

FOR LEASE

Baltimore County, MD

RETAIL PAD SITES @ WASHINGTON BLVD.

BELTWAY BUSINESS PARK | BALTIMORE, MARYLAND 21227



HIGHLIGHTS

- ▶ Multiple retail/restaurant opportunities on Washington Boulevard / Rt. 1 in Arbutus
- ▶ Three existing office/flex buildings totaling 139,400 sf at "Beltway Business Park"
- ▶ Future buildings at "Beltway Business Park" to include three retail pad sites and two 70,000-80,000 sf multi-story office buildings
- ▶ Located at the intersection of Washington Boulevard and Lansdowne Boulevard
- ▶ Quick access to I-95 and I-695
- ▶ Located in the Southwest Enterprise Zone
- ▶ High visibility on Washington Boulevard / Rt. 1: 28,080 vehicles per day

ZONING

BM-IM (office, retail, restaurant)

TRAFFIC COUNT

28,080 AADT (Washington Blvd.)



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AERIAL OVERVIEW

PROPERTIES

BELTWAY BUSINESS PARK

4.7 AC AVAILABLE

.78 AC AVAILABLE

2.1 AC AVAILABLE

Kaiser Permanente

Building 5: 1705

Building 6: 1715

1710

1730

1740

Twin Springs Road

ROBERT A YOUNG WAY

ROYAL FARMS

LA FITNESS

MATTRESS FIRM

DUNKIN' DONUTS

IHOP

McS

Chick-fil-A

petco

Office



95.1 SHINE™



TRADE AREA

PROPERTIES



Westside Shopping Center

FOOD DEPOT Advance Auto Parts
KFC Checkers RITE AID WELLS FARGO

ORIOLE PARK & CAMDEN YARDS
M&T Bank

HORSESHOE CASINO - BALTIMORE

INTERSTATE 95

Fort McHenry National Monument and Historic...

SITE

Hollinswood Park
Aarons Advance Auto Parts SONIC
DOLLAR GENERAL DOLLAR TREE

MedStar Harbor Hospital

THE HOME DEPOT

1 mi. ROSES

Lansdowne Station
Walmart LA FITNESS
Office DEPOT Macys petco IHOP

2 mi.

3 mi. Brooklyn Plaza
Save a lot FAMILY DOLLAR

AME DUNKIN' DONUTS McDonald's

Ritchie Highway Shopping Center
SHOPPERS Food & Pharmacy KFC
Value Village Aarons

Arundel Village Plaza
LOWE'S JOAN SILVERS TACO BELL Value Village SEASONS PIZZA

Governor Ritchie Plaza
BIG LOTS! DICK'S Sporting Goods Starbucks ALDI
ACMOORE petco

Ordnance Plaza
LOWE'S Giant AME Bob Evans KFC COSTCO sears
FASHION SUPERSTORE Panera CHEE PETS Mارت Party City planet fitness
STAPLES West Marine

