

FOR LEASE
CATONSVILLE



6427 BALT NATIONAL PIKE
CATONSVILLE MD

FOR LEASE

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LOCATION REVIEW

6427 BALT NATIONAL PIKE

LEASE RATE:

\$30.00 NNN RETAIL
\$4,000/MONTH LAND LEASE

AVAILABLE SF:

5,300 SF RETAIL FRONTING ROUTE 40
0.75 ACRE FOR LEASE

PROPERTY TYPE:

STREET RETAIL

ZONING:

BR

HIGHLIGHTS:

- ▶ HEAVY TRAFFIC
- ▶ GREAT SIGNAGE OPPORTUNITY
- ▶ PARKING 30 SPACES



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0.75 ACRE
/ LAND LEASE

This is an aerial photograph of a commercial area. In the center, a rectangular plot of land is highlighted with a semi-transparent orange overlay and a dashed white border. The text '0.75 ACRE / LAND LEASE' is printed in white on this overlay. The surrounding area includes several large industrial or warehouse buildings with flat roofs, some of which are white and others are grey. There are extensive parking lots filled with cars and trucks. A road runs along the bottom left, with a long line of parked vehicles. The bottom right corner is dominated by a dense area of green trees. The overall scene depicts a typical commercial or industrial park setting.

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CATONSVILLE, MD

MAP

6427 BALT NATIONAL PIKE

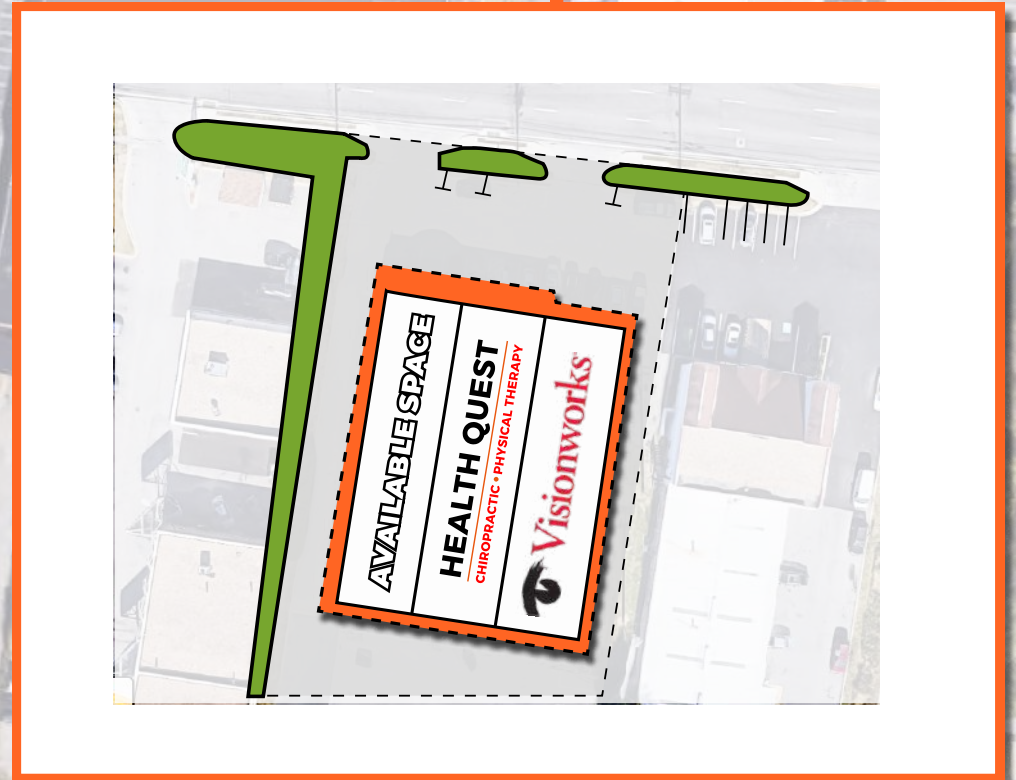
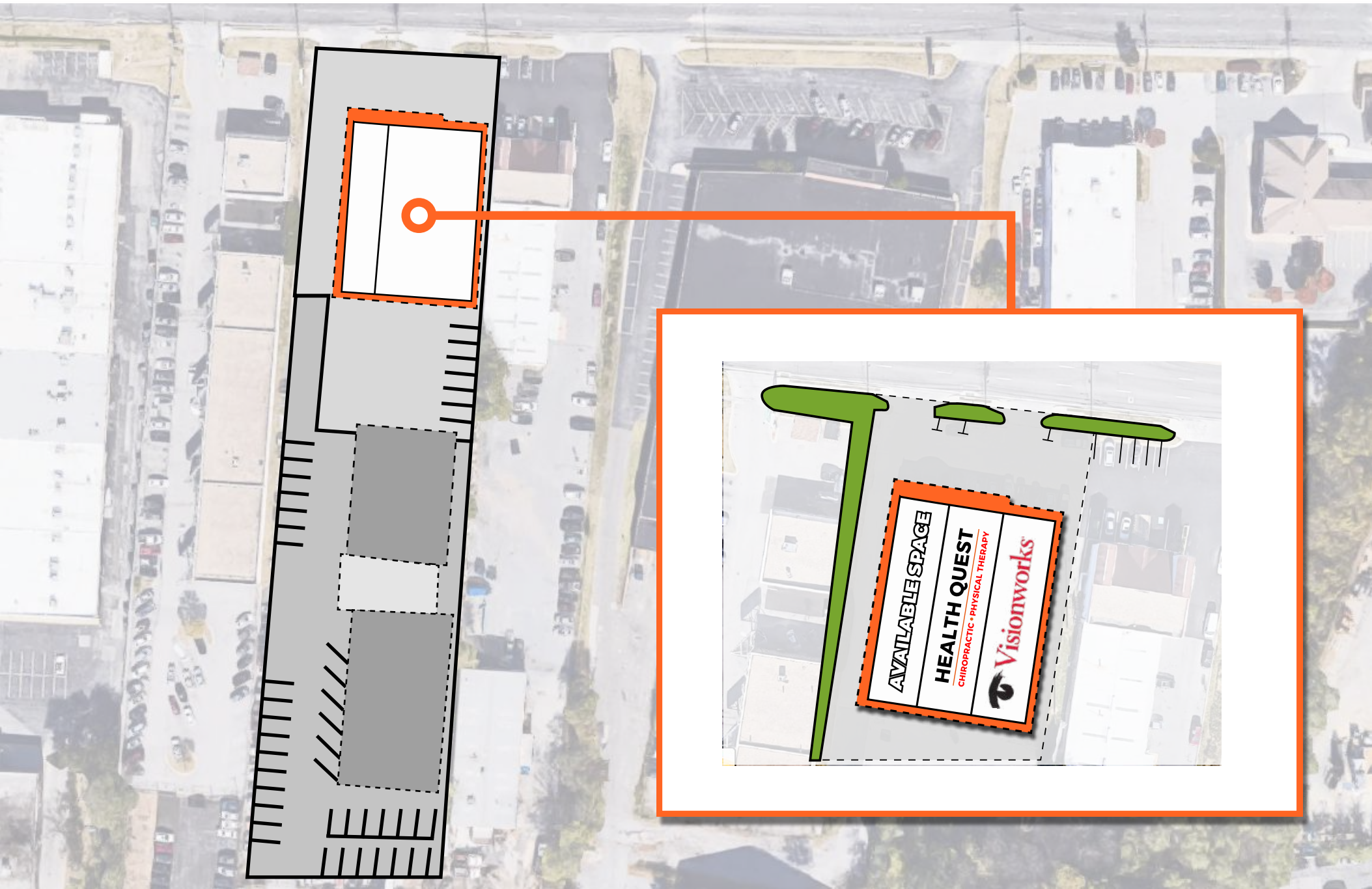


