

ONE STREET  
COMMERCIAL PROPERTIES



WELCOME  
Elkridge Business Assoc.



6653 Washington Blvd Elkridge, MD 21075

Retail & Office Property For Lease

Kevin Brandes //

[kb@onestreet.one](mailto:kb@onestreet.one)

240.813.9344

**TABLE OF CONTENTS**

PROPERTY SUMMARY

**3** All materials and information received or derived from ONE Street Commercial Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

SPACE PHOTOS

**4** veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

SPACE PHOTOS CONTINUED...

**5** financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

REGIONAL MAP

**6** Neither ONE Street Commercial Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ONE Street Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

AERIAL MAP

**7** Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ONE Street Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

DEMOGRAPHICS MAP & REPORT

**8** Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ONE Street Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ONE Street Commercial Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ONE Street Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ONE Street Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

**Kevin Brandes //**  
kb@onestreet.one  
240.813.9344

6653 Washington Blvd



## PROPERTY DESCRIPTION

ONE Street Commercial Properties is excited to present this remarkable opportunity for retail and office space in the heart of Elkhridge, Maryland.

The street-level floor offers a prime retail storefront with high visibility and ample foot and vehicle traffic, ideal for attracting customers. The second floor features modern and adaptable office suites, providing a professional environment for businesses to thrive. Additionally, the property includes a spacious basement for convenient storage, ensuring that all operational needs are met. With its versatile layout and strategic positioning, this property offers a complete package for retail and office use, allowing tenants to create a dynamic, multi-functional space to achieve their business objectives.

Available January 1, 2026.

## PROPERTY HIGHLIGHTS

- High-visibility street-level retail space
- Modern design and flexible floor plan
- Second-floor office suites with professional layout
- Spacious basement for storage
- Strategic location in thriving retail corridor
- Well-maintained and move-in ready

## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,872 SF
Lot Size:	22,488 SF
Building Size:	2,872 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	632	1,496	4,892
Total Population	1,849	4,316	13,364
Average HH Income	\$149,769	\$149,298	\$146,806

Kevin Brandes //  
kb@onestreet.one  
240.813.9344

6653 Washington Blvd



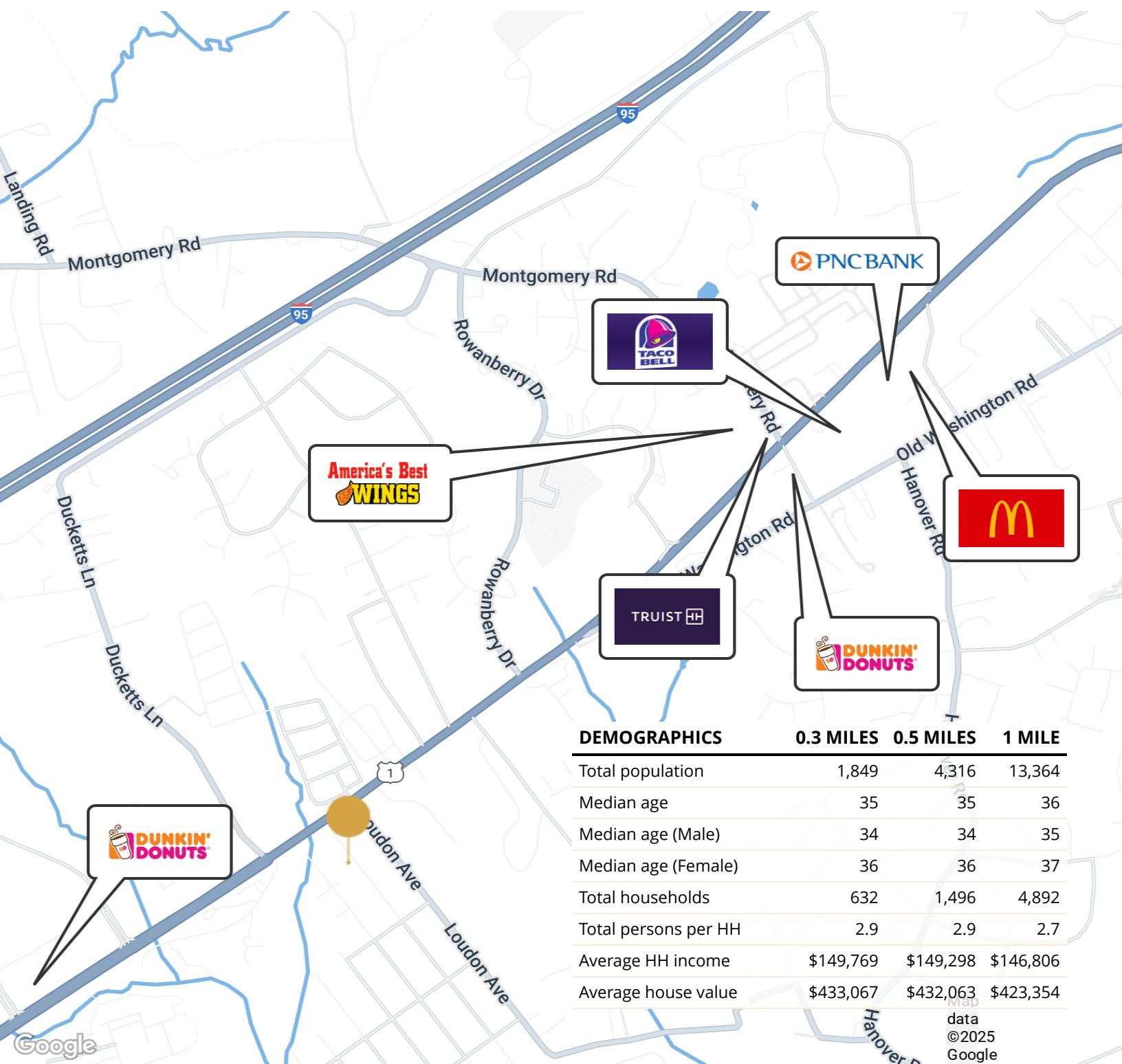
Kevin Brandes //  
kb@onestreet.one  
240.813.9344

