



WATERVIEW TOWN CENTER

101-165 ORVILLE ROAD | ESSEX, MARYLAND 21221

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 97,000+ SF shopping center
- Anchored by high-volume Weis Markets
- Situated at the signalized intersection of Eastern Boulevard & Orville Road
- High visibility location with 39,851 vehicles per day on Eastern Blvd (MD Route 150)
- Surrounded by densely populated neighborhoods
- Easy access to I-695 and I-95
- Join Weis, Denny's, Marco's Pizza, ATI Physical Therapy, Great Clips, SunTrust & more!

AVAILABLE:	1,600 SF ±	CAN BE COMBINED UP TO 4,800 SF ±
	1,600 SF ±	
	1,600 SF ±	
3,342 SF ±		
TRAFFIC COUNT:	39,851 AADT (EASTERN BLVD)	
ZONING:	XX ()	
RENTAL RATE:	NEGOTIABLE	



BIRDSEYE OVERVIEW



BIRDSEYE OVERVIEW

MIDDLESEX ELEM. SCHOOL

CAN BE COMBINED UP TO 4,800 SF

1,600 SF ± AVAILABLE X3

3,342 SF ± AVAILABLE

0.8 AC ± AVAILABLE

weis

MARCO'S PIZZA

Jackson Hewitt TAX SERVICE

Great Clips

ATI

TRUIST

ORVILLE RD

Denny's

0.7 AC ± AVAILABLE

TD Bank

PYLON SIGN

150

EASTERN BLVD 39,851 AADT



SITE PLAN

- A** Weis Markets
- B** AVAILABLE: 1,600 SF
- C** AVAILABLE: 1,600 SF
- D** AVAILABLE: 1,600 SF
- E** The Thrift Boutique
- F** AVAILABLE: 3,342 SF
- G** Marco's Pizza
- H** Jackson Hewitt
- I** Waterview Liquors
- J** Diva Nails
- K** Great Clips
- L** ATI Physical Therapy
- M** Truist
- N** Denny's
- O** TD Bank
- P** AVAILABLE: 0.80 Ac ±
- Q** AVAILABLE: 0.70 Ac ±



