

klnb

FLEX SPACE AVAILABLE | SIGNAGE OPPORTUNITY

12200
Your Sign Here

12200 BALTIMORE AVE

BELTSVILLE, MD 20705

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ROBERT PUGH
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KEIRY MARTINEZ
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PROPERTY SNAPSHOT



PROPERTY HIGHLIGHTS

- Located right off I-95 / ICC on Route 1
- Immediate access to I-95, I-495 and ICC (Route 200)
- Street visibility and potential building signage
- High ceilings in the showroom
- Close proximity to Muirkirk Commuter Rail (Camden Line)
- Abundant shopping/dining options within 3 miles
- Free and unreserved parking ratio 2.34/1000

THOROUGHFARE

MARC Station	0.5 miles
Route 200	0.8 miles

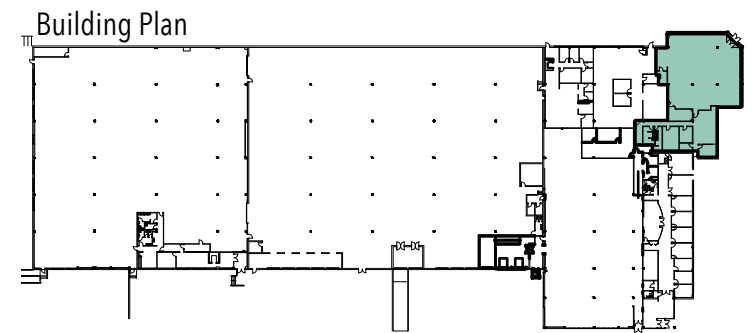
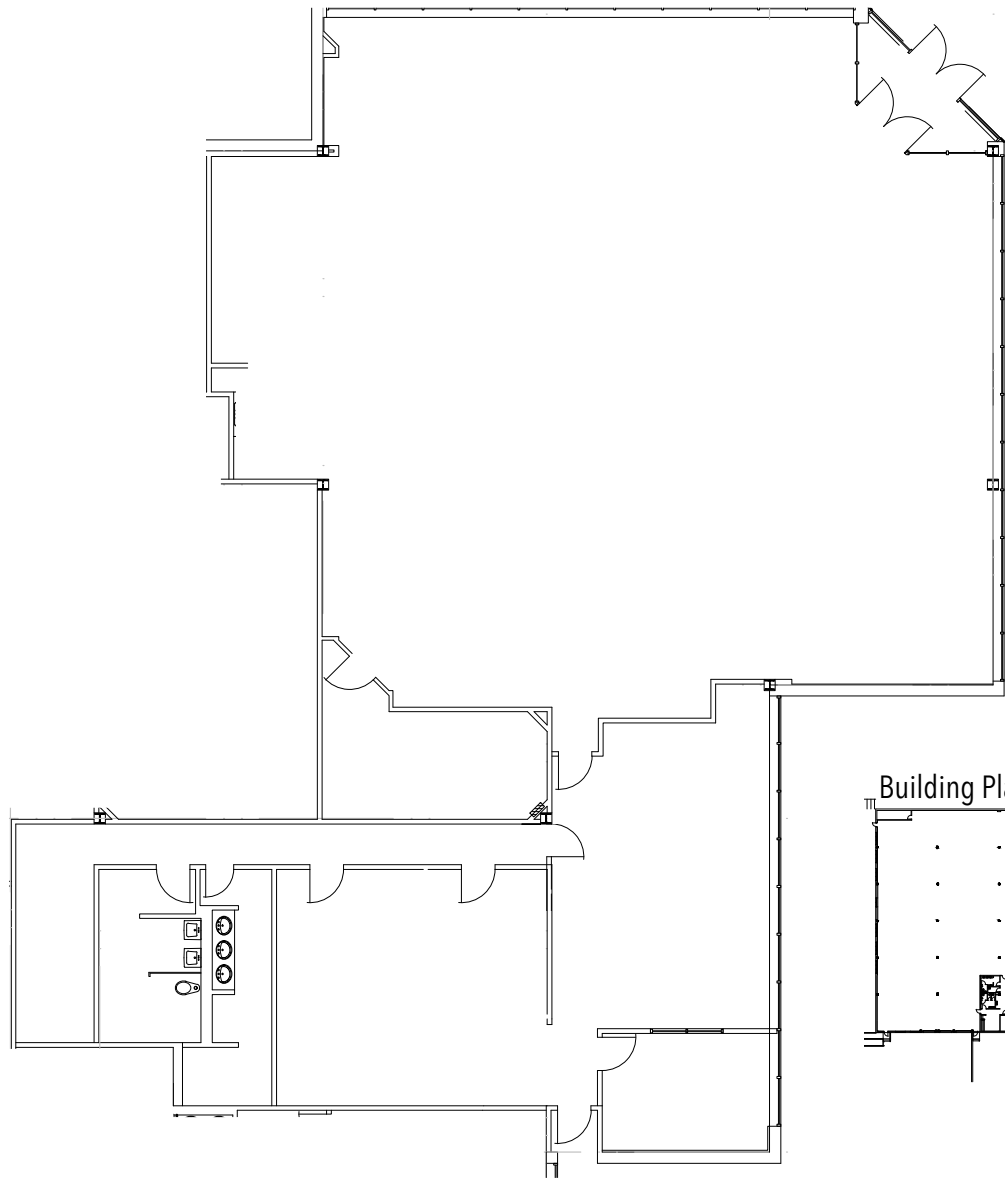
AIRPORT

