

FLEX SPACE FOR SUBLEASE



797 Cromwell Park Drive, Suite J, Glen Burnie, MD 21061



FLEX SPACE FOR SUBLEASE

797 CROMWELL PARK DRIVE, SUITE J

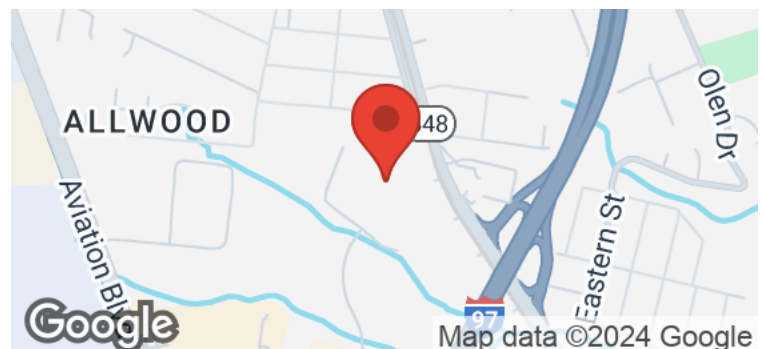


OFFERING SUMMARY

LEASE RATE:	\$12/SF NNN
NNN:	\$3.20/SF
AVAILABLE SF:	2,760 SF
SUB-LEASE TERM:	Ends April 2028
ZONING:	W1

PROPERTY OVERVIEW

- 2,760 SF Flex space for SUBLEASE
- Warehouse, 2 dock doors, private offices, reception, storage, and restroom.
- Utilities separately metered.
- 24/7 tenant access.
- Wide truck courts at the rear of the buildings.
- Parking: four (4) spaces per 1,000 square feet, including front and rear of building.
- Located directly off I-97, with easy connections to I-95, Baltimore-Washington Parkway (MD 295), and MD Routes 100, 176, and 648.
- Adjacent to BWI Airport, with quick routes to Baltimore, Washington D.C., Annapolis, and Columbia.



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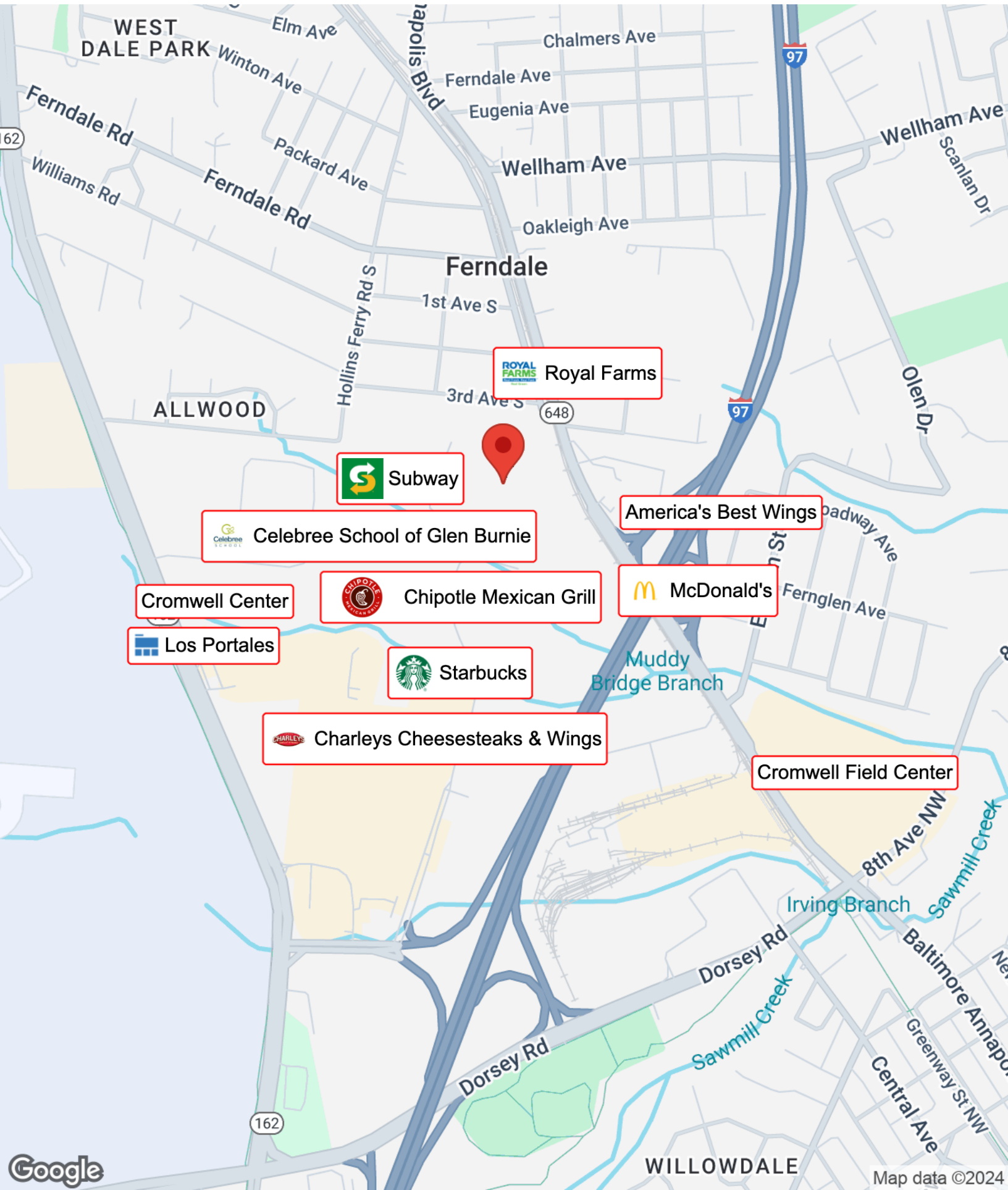
PROPERTY PHOTOS