Chesapeake Square
BEST BUY ShopRite five BELOW Advance Auto Parts DOLLAR TREE

Arundel Plaza
LOWE'S Giant AME Bob Evans Walmart

BWI BALTIMORE-WASHINGTON INTERNATIONAL AIRPORT
Thurgood Marshall

UMBC

CCBC

Giant

RITE AID

Save a lot

RITE AID

INTERSTATE 95

INTERSTATE 95

RITE AID DUNKIN' DONUTS

7 ELEVEN

NORTHROP GRUMMAN

chilj's

McDonald's



FOR LEASE

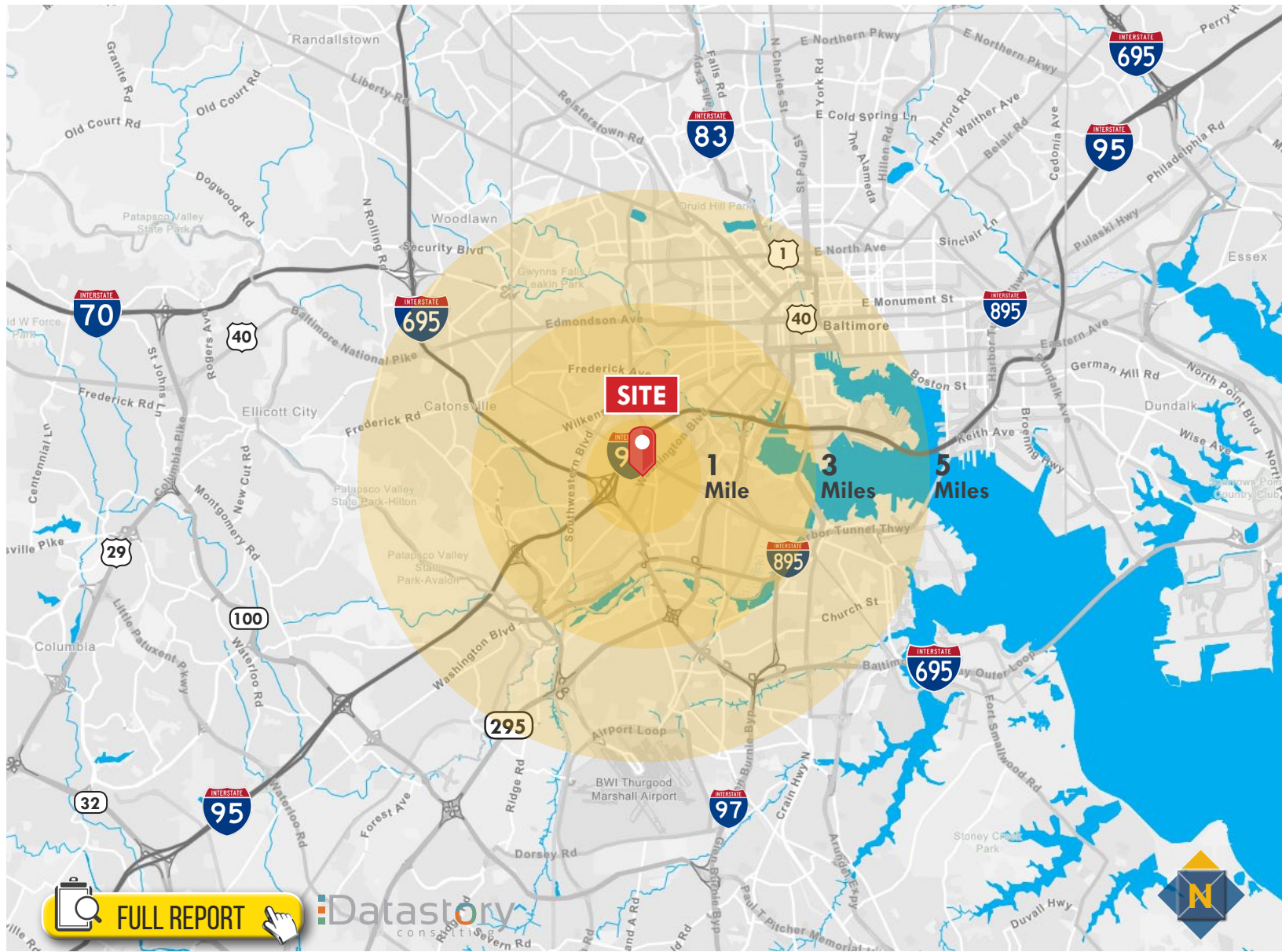
Baltimore County, MD

LOCATION / DEMOGRAPHICS

BELTWAY BUSINESS PARK | BALTIMORE, MARYLAND 21227



	1 MI. 8,416
	3 MI. 130,634
	5 MI. 387,504
	1 MI. 3,298
	3 MI. 48,771
	5 MI. 155,030
	1 MI. \$53,658
	3 MI. \$54,351
	5 MI. \$64,152
	1 MI. 19,017
	3 MI. 146,131
	5 MI. 493,754
	1 MI. 37.8
	3 MI. 35.5
	5 MI. 35.8
	1 MI. \$4.7M
	3 MI. \$71.6M
	5 MI. \$270.8M
	1 MI. \$6.8M
	3 MI. \$102.1M
	5 MI. \$380.9M
	1 MI. \$7.3M
	3 MI. \$111.0M
	5 MI. \$420.7M



FULL REPORT

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