6653 Washington Blvd



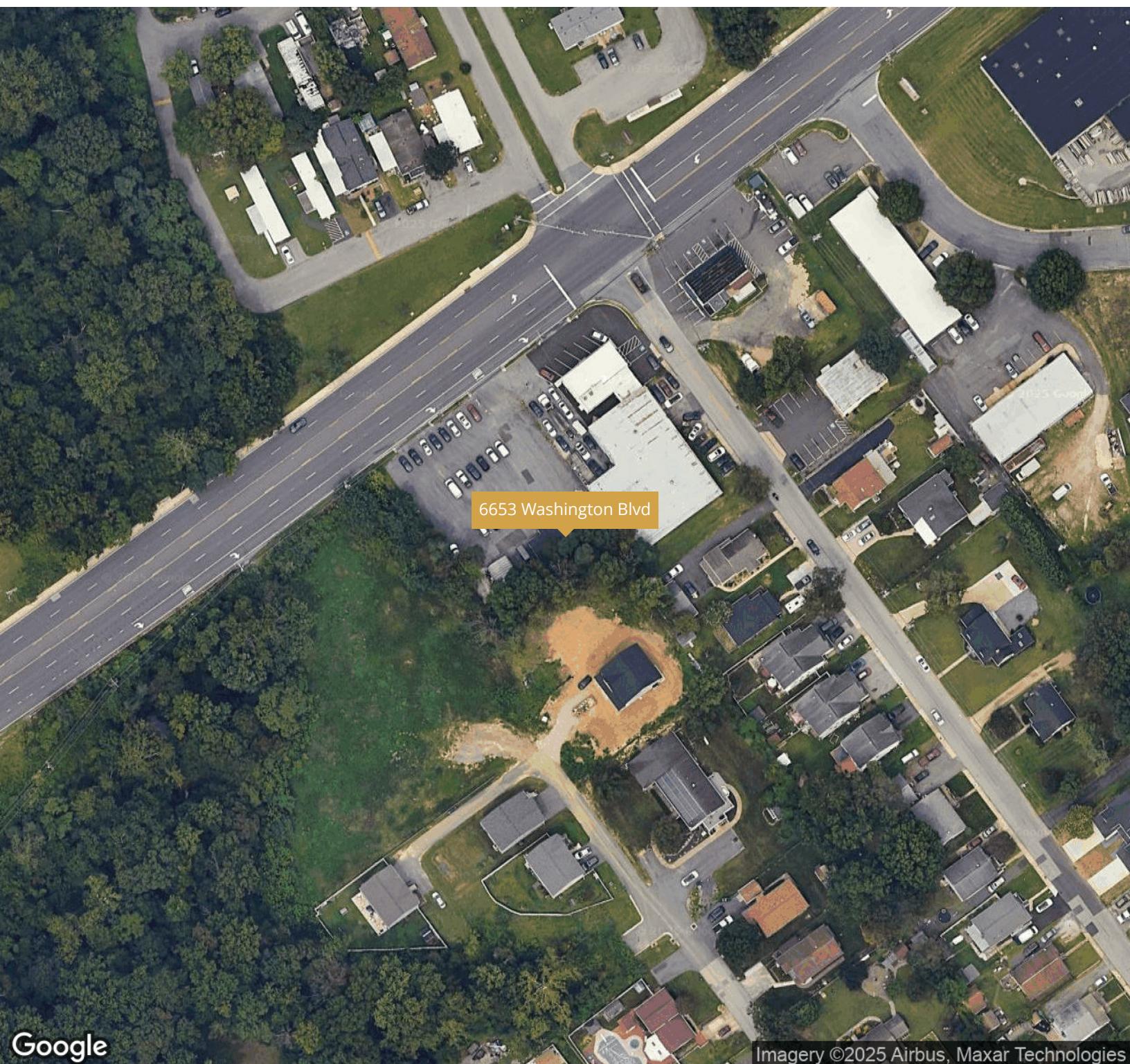
Kevin Brandes //  
kb@onestreet.one  
240.813.9344