797 CROMWELL PARK DRIVE, SUITE J, GLEN BURNIE, MD 21061



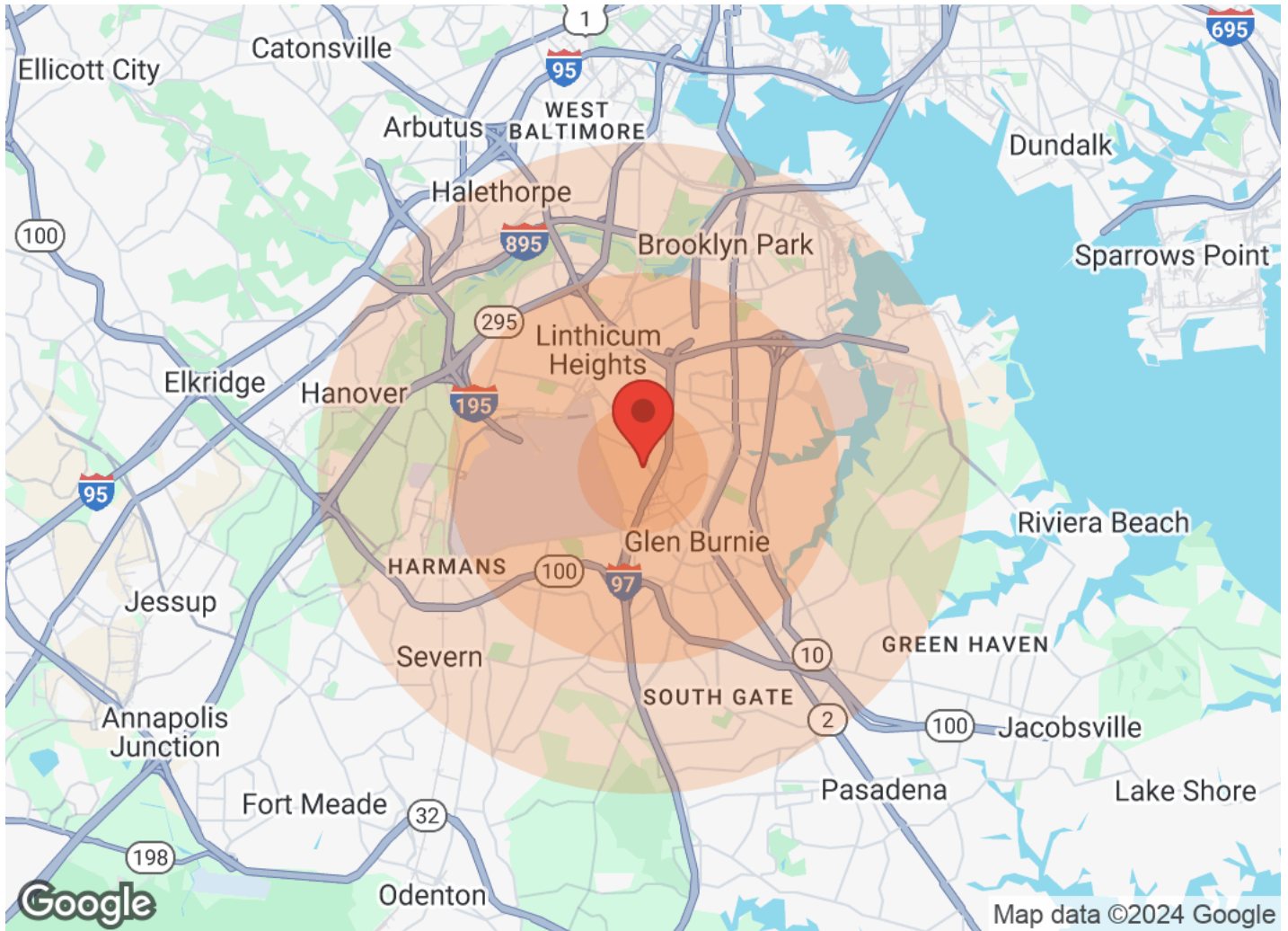
BUSINESS MAP

797 CROMWELL PARK DRIVE, SUITE J



DEMOGRAPHICS

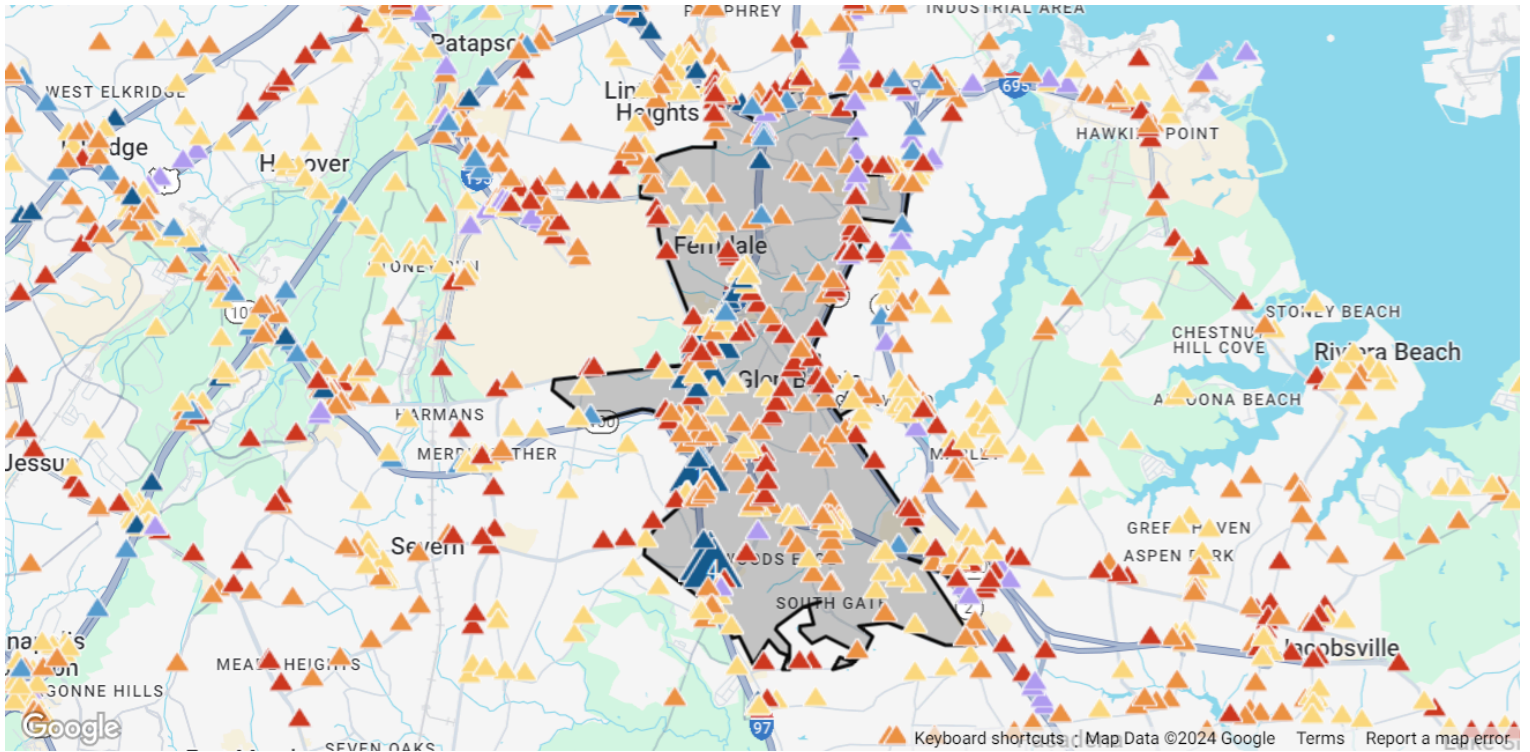
797 CROMWELL PARK DRIVE, SUITE J



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,860	37,278	92,802	Median	\$71,940	\$62,314	\$57,606
Female	5,008	38,249	96,083	< \$15,000	171	2,486	7,243
Total Population	9,868	75,527	188,885	\$15,000-\$24,999	143	2,403	6,344
				\$25,000-\$34,999	264	2,291	6,683
Age				\$35,000-\$49,999	386	3,944	9,192
Ages 0-14	1,715	13,778	38,193	\$50,000-\$74,999	844	6,425	14,212
Ages 15-24	1,195	9,258	25,341	\$75,000-\$99,999	646	4,605	9,803
Ages 25-54	3,692	29,679	74,720	\$100,000-\$149,999	701	4,493	11,006
