

FOR LEASE

Anne Arundel County, MD

YOUR SIGN HERE!

FREESTANDING RETAIL BUILDING

209 NEW JERSEY AVENUE NE | GLEN BURNIE, MARYLAND 21060



Mike Ruocco | Senior Vice President & Principal
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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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AVAILABLE

2,000 SF ±

LOT SIZE

.208 Acres ±

ZONING

C3 (General Commercial District)

TRAFFIC COUNT

28,372 AADT (Ritchie Hwy/Rt. 2)

PARKING

13+ surface spaces on premises

RENTAL RATE

\$4,200/mo., NNN

HIGHLIGHTS

- ▶ 2,000 SF ± retail space (former hospitality school)
- ▶ Easy access to I-97, I-695, I-95
- ▶ Short drive to BWI Airport
- ▶ Close proximity to a number of shopping, dining and service destinations on Rt. 2 corridor



STREET VIEW



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LOCAL BIRDSEYE

209 NEW JERSEY AVENUE NE | GLEN BURNIE, MARYLAND 21060

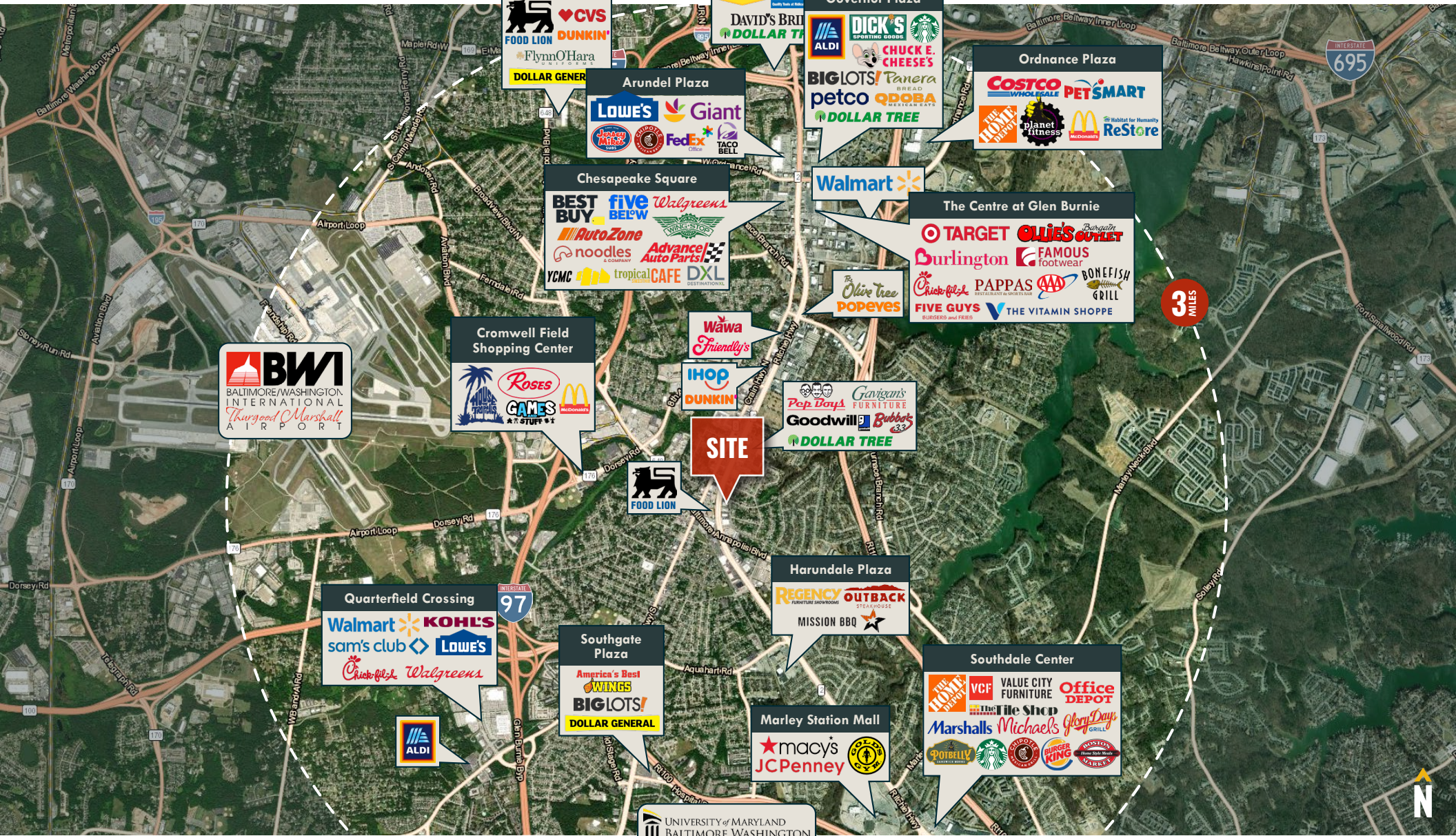


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TRADE AREA

