

FOR LEASE

6427 BALT NATIONAL PIKE

CATONSVILLE MD



LEASE PRICE:  
**\$30PSF NNN RETAIL**

AVAILABLE SF:  
**5,000SF RETAIL FRONTING  
ROUTE 40**

ZONING:  
**BR**

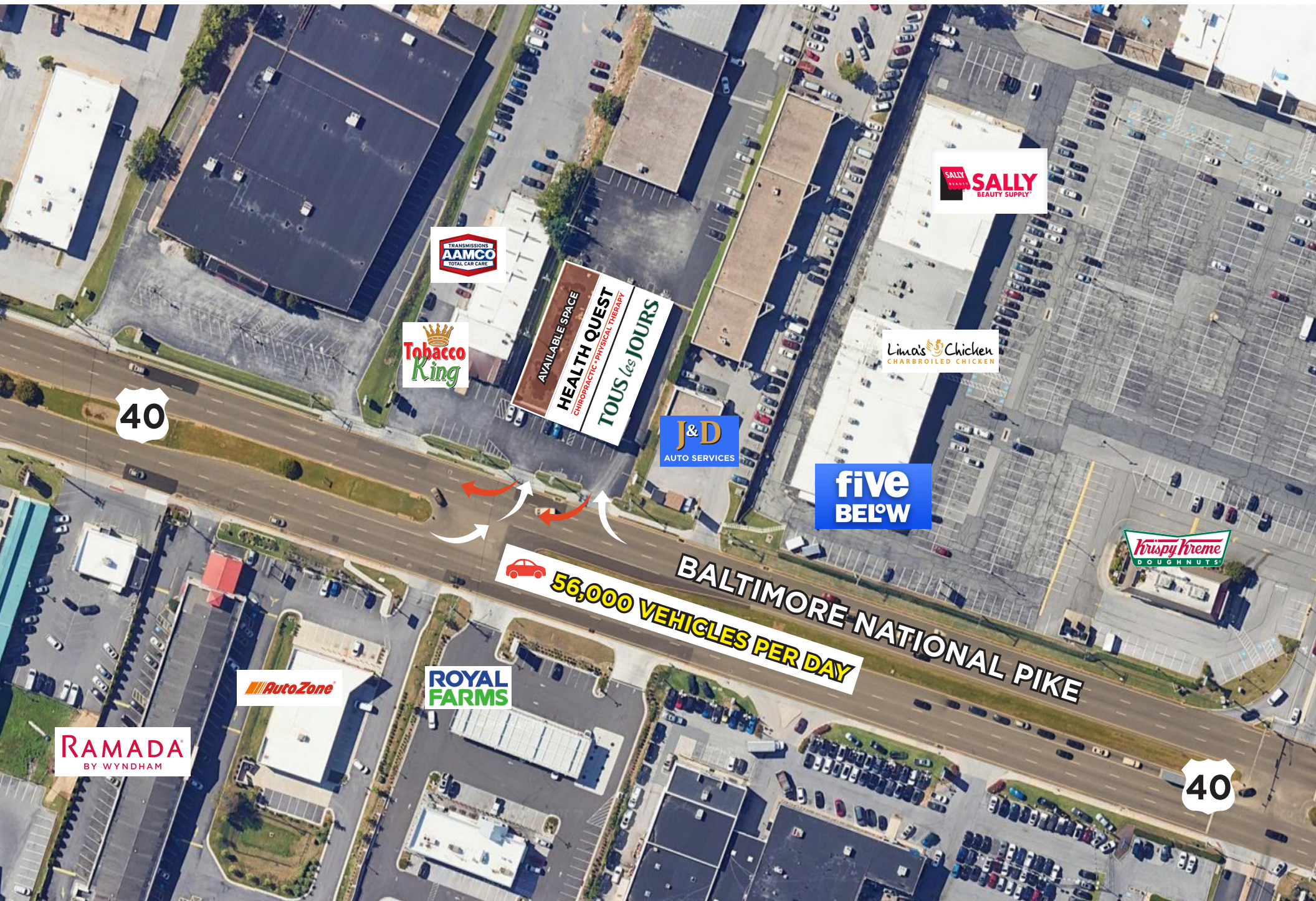
## HIGHLIGHTS

- ▶ HEAVY TRAFFIC
- ▶ GREAT SIGNAGE OPPORTUNITY
- ▶ ACCESS FROM BOTH SIDES OF RT 40

## LOCATION REVIEW



# ACCESS MAP



40

TRANSMISSIONS  
**AAMCO**  
TOTAL CAR CARE

**Tobacco King**

AVAILABLE SPACE  
**HEALTH QUEST**  
CHIROPRACTIC • PHYSICAL THERAPY  
**TOUS les JOURS**

**J&D**  
AUTO SERVICES

**SALLY BEAUTY**  
BEAUTY SUPPLY

**Lima's Chicken**  
CHARBROILED CHICKEN

**five BELOW**

**Krüpy Kreme**  
DOUGHNUTS

 **56,000 VEHICLES PER DAY**

**BALTIMORE NATIONAL PIKE**

**AutoZone**

**ROYAL FARMS**

**RAMADA**  
BY WYNDHAM

40

# MAP

**McDonald's**  
**Sorrento's west**  
**jiffy lube**  
**EMELY'S TIRE SERVICES**  
**Persis BIRYANI INDIAN GRILL**  
**boost mobile**  
**TACO BELL**

**MATTRESS Warehouse**  
**Auto CLINIC OF MARYLAND**  
**AT&T**  
**LIDL**  
**THE HOME DEPOT**  
**NAVY FEDERAL Credit Union**  
**America's Best WINGS**

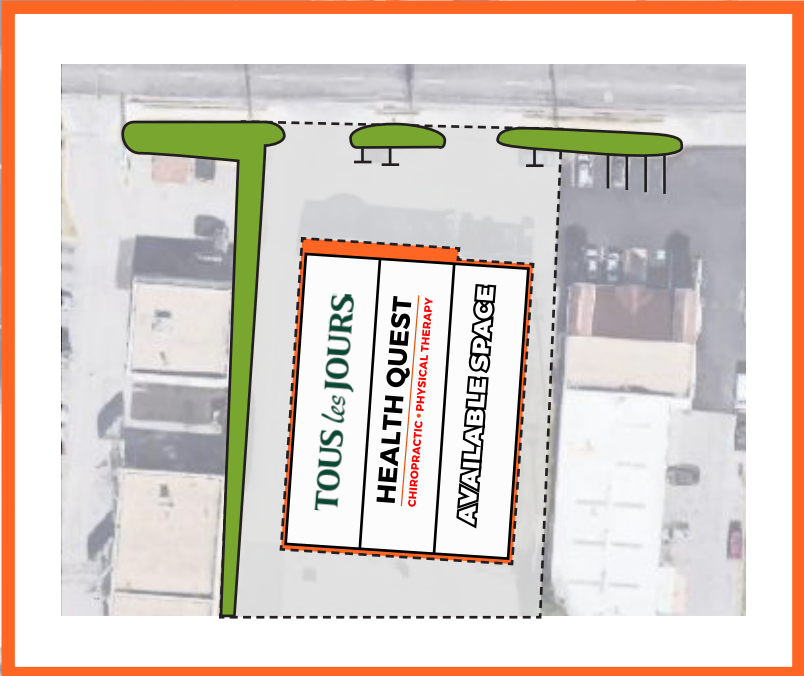
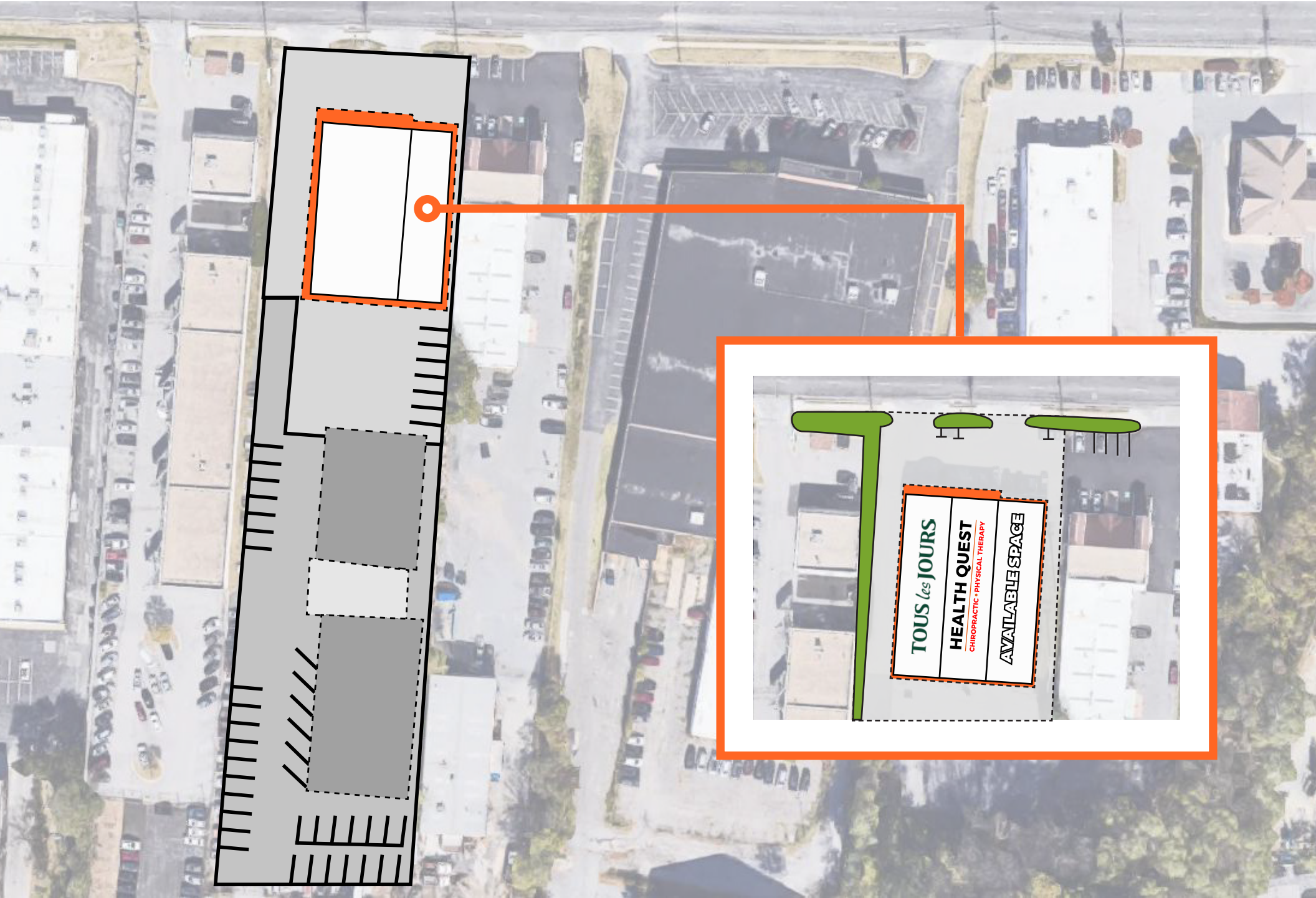
**LOWE'S**  
**VCF VALUE CITY FURNITURE**  
**SAFEWAY**  
**The Daddys Food-In, Smile-Out**  
**Dollar TREE**  
**sam's club**  
**Chick-fil-A**  
**CVS**

**Heritage Volkswagen Catonsville**  
**Heritage Mazda Catonsville**  
**Heritage Catonsville**  
**Heritage Catonsville**  
**CATONSVILLE CREAMERY**  
**CARIBBEAN JENNIE'S**  
**UPS**  
**MedStar Health**  
**ANTWERPEN HYUNDAI**  
**IRON AGE KOREAN STEAK HOUSE**  
**LOTTE Market Asian Food Hall**  
**PATEL BROTHERS**  
**Leafers**  
**Manga Manga**  
**foobau**  
**the HUB Asian Food Hall**

**five BEL'W**  
**REGENCY FURNITURE SHOWROOMS**  
**JF TIRE SERVICE**  
**JD AUTO SERVICE**  
**MANIK AUTO CARE**  
**Visionworks**  
**FORTE WEST TENNIS CLUB**  
**Sherwin WILLIAMS**  
**HOME-STYLE**

**Patient First**  
**ABC**  
**Allpoint**  
**M&MART**  
**STARBUCKS COFFEE**  
**MARUSHI**  
**CATONSVILLE PHYSICAL CENTER**  
**CHINA CHEF**  
**WELLS FARGO**  
**BANK OF AMERICA**  
**SHELL**

# SITE PLAN



# DEMOGRAPHICS | 6427 BALT NATIONAL PIKE



## AVERAGE HOUSEHOLD SIZE

PLEASANTVILLE

**2.86**

PARKS AND REC

**2.49**

SAVVY SUBURBANITES

**2.83**

THE ELDERS

**1.67**

CITY LIGHTS

**2.56**

## MEDIAN HOUSEHOLD INCOME

PLEASANTVILLE

**\$85,000**

PARKS AND REC

**\$55,000**

SAVVY SUBURBANITES

**\$104,000**

THE ELDERS

**\$35,000**

CITY LIGHTS

**\$60,000**

## MEDIAN NET WORTH

PLEASANTVILLE

**\$285,000**

PARKS AND REC

**\$98,000**

SAVVY SUBURBANITES

**\$502,000**

THE ELDERS

**\$194,000**

CITY LIGHTS

**\$64,000**

**% OF HOUSEHOLDS**  
**2,249 (14.1%)**  
**PLEASANTVILLE**

**% OF HOUSEHOLDS**  
**2,122 (13.3%)**  
**PARKS AND REC**

**% OF HOUSEHOLDS**  
**1,986 (12.4%)**  
**SAVVY**  
**SUBURBANITES**

**% OF HOUSEHOLDS**  
**1,813 (11.4%)**  
**THE ELDERS**

**% OF**  
**1,553 (9.7%)**  
**CITYLIGHTS**

THESE HOUSEHOLDS HAVE HIGHER INCOMES AND HIGHER NET WORTH AND MUCH HIGHER NET WORTH. RESIDENTS SPEND THEIR SPARE TIME PARTICIPATING IN A VARIETY OF SPORTS OR OUTDOOR ACTIVITIES.

MANY OF THESE FAMILIES ARE TWIN-INCOME, MARRIED COUPLES APPROACHING RETIREMENT AGE; THEY ARE CONSCIOUSLY IN THEIR 40S AND 50S AND, CONSEQUENTLY, DO NOT HAVE PLANS OR NEEDS ANYTIME SOON ON HORIZON.

PROVIDING A HIGHLY EDUCATED, HIGHLY SKILLED WORKFORCE TO PLEASANTVILLE, IMPROVING QUALITY OF LIFE.

THE SETTLED RESIDENTS OF PLEASANTVILLE IN THEIR 40S AND 50S ARE HIGHLY EDUCATED, HIGHLY SKILLED AND ARE PLANNING FOR THEIR CHILDREN'S EDUCATION.

WITH A MARRIAGE OF 71.8, THE ELDERS IN THE HIGHEST MARRIAGE RATE IN ANY OF PLEASANTVILLE.

IN THEIR 40S AND 50S, MANY WOULD NOT BE PLANNING TO MOVE ANYTIME SOON. IN ADDITION, RESIDENTS FROM COMMERCIAL DISTRICTS FOR YEARS OR DECADES LONG, PROBABLY WOULD CLING TO THEIR HOME, INVESTMENT.

CITYLIGHTS, A DIVERSE POPULATION MARKET, IS THE EPITOME OF EQUALITY.

THESE DIVERSE, BARRING DEMOGRAPHIC CHARACTERISTICS OF RESIDENTS IMPROVE THEIR PASSAGE FOR SOCIAL WELFARE AND EQUAL OPPORTUNITY.

**LIFESTYLE GROUP**  
**UPSCALE AVENUES**

**RESIDENCE TYPE**  
**SINGEL FAMILY**

**LIFESTYLE GROUP**  
**GENXURBAN**

**RESIDENCE TYPE**  
**SINGEL FAMILY**

**LIFESTYLE GROUP**  
**AFFLUENT ESTATES**

**RESIDENCE TYPE**  
**SINGEL FAMILY**

**LIFESTYLE GROUP**  
**SENIOR STYLES**

**RESIDENCE TYPE**  
**HIGH-RISE**

**LIFESTYLE GROUP**  
**MIDDLE GROUND**

**RESIDENCE TYPE**  
**MULTI-UNITS**



# 6427 BALT NATIONAL PIKE CATONSVILLE MD

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