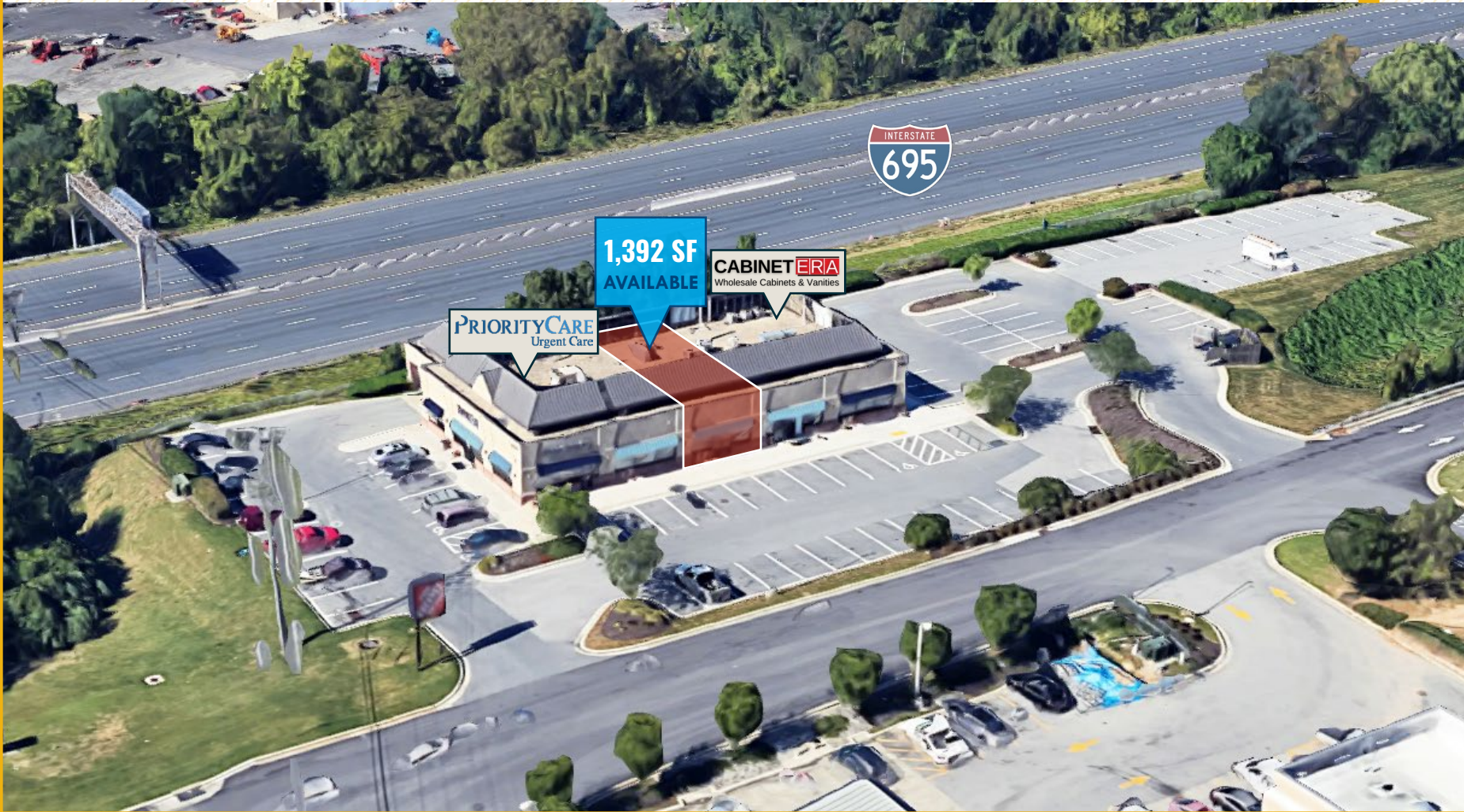




FOR LEASE

BELTWAY BUSINESS COMMUNITY RETAIL

3720 WASHINGTON BOULEVARD | HALETHORPE, MARYLAND 21227



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,392 SF retail space available
- 7,280 SF retail strip center (tenants include Cabinet Era and PriorityCare Urgent Care)
- Excellent visibility and signage opportunities fronting I-695 and U.S. Route 1
- Located in the SW Baltimore Enterprise Zone
- Easy access via U.S. Rt. 1, I-695 and Caton Ave
- Located within Beltway Business Community, an 850,000 SF flex/office park anchored by The Home Depot and including Wawa gas/c-store
- FiOS service available
- Gas heat/public utilities
- Ample on-site parking

