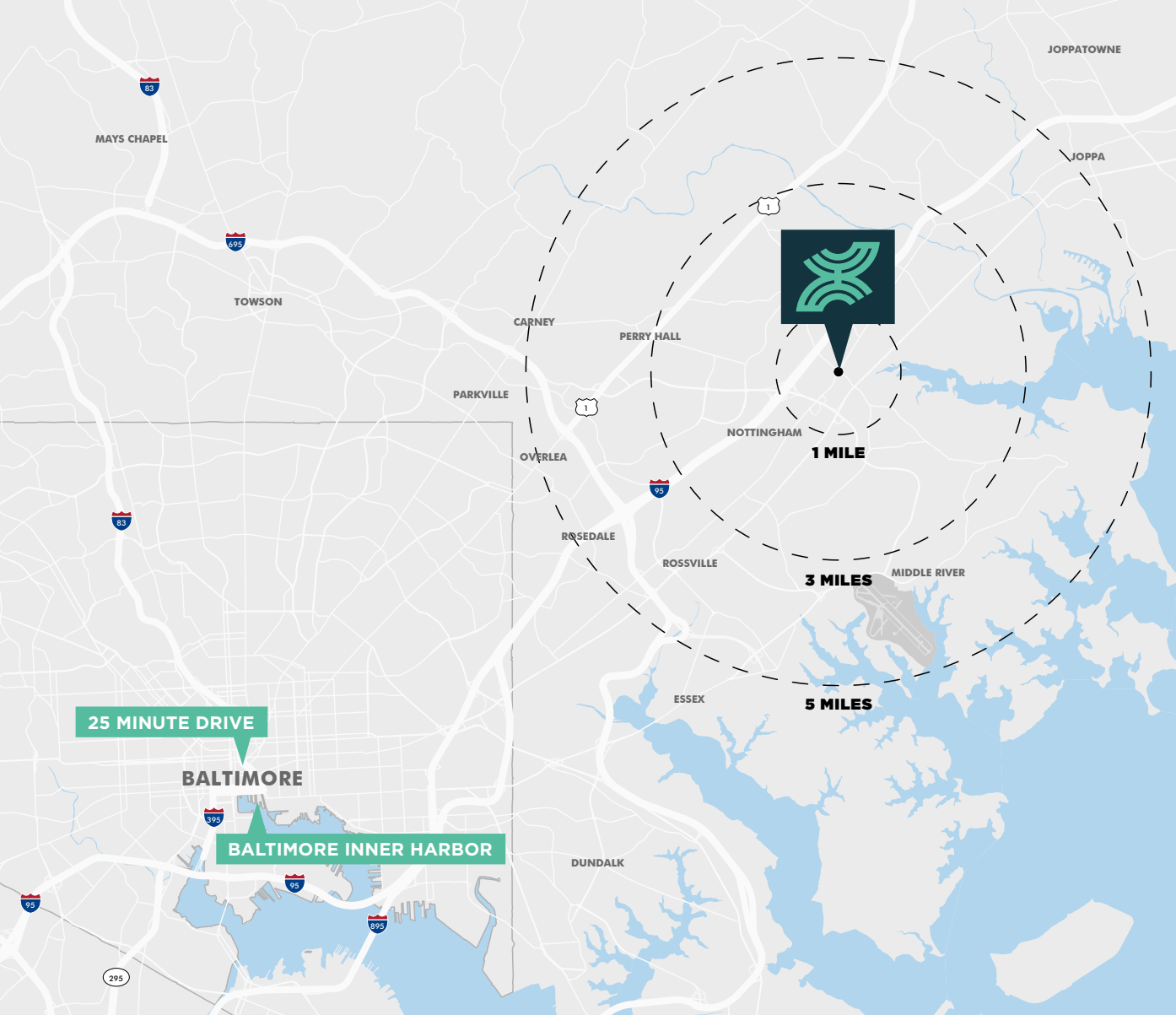


JOIN RIVER STONE GRILL

AND AN EXCITING LINEUP OF
TENANTS IN DEVELOPMENT



DEMOGRAPHICS



1 MILE • 3 MILES • 5 MILES



POPULATION

1,795 • 54,301 • 158,178



DAYTIME POPULATION

2,306 • 29,115 • 82,342



MEDIAN HH INCOME

\$124,865 • \$92,455 • \$82,423



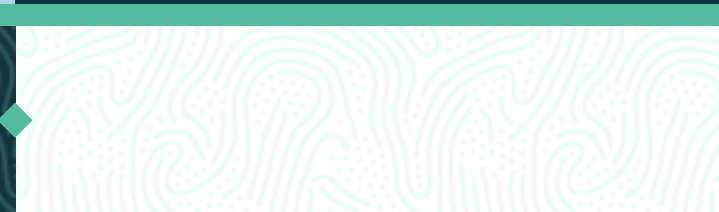
EDUCATION

54.7% • 49.1% • 42.0%



MEDIAN AGE

39.3 • 40.1 • 40.7



NEARBY SHOPPING CENTERS



A CLOSER LOOK



HONEYGO RUN COMMUNITY



**TAP INTO 313
RESIDENTS NEXT DOOR**

ABOUT THE AREA

COWENTON CROSSING

A demographically growing market - in a high growth employment corridor. Cowenton Crossing is located in the expanding area of Perry Hall/White Marsh, with strong access to both the White Marsh area and the ongoing development of the Baltimore Crossroads area, yielding additional employment opportunities and services. Within a three mile radius, the population is approximately 101,000, with an average household size of 2.4. Continued population growth is projected for the next five years.



LOCATION
IS KEY



Convenient access from I-95



Adjacent to the newly developed Honeygo Run Luxury Apartment community



On the feature southwest corner of Philadelphia Rd and Cowenton Ave



Positioned within the Honeygo Run CMA in Perry Hall - Close to White Marsh



Drive-Thru opportunity



Built to Suit opportunity



AVAILABLE SPACE

SUITE A
RIVERSTONE GRILL

SUITE B
Leased space

SUITE C
Leased space

SUITE D
Leased space

SUITE E
1,149 SF

SUITE F
Leased space

SUITE G
Leased space



SITE KEY: ● AVAILABLE ● LEASED



FOR ADDITIONAL INFORMATION

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