

SPECIAL PURPOSE PROPERTY FOR LEASE



EYRE BUS, TOUR & TRAVEL 13600 - 13690 TRIADELPHIA RD, GLENELG, MD 21737

Location Description

At the Corner of Ten Oaks & Triadelphia Roads; adjacent to Royal Farms, Highs, PNC Bank/Subway/USPS/ new Dunkin' Donuts

Property Highlights

- AVAILABLE Immediately: Office & Yard
- Adjacent 3/4 acre lot also available
- RARE B-2 Zoned Ground & Building -just off RT 32
- ideal for Farm Supply / Retail or to re-purpose as Transit co, Trucking co, &/or Contractors
- Outside space for both Sales/Display Area & Vehicle / Equipment storage
- Full Wash bay facility onsite as well
- 2nd Floor: Conference Area / 2 offices / 2 restrooms / open work station

Demographics

| | 1 Mile | 5 Miles | 10 Miles |
|-------------------|-----------|-----------|-----------|
| Total Households | 272 | 7,005 | 75,034 |
| Total Population | 893 | 22,367 | 211,356 |
| Average HH Income | \$200,990 | \$189,771 | \$138,628 |

Spaces

| | Lease Rate | Size (SF) |
|----------------------|-------------------|-------------|
| 1st Floor | \$17.00/SF | +/-1,200 |
| 2nd Floor | \$2,000 /mo | +/-3/4 acre |
| 13690 Triadelphia Rd | \$2,000 per month | +/-32,670 |



PRESENTED BY:

JOHN SINDLER

410.260.6538

jsindler@hyattcommercial.com

200 WESTGATE CIRCLE, SUITE 502

410.266.8800

hyattcommercial.com

EYRE BUS, TOUR & TRAVEL

13600-13690 TRIADELPHIA RD
GLENELG, MD 21737



ADDITIONAL PHOTOS



2nd Floor conference area



2nd Floor offices

PRESENTED BY:

JOHN SINDLER

410.260.6538

jsindler@hyattcommercial.com

EYRE BUS, TOUR & TRAVEL

13600-13690 TRIADELPHIA RD
GLENELG, MD 21737

1ST FLOOR SPACE



PRESENTED BY:

JOHN SINDLER

410.260.6538

jsindler@hyattcommercial.com

EYRE BUS, TOUR & TRAVEL

13600-13690 TRIADELPHIA RD
GLENELG, MD 21737



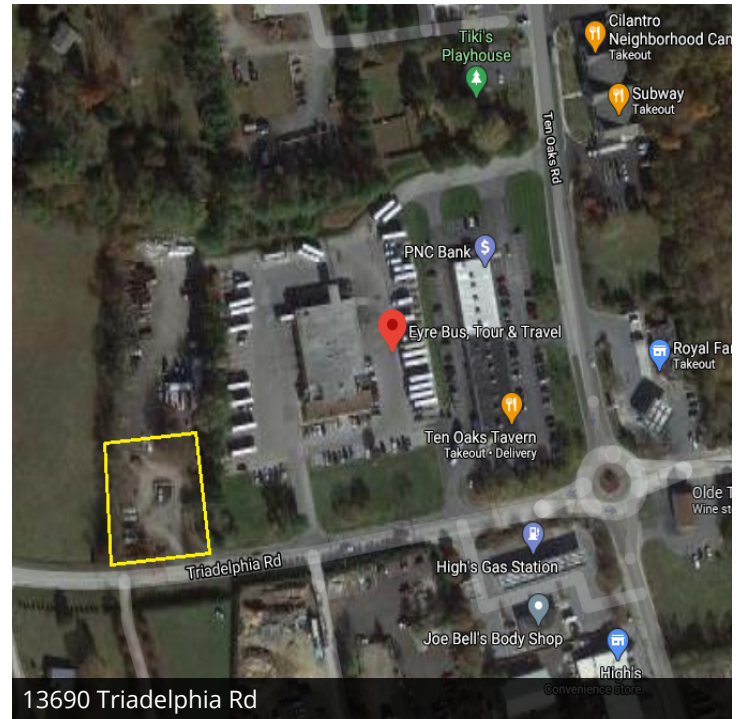
ADJACENT LOT ($\pm 3/4$ ACRE) PHOTOS



13690 Triadelphia Rd



13690 Triadelphia Rd



13690 Triadelphia Rd

PRESENTED BY:

