

906/908 FREDERICK RD, CATONSVILLE, MD 21228

906
908

FREDERICK

OFFERING MEMORANDUM


CBRE



MARKET SUMMARY

IN THE HEART

Catonsville, a 14.0 square mile area west of Baltimore, hosts the University of Maryland, Baltimore County (UMBC), and houses around 41,646 residents. Accessible via Interstate 695 (the Baltimore Beltway) and key north-south routes like Ingleside Avenue and Bloomsbury Avenue. Catonsville is also the endpoint for the Trolley Line Number 9 Trail and Short Line Railroad Trail.

An aerial photograph of a commercial area in Catonsville, Maryland. A large, irregularly shaped plot of land is highlighted with a semi-transparent orange overlay. This plot is situated between a large parking lot to the northwest and a residential area to the southeast. A line connects the address '906' in the address box to the highlighted plot. The surrounding area includes various commercial buildings, parking lots, and residential streets.

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FREDERICK ROAD

THE OFFERING

CBRE is pleased to present the Catonsville Development Site, located at 906 Frederick Road, a high-visibility parcel ideally positioned for ground-up development. Situated just off I-695 and surrounded by a dense residential and retail core, this site offers compelling potential across multiple categories, including QSR, Fast-Casual, and the rapidly expanding Medical Sector.

Retail fundamentals are at historic highs, with national vacancy at 4.7% +/- and the greater Catonsville market hovering near 1.8% +/-, underscoring sustained demand and very limited supply. In today's capital-constrained environment, infill redevelopment sites like this one are increasingly rare and attractive. Additionally, the medical space continues to attract institutional capital through JV structures and sale-leaseback strategies, particularly in specialized uses like outpatient, urgent care, and surgery centers, which seek ground-up owner-occupied builds.

With flexible exit strategies, strong market fundamentals, and an adaptive site footprint, this development opportunity allows investors, developers, or end users an attractive offering to meet their current and future demands, creating long-term value.

AREA DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

POPULATION

14,050 | 107,480 | 290,747

HOUSEHOLDS

4,947 | 41,258 | 110,554

AVG. HOUSEHOLD INCOME

\$147,144 | \$108,755 | \$105,779

HOUSEHOLD SIZE

2.69 | 2.47 | 2.56

EDUCATION (BACHELOR'S+) AGE 25+

51% | 41% | 37.3%

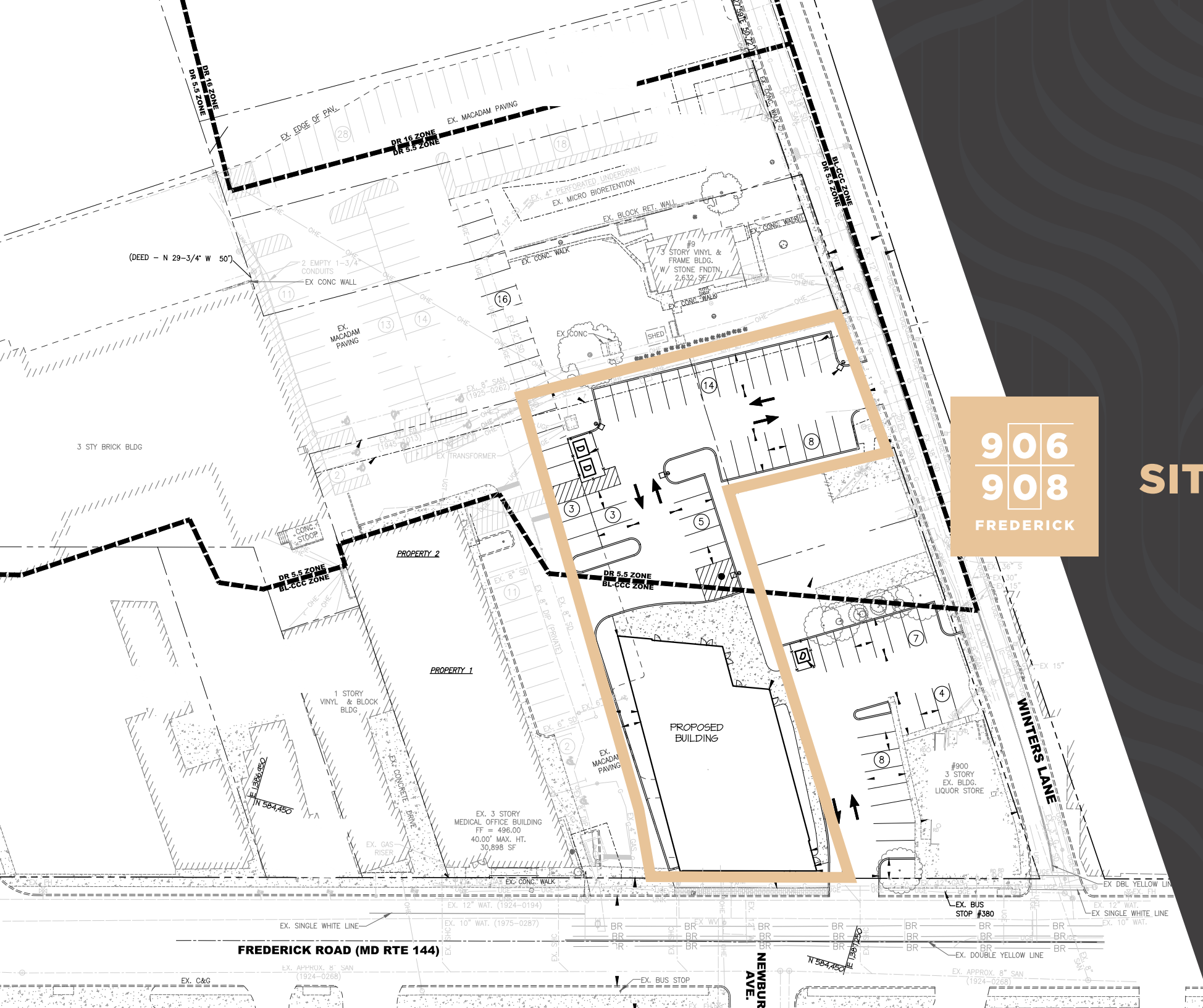
OF BUSINESSES

649 | 3,239 | 9,256

OF EMPLOYEES

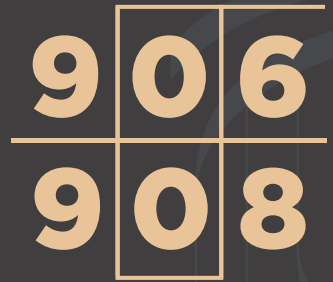
5,774 | 37,890 | 118,628





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SITE PLAN DETAILS



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FOR ADDITIONAL INFORMATION

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