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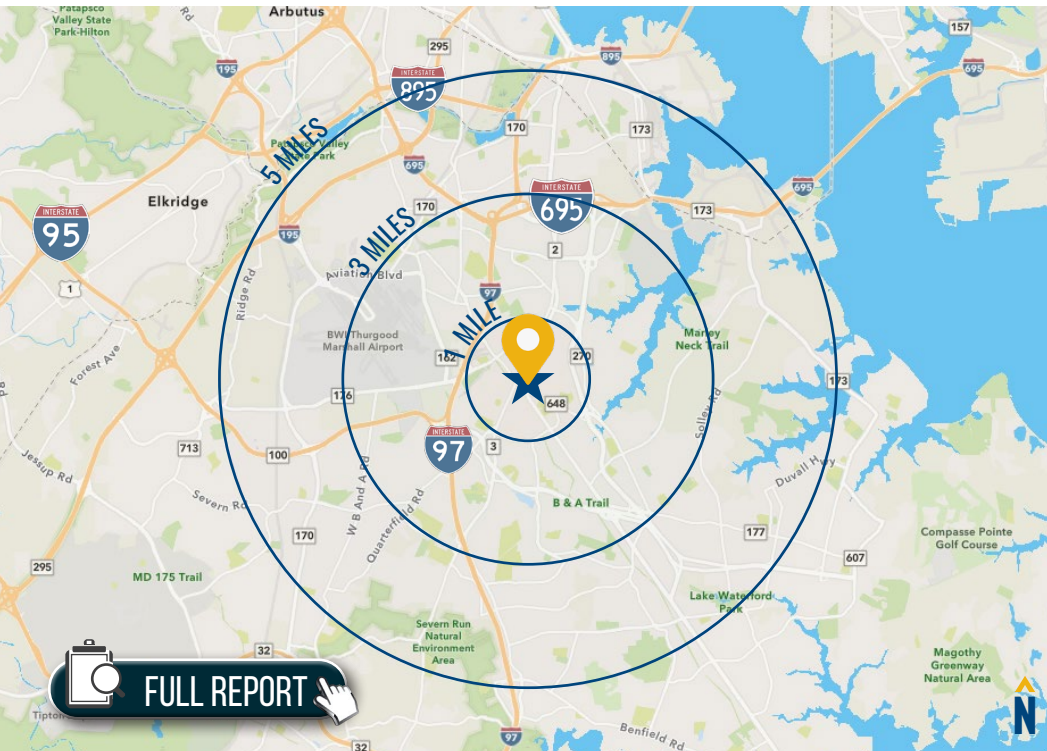
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LOCATION / DEMOGRAPHICS (2023)

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RESIDENTIAL POPULATION 11,924 1 MILE 95,800 3 MILES 198,545 5 MILES	NUMBER OF HOUSEHOLDS 4,442 1 MILE 36,911 3 MILES 73,850 5 MILES	AVERAGE HH SIZE 2.67 1 MILE 2.58 3 MILES 2.67 5 MILES	MEDIAN AGE 41.2 1 MILE 38.4 3 MILES 38.8 5 MILES
AVERAGE HH INCOME \$97,680 1 MILE \$106,531 3 MILES \$120,401 5 MILES	EDUCATION (COLLEGE+) 51.2% 1 MILE 59.1% 3 MILES 60.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.4% 1 MILE 96.2% 3 MILES 96.3% 5 MILES	DAYTIME POPULATION 13,718 1 MILE 100,745 3 MILES 200,273 5 MILES

69%
PARKS AND REC
2 MILES

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Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

11%
BRIGHT YOUNG PROFESSIONALS
2 MILES

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These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

7%
PLEASANTVILLE
2 MