

OFFERING MEMORANDUM

1408

CRAIN HWY S.
SUITE 1

FOR LEASE

Flexible Commercial Space in
Glen Burnie, Maryland



LEASE RATE

\$2,000

PER MONTH



PROPERTY OVERVIEW

DESCRIPTION

This versatile and well-maintained unit offers a **bright, functional layout with multiple rooms and plenty of flexibility** for a variety of uses. The space features a spacious main room with abundant natural light, a separate private room that could work well as an office, treatment room, consultation room, or additional workspace, and a welcoming front/rear entry area with attractive hardwood flooring.

The unit also includes a **private kitchen area** with ample cabinetry, countertop space, a refrigerator, stove, and sink, providing added convenience for day-to-day operations. A **private full bathroom with a shower** further sets this space apart and provides functionality that can be difficult to find in smaller commercial units.

Additional features include **track lighting, hardwood and updated flooring, multiple windows, heating and cooling units, and flexible open space** that can easily be configured to suit the needs of the next occupant.

The property is located within Anne Arundel County's **C2 - Commercial Office District**, offering potential for a variety of commercial uses. C2 zoning can accommodate uses such as professional and business offices, medical and healthcare offices, financial and professional services, certain personal and service-oriented businesses, restaurants, and other office-supporting commercial uses, subject to zoning requirements, use-specific conditions, and applicable County approvals.

With its combination of private rooms, open workspace, kitchen facilities, full bathroom, and C2 zoning, this unit provides a **comfortable and adaptable setting** for businesses seeking a functional space in the **Glen Burnie market**.



PROPERTY HIGHLIGHTS



BRIGHT
NATURAL LIGHT



C2
ZONING



PRIVATE
KITCHEN



FULL BATHROOM
WITH SHOWER



MULTIPLE
ROOMS



GREAT STREET
VISIBILITY



HARDWOOD
FLOORING



FLEXIBLE
LAYOUT



PRIVATE
ENTRANCE



HEATING &
COOLING



PROFESSIONAL /
MEDICAL OFFICE
POTENTIAL

LOCATION OVERVIEW

TRAFFIC COUNT



UP TO
27,000

VEHICLES PER DAY

Crain Highway (MD 3 Business)
Near I-97 Interchange

DEMOGRAPHICS

1 MILE



12,804
POPULATION

4,971
HOUSEHOLDS

\$84,246
MEDIAN HOUSEHOLD
INCOME

35.0
MEDIAN AGE

3 MILES



73,025
POPULATION

27,840
HOUSEHOLDS

\$89,639
MEDIAN HOUSEHOLD
INCOME

36.2
MEDIAN AGE

5 MILES

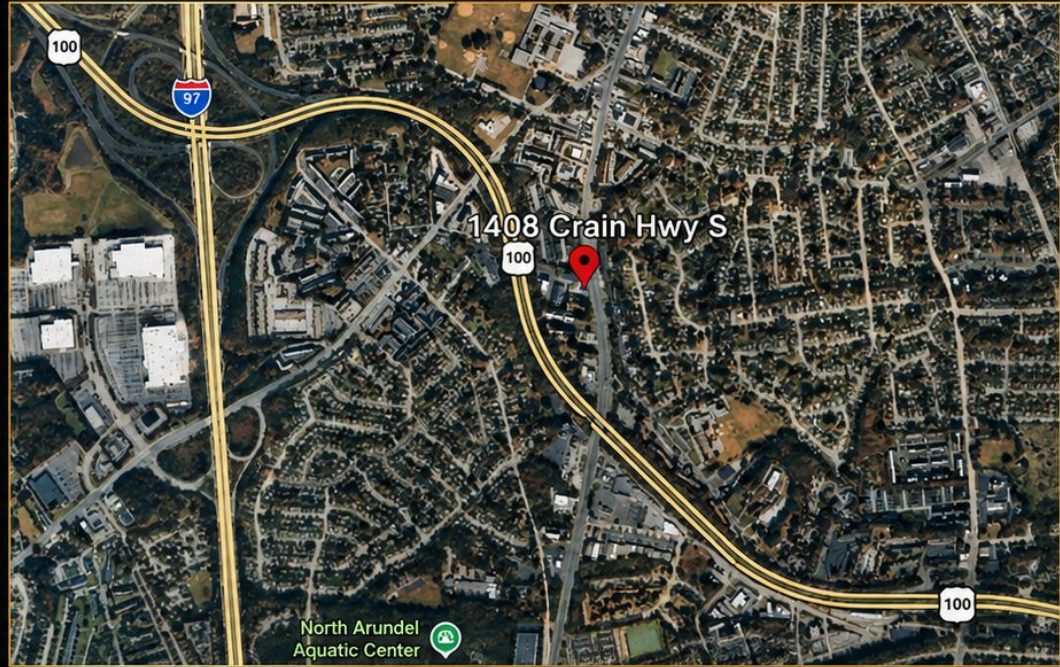


155,196
POPULATION

59,532
HOUSEHOLDS

\$96,320
MEDIAN HOUSEHOLD
INCOME

37.3
MEDIAN AGE



EXCELLENT ACCESS
TO MD ROUTE 100
& I-97



HIGH TRAFFIC
CORRIDOR WITH
GREAT VISIBILITY



STRONG DAYTIME
POPULATION IN
GROWING MARKET



IDEAL LOCATION
FOR PROFESSIONAL,
MEDICAL & RETAIL USES



**1408 CRAIN HWY S.
SUITE 1**

GLEN BURNIE, MD 21061



FOR LEASE



\$2,000 PER MONTH

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



GREAT OPPORTUNITY *Awaits!*

1408 CRAIN HWY S. • SUITE 1

FOR LEASE



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