Baltimore/Washington International	22.6 miles
Ronald Reagan Washington	21.9 miles

FLOOR PLAN

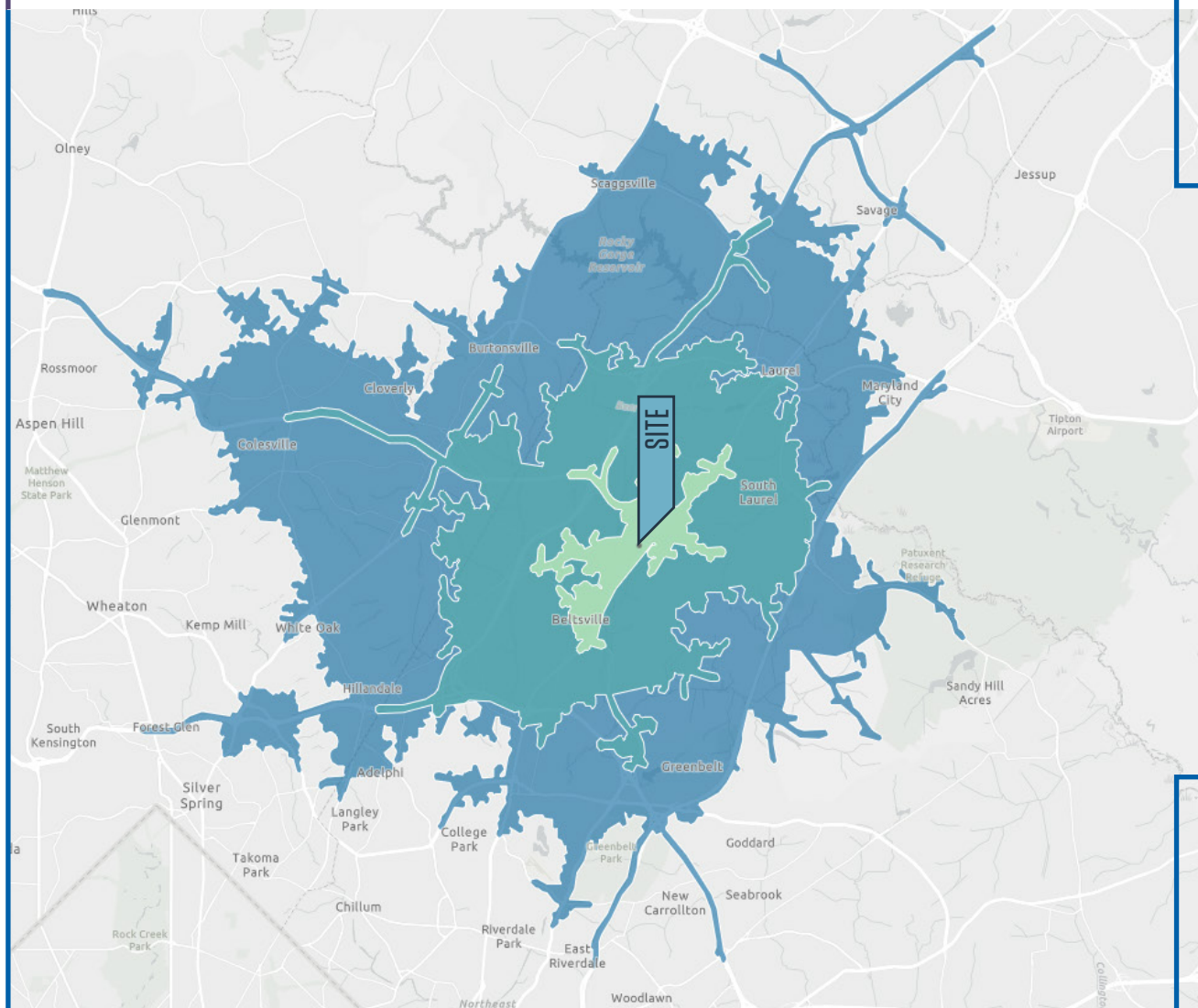
Unit B
6,222 SF

[CLICK HERE FOR A
VIRTUAL TOUR](#)