Ages 55-64	1,320	9,877	23,360	\$150,000-\$199,999	333	1,735	4,016
Ages 65+	1,946	12,935	27,271	> \$200,000	93	611	2,220
				Housing			
Race				Total Units	3,823	30,644	76,226
White	8,689	57,059	126,450	Occupied	3,676	29,023	71,291
Black	607	12,335	44,468	Owner Occupied	3,102	19,501	45,073
Am In/AK Nat	13	49	95	Renter Occupied	574	9,522	26,218
Hawaiian	N/A	21	72	Vacant	147	1,621	4,935
Hispanic	499	5,171	14,597				
Multi-Racial	782	7,944	23,128				

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Traffic Counts



Daily Traffic Counts:
 ▲ Up 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

1	2	3	4	5																																										
159,328	146,837	145,481	135,611	135,135																																										
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts																																										
Street: I- 97 Cross: Quarterfield Rd Cross Dir: S Dist: 0.02 miles	Street: Stewart Avenue Cross: I- 97 Cross Dir: S Dist: -	Street: Covington Ave Cross: Woodhall Dr Cross Dir: SW Dist: 0.07 miles	Street: I- 97 Cross: Crain Hwy S Cross Dir: S Dist: 0.33 miles	Street: I- 97 Cross: Dorsey Rd Cross Dir: N Dist: 0.03 miles																																										
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts																																										
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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