

# For Lease



8160 Lark Brown Rd, Elkridge, MD 21075



## PROPERTY FEATURES

- 12,000 SF Office, 10,433 SF Warehouse
- Total 22,433 SF Available
- Base Rent: \$13.00 NNN
- 1.67 Acres Ground Lease Also Available
- Located in front of one of the busiest Costco's in the country
- Adjacent to Trader Joe's and Lowe's Shopping center
- Walking distance to several residential communities and office parks
- Zoned B-1 General Business
- Ideal for single tenant pad site with drive thru or two free standing pad sites

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	12,163	76,512	185,089
MEDIAN HH INCOME	\$114,129	\$111,664	\$185,089
AVG AGE	36.2	36.7	37.6
MEDIAN HOME VALUE	\$351,925	\$346,590	\$373,442

## TRAFFIC COUNTS

Lark Brown Rd.	21,611
Waterloo Rd.	22,390

## George Boosalis

Vice President  
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703.494.7691 office | 703.283.6071 cell



## BOOSALIS PROPERTIES

13562 Jefferson Davis Hwy., Suite 100  
Woodbridge, VA 22191

www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.

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