6653 Washington Blvd

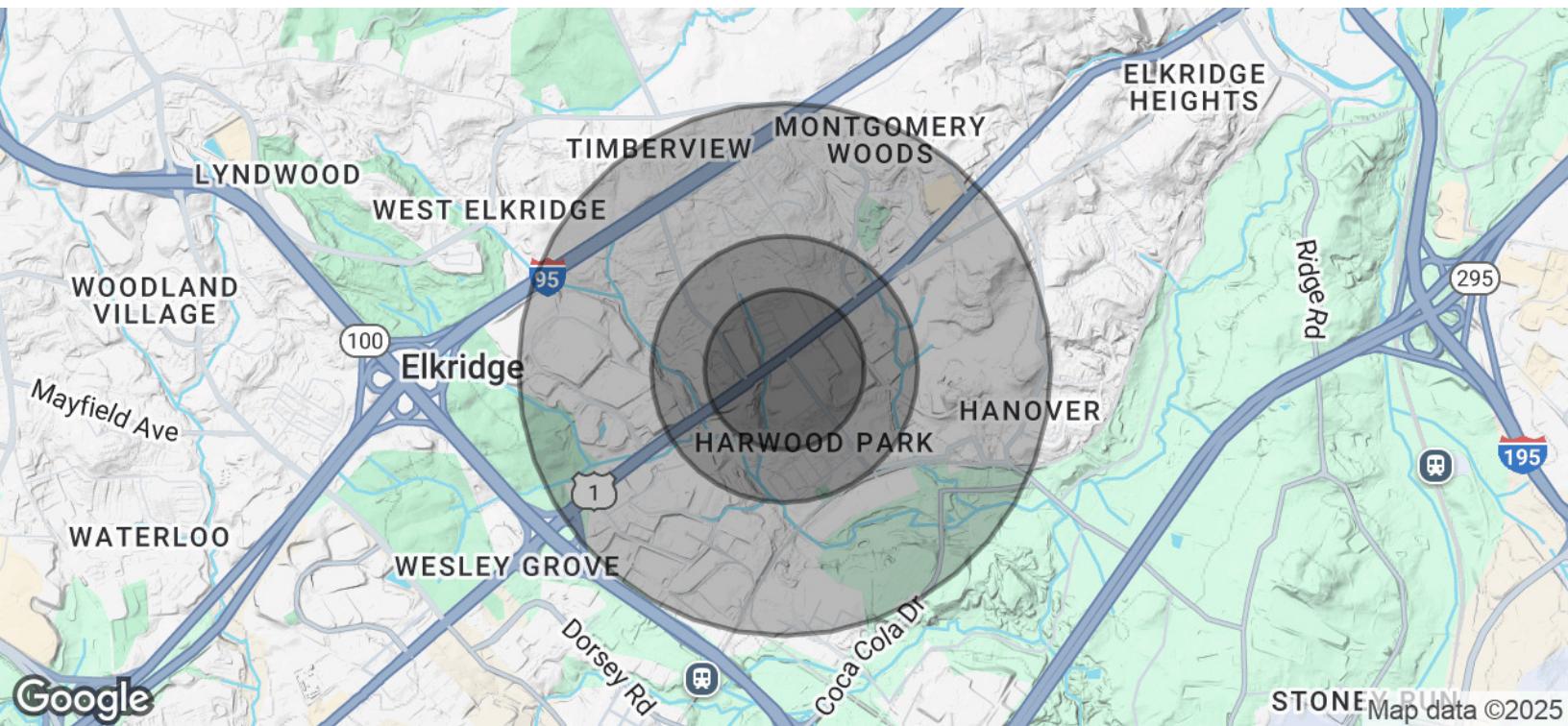


Kevin Brandes //  
kb@onestreet.one  
240.813.9344

6653 Washington Blvd



Kevin Brandes //  
kb@onestreet.one  
240.813.9344



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,849	4,316	13,364
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	632	1,496	4,892
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$149,769	\$149,298	\$146,806
Average House Value	\$433,067	\$432,063	\$423,354

#### TRAFFIC COUNTS

35,000/day

Demographics data derived from AlphaMap

Kevin Brandes //  
kb@onestreet.one  
240.813.9344