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SITE PLAN

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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

THESE CONSUMERS HAVE HIGHER INCOMES AND HOME VALUES AND MUCH HIGHER NETWORTH. RESIDENTS SPEND THEIR SPARE TIME PARTICIPATING IN A VARIETY OF SPORTS OR WATCHING MOVIES.

THEY SHOP ONLINE AND IN A VARIETY OF STORES, FROM UPSCALE TO DISCOUNT, AND USE THE INTERNET LARGELY FOR FINANCIAL PURPOSES.

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

MANY OF THESE FAMILIES ARE TWO-INCOME MARRIED COUPLES APPROACHING RETIREMENT AGE; THEY ARE COMFORTABLE IN THEIR JOBS AND THEIR HOMES, BUDGETWISELY, BUT DO NOT PLAN ON RETIRING ANYTIME SOON OR MOVING

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

PROSPEROUS DOMESTICITY BEST DESCRIBES THE SETTLED DENIZENS OF PLEASANTVILLE. PROSPEROUS DOMESTICITY BEST DESCRIBES.

THE SETTLED DENIZENS OF PLEASANTVILLE. IN THEIR JOBS AND THEIR HOMES, BUDGETWISELY, BUT DO NOT PLAN ON RETIRING ANYTIME SOON OR MOVING

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

WITH A MEDIAN AGE OF 71.8, THE ELDERS IS THE OLDEST MARKET. THE SETTLED DENIZENS OF PLEASANTVILLE.

IN THEIR JOBS AND THEIR HOMES, BUDGETWISELY, BUT DO NOT PLAN ON RETIRING ANYTIME SOON OR MOVING RESIDENTS FAVOR COMMUNITIES DESIGNED FOR SENIOR OR ASSISTED LIVING, PRIMARILY IN WARMER CLIMATES WITH SEASONAL POPULATIONS.

% OF
1,553 (9.7%)
CITYLIGHTS

CITYLIGHTS, A DENSELY POPULATED URBAN MARKET, IS THE EPITOME OF EQUALITY.

THE WIDE-RANGING DEMOGRAPHIC CHARACTERISTICS OF RESIDENTS MIRROR THEIR PASSION 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