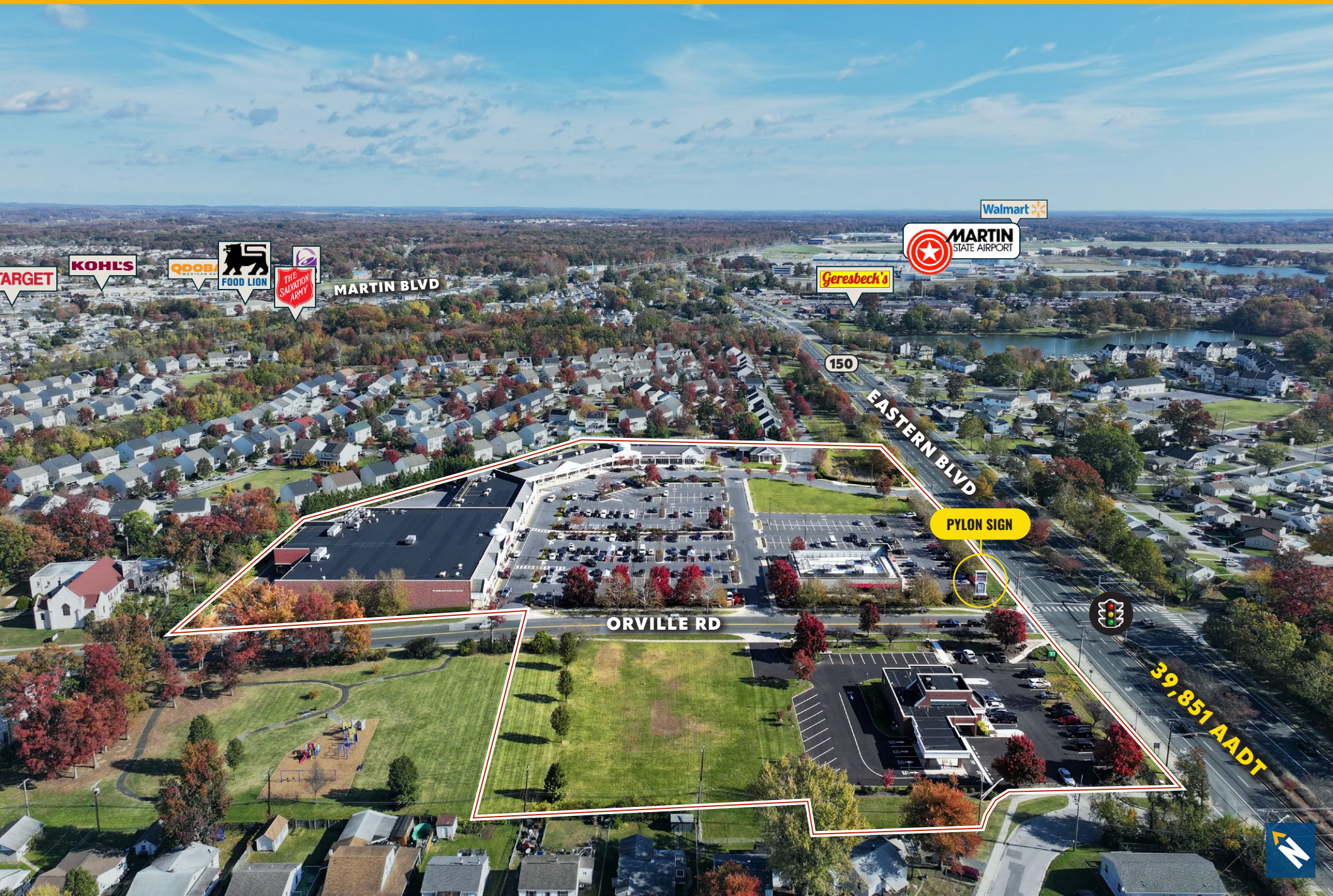
150 EASTERN BLVD 39,851 AADT



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



TARGET

KOHL'S

QDOBA
MEXICAN GRILL



MARTIN BLVD

Geresbeck's



Walmart

150

EASTERN BLVD

PYLON SIGN

ORVILLE RD



39,851 AADT



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



17,921

86,280

198,876

DAYTIME POPULATION



14,789

75,650

169,936

AVERAGE HOUSEHOLD INCOME



\$89,275

\$95,102

\$100,169

NUMBER OF HOUSEHOLDS



6,961

33,937

77,109

MEDIAN AGE

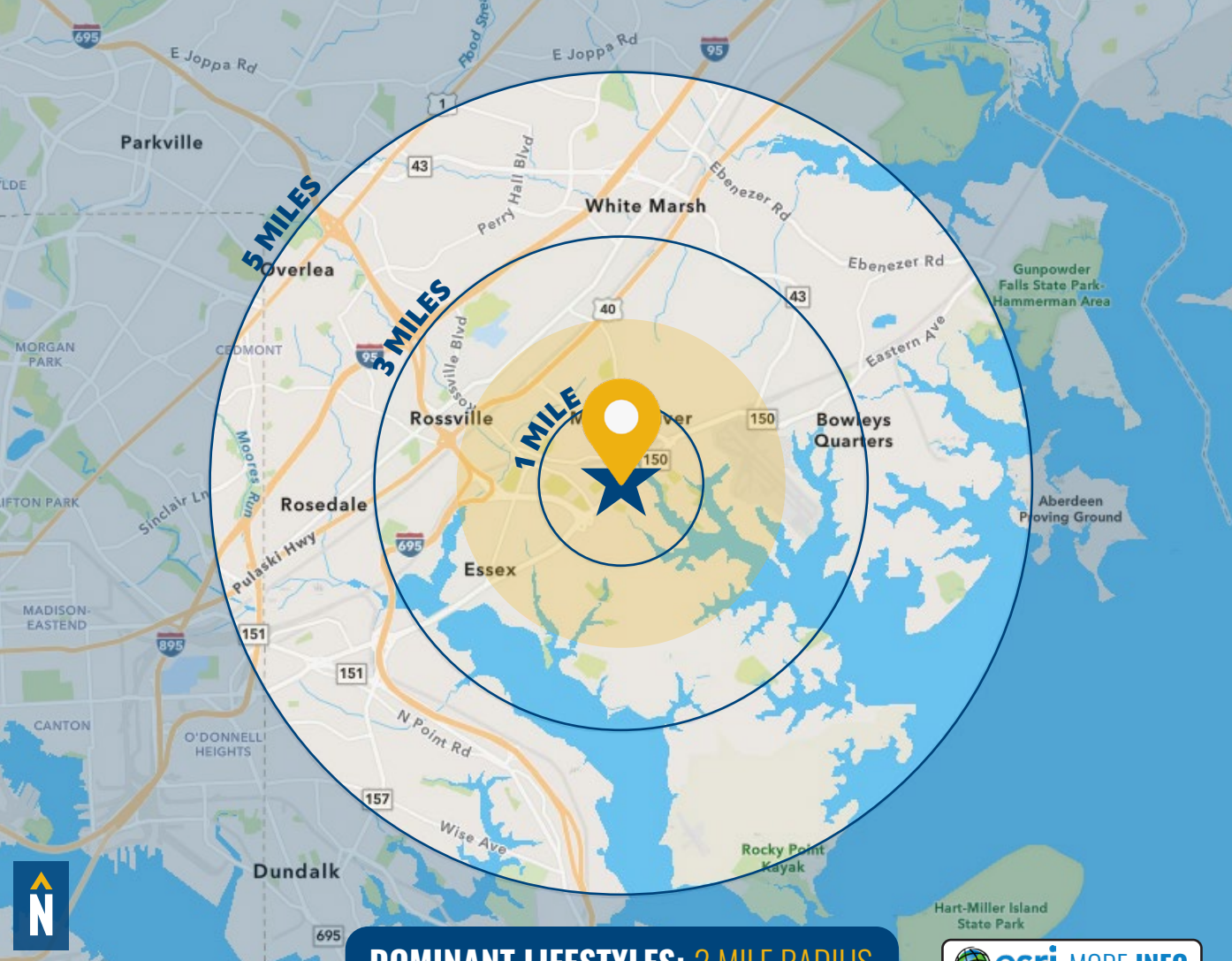


40.4

38.5

39.2

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

28% KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

8% YOUNG AND RESTLESS



MEDIAN

AGE: 31.4

HH INCOME: \$56,258

These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

7% HEARTLAND COMMUNITIES



MEDIAN

AGE: 43.6

HH INCOME: \$60,072

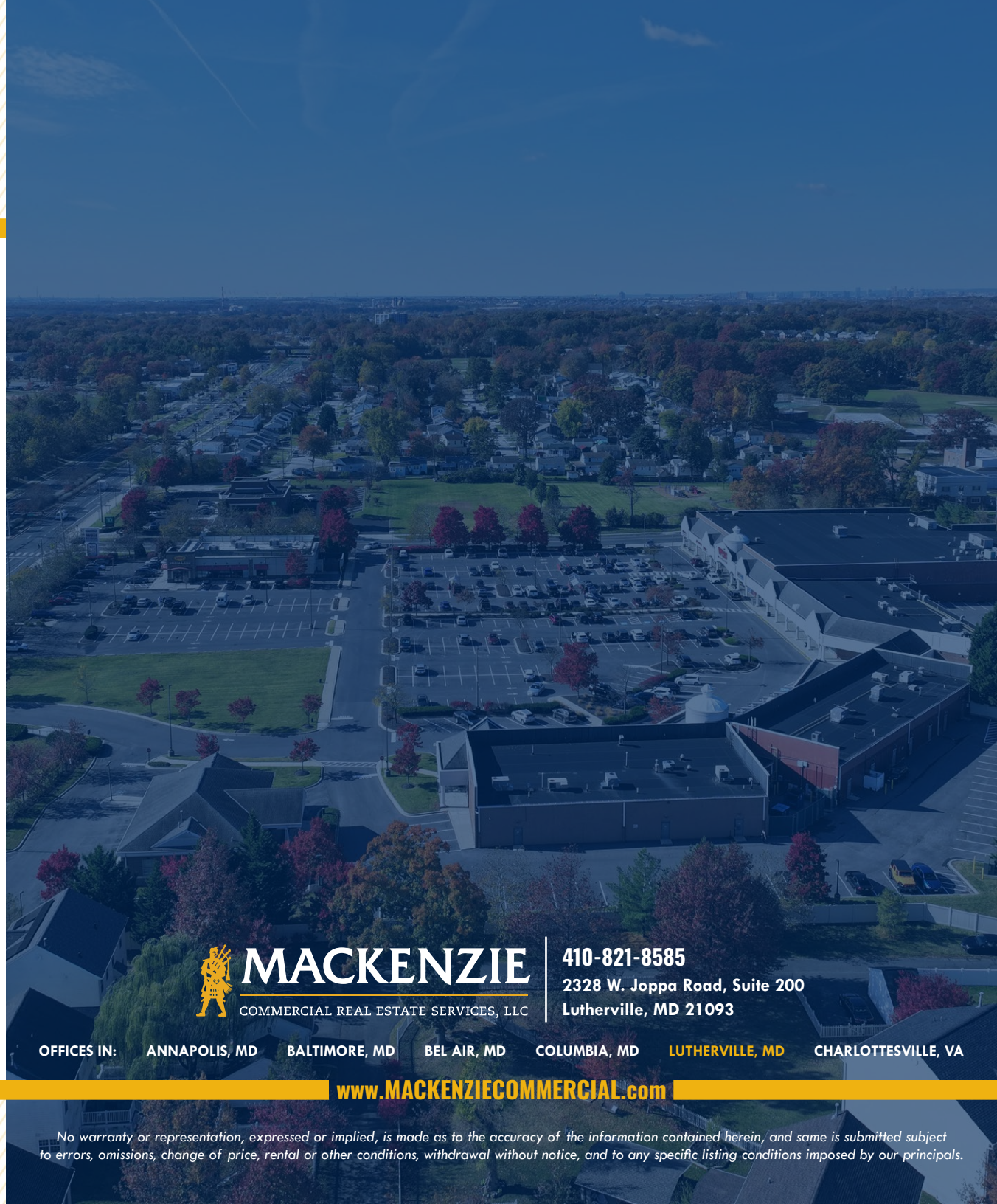
These homeowners work in industries such as construction, utilities, health care, and agriculture. They often bank locally, pay in cash for goods and services, and tend to spend money on their pets.

FOR MORE INFO **CONTACT:**



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