DEMOGRAPHICS

DRIVE TIMES



5 MIN 10 MIN 15 MIN



POPULATION

4,548 | 93,307 | 290,518



DAYTIME POPULATION

8,668 | 94,910 | 264,012



HOUSEHOLDS

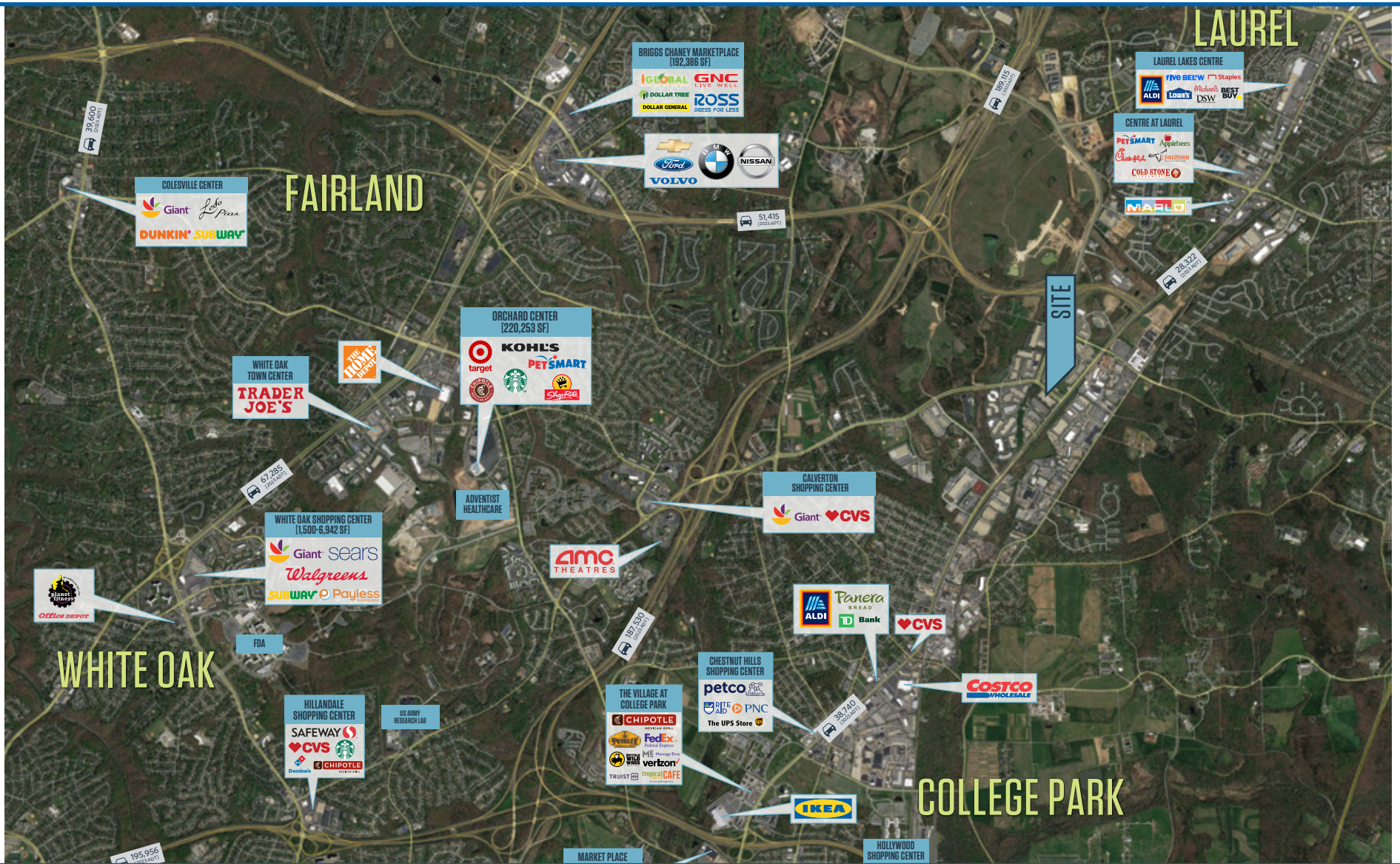
1,723 | 34,800 | 104,145



AVERAGE HH INCOME

\$143,770 | \$119,083 | \$135,654

AERIAL



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