AVAILABLE:

1,392 SF ± (23' X 60' ±)

ZONING:

BR-IM (BUSINESS ROADSIDE)

TRAFFIC COUNT:

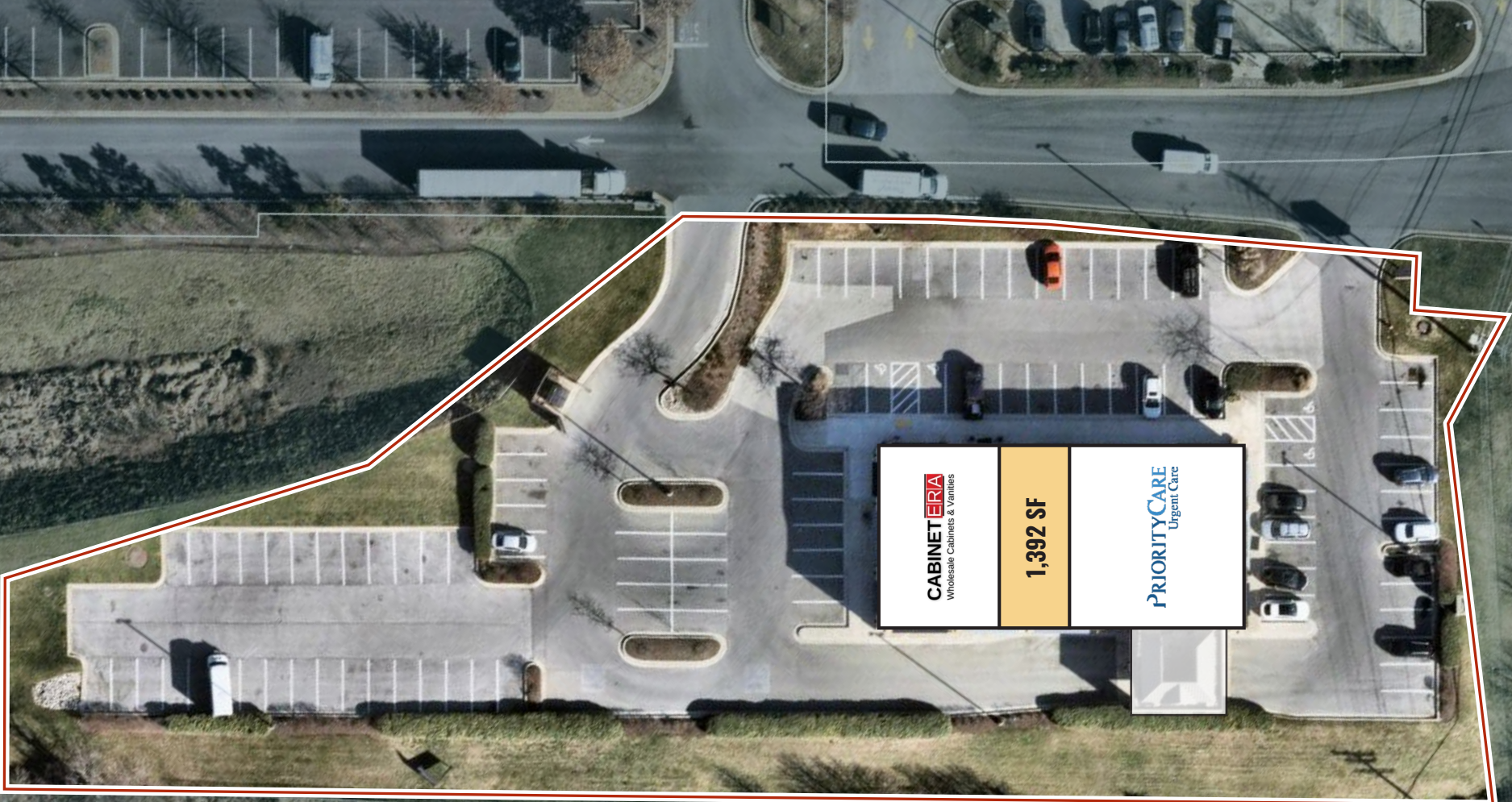
124,560 AADT (INTERSTATE 695)

RENTAL RATE:

NEGOTIABLE



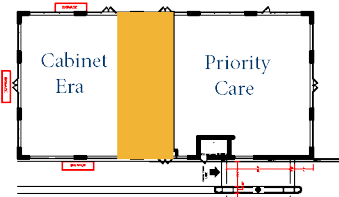
AERIAL / PARCEL OUTLINE



124,560 AADT

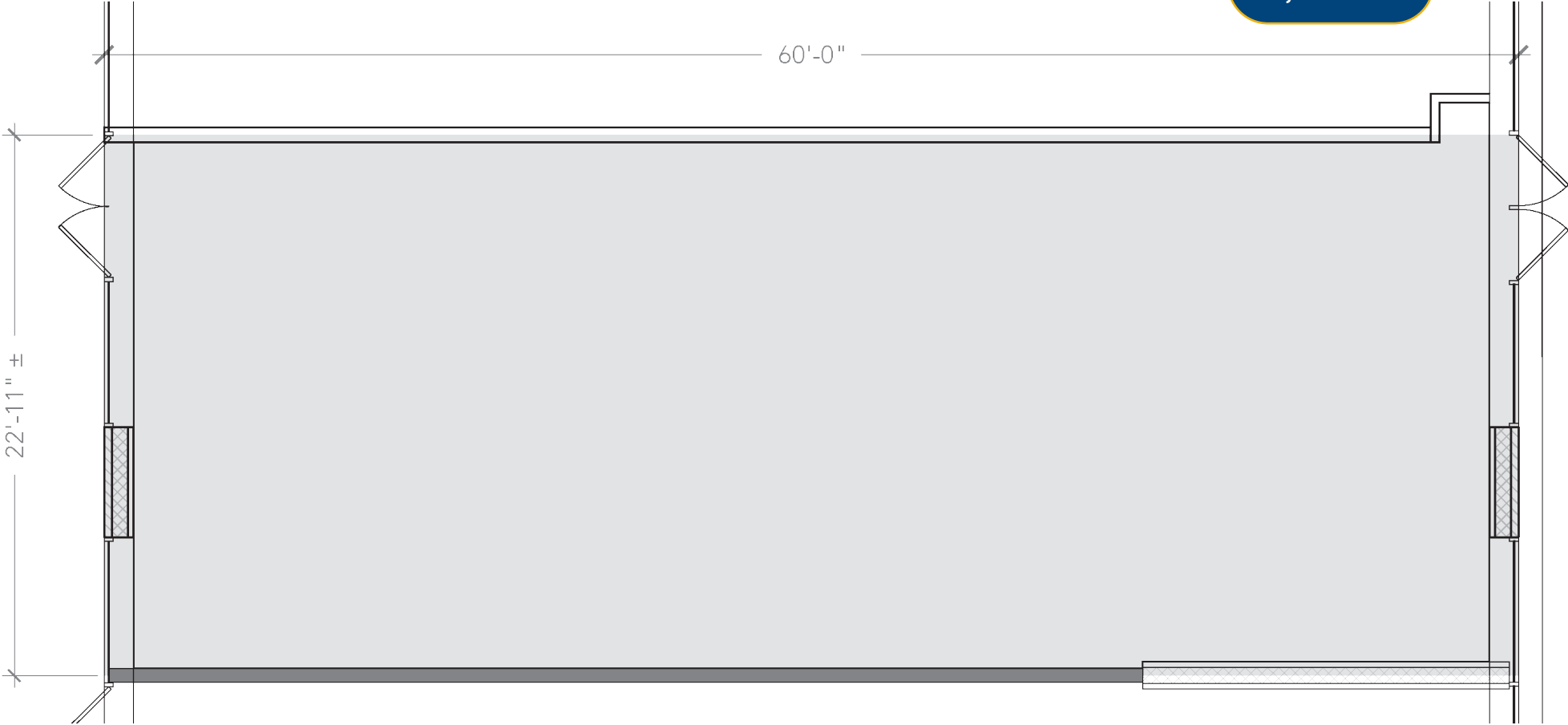


FLOOR PLAN

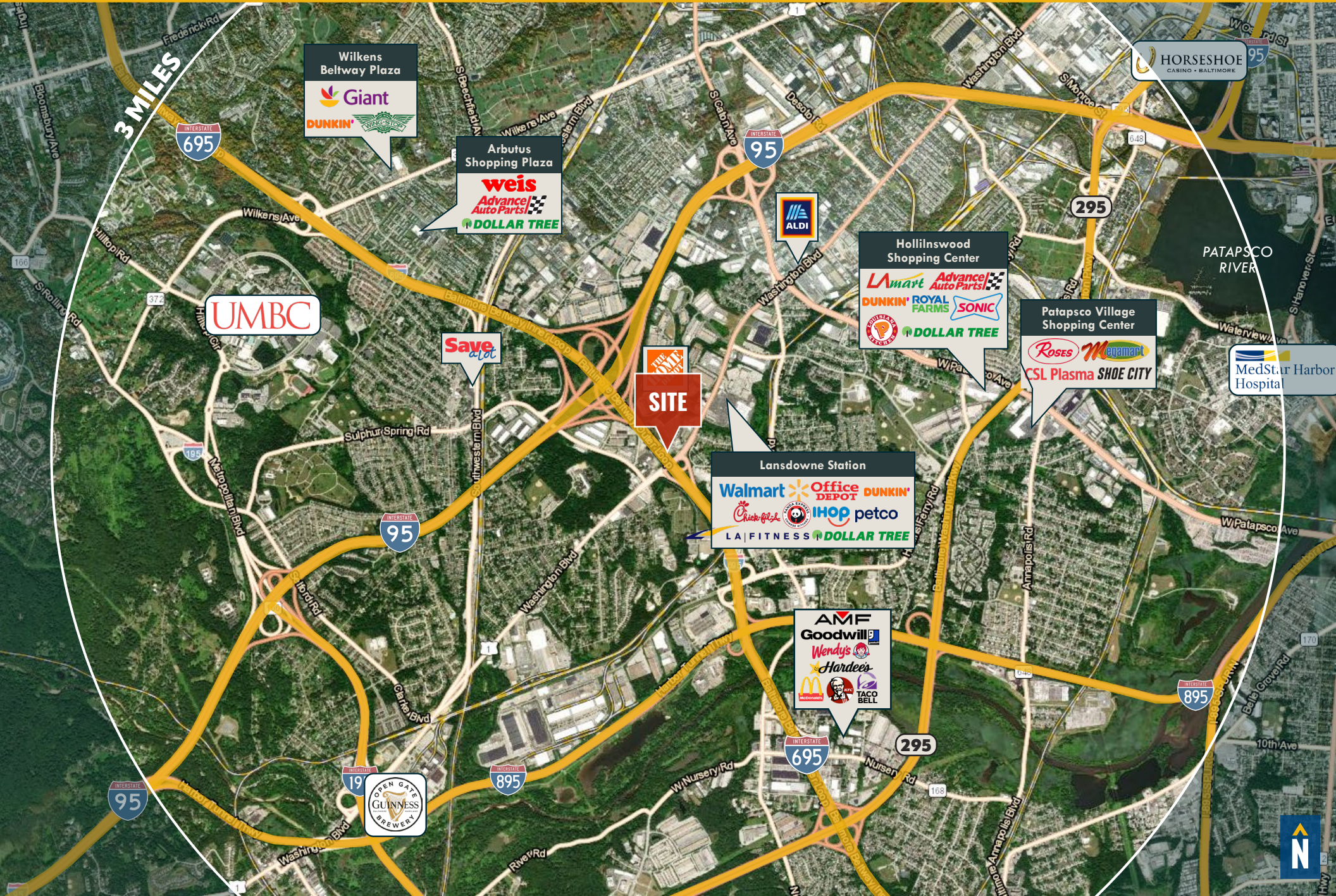


Key Plan

1,392 SF



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



7,757

100,035

336,826

DAYTIME POPULATION



12,565

111,932

443,563

AVERAGE HOUSEHOLD INCOME



\$92,340

\$81,321

\$93,022

NUMBER OF HOUSEHOLDS



2,771

37,822

139,878

MEDIAN AGE

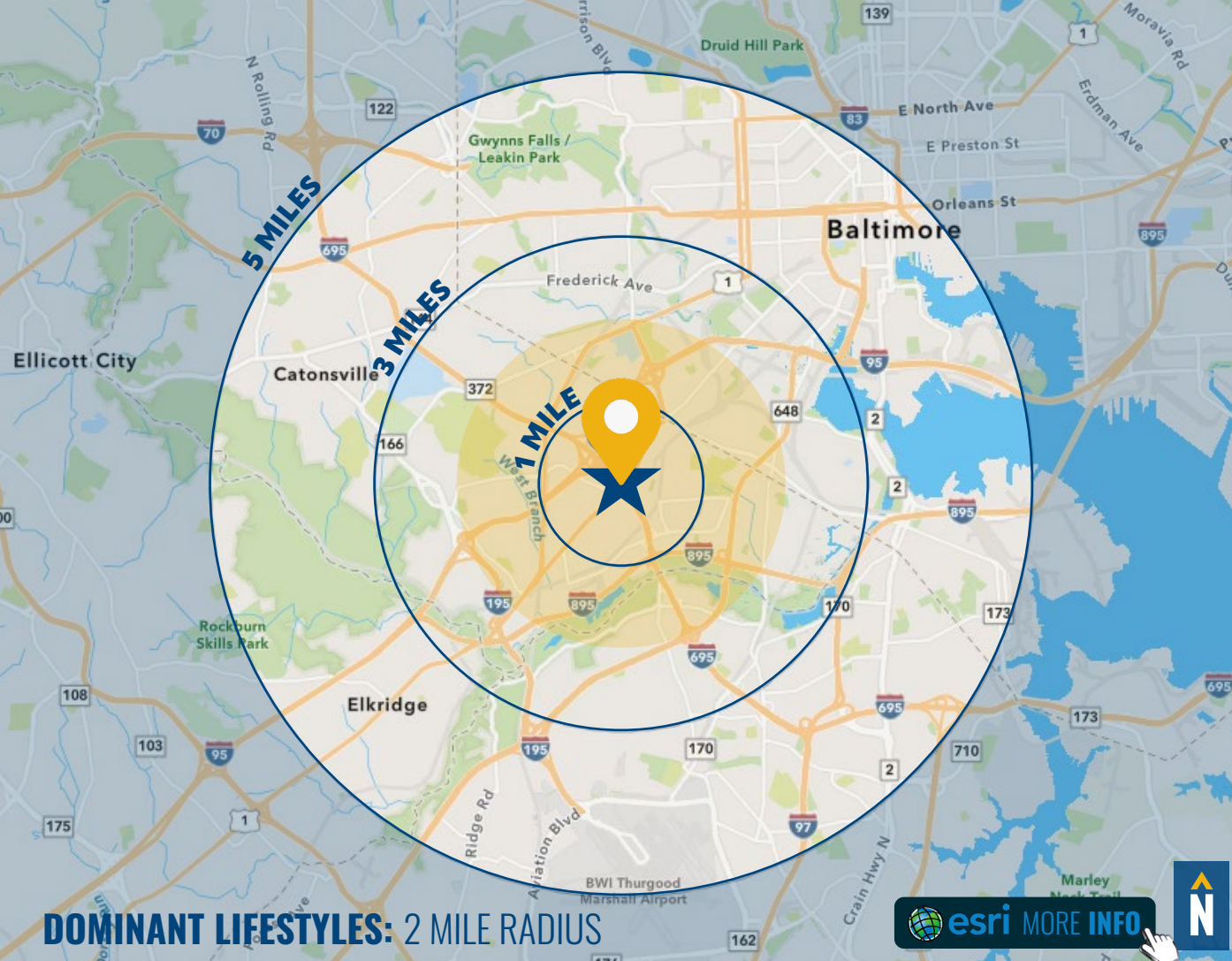


39.7

36.7

37.1

[FULL DEMOS REPORT](#)



28%
PARKS AND REC



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.

Median Age: **40.9**
Median Household Income: **\$60,000**

19%
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

11%
BRIGHT YOUNG PROFESSIONALS



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.

Median Age: **33.0**
Median Household Income: **\$54,000**

FOR MORE INFO CONTACT:



SEAN LANGFORD

SENIOR VICE PRESIDENT

443.573.3218

SLANGFORD@mackenziecommercial.com



TOM FIDLER

EXECUTIVE VICE PRESIDENT & PRINCIPAL

410.494.4860

TFIDLER@mackenziecommercial.com



LAURA WILLIAMS

VICE PRESIDENT

410.494.4864

LWILLIAMS@mackenziecommercial.com



NICK MAGGIO

REAL ESTATE ADVISOR

410.494.4880

NMAGGIO@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



410-298-2600

2066 Lord Baltimore Drive
Baltimore, MD 21244

OFFICES IN:

MARYLAND

VIRGINIA

NORTH CAROLINA

FLORIDA

www.MERRITTPROPERTIES.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.