JOHN SINDLER

410.260.6538

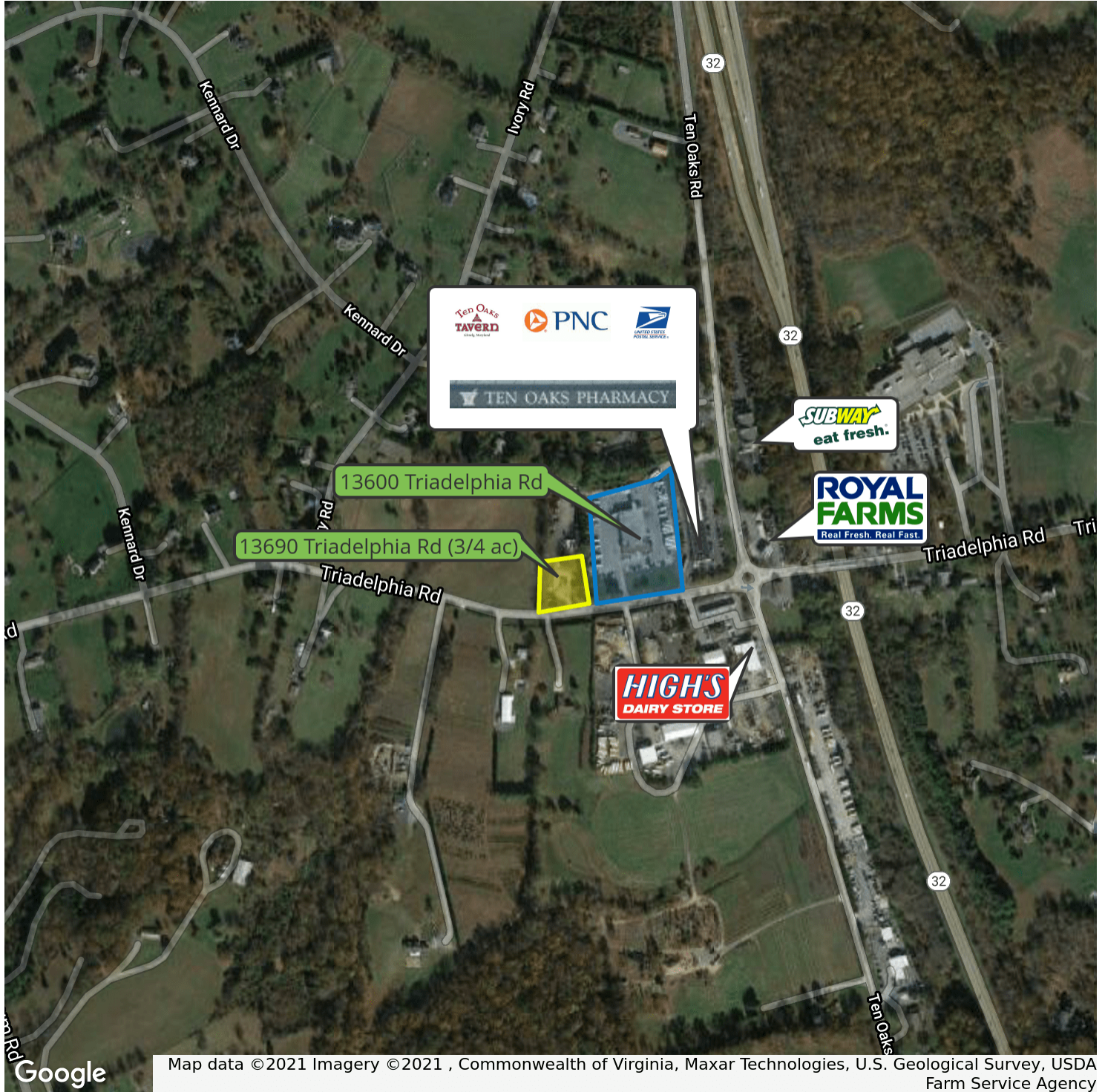
jsindler@hyattcommercial.com

EYRE BUS, TOUR & TRAVEL

13600-13690 TRIADELPHIA RD
GLENELG, MD 21737



RETAILER MAP



Google

Map data ©2021 Imagery ©2021, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

PRESENTED BY:

JOHN SINDLER

410.260.6538

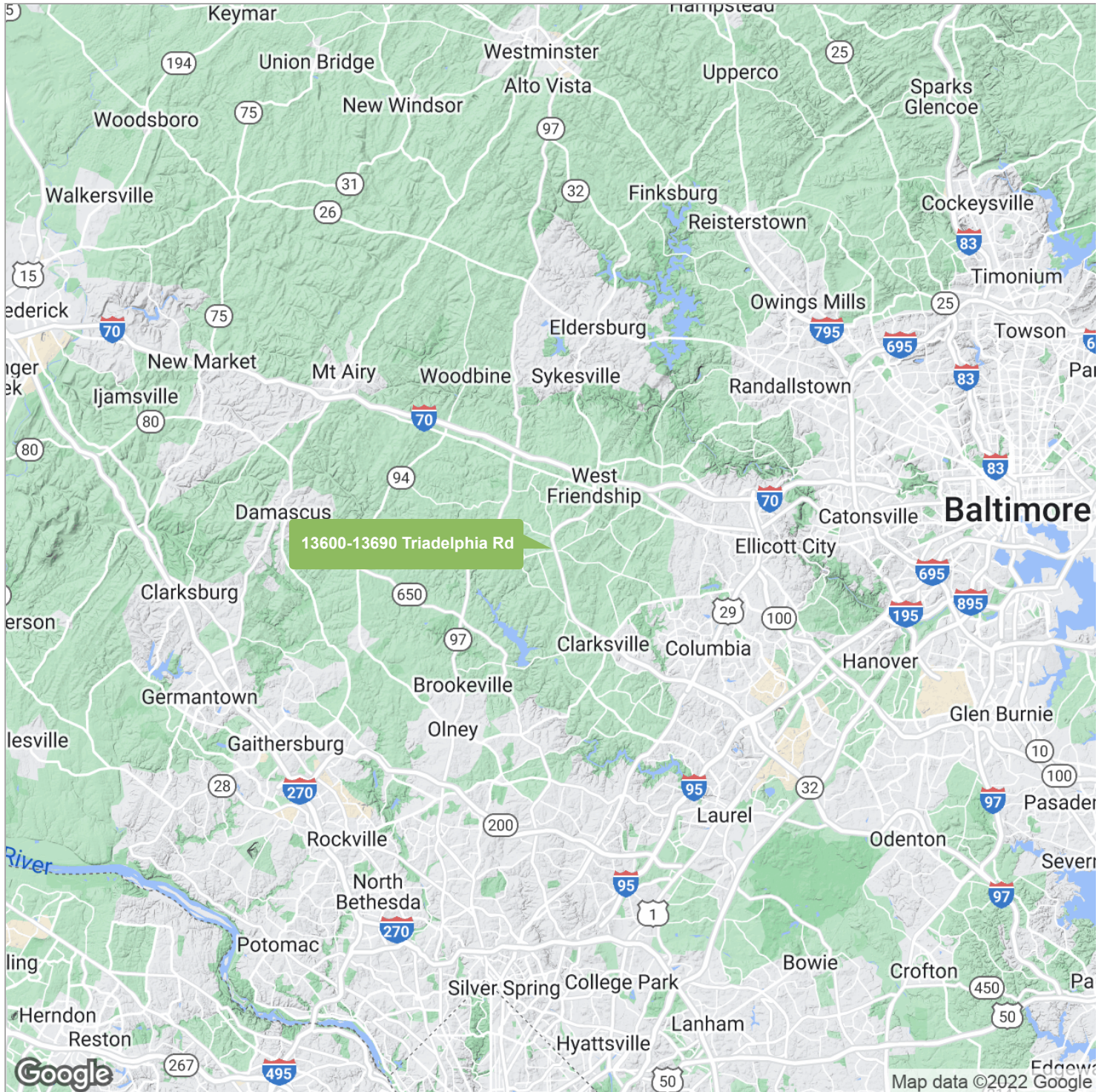
jsindler@hyattcommercial.com

EYRE BUS, TOUR & TRAVEL

13600-13690 TRIADELPHIA RD
GLENELG, MD 21737



LOCATION MAPS



PRESENTED BY:

JOHN SINDLER

410.260.6538

jsindler@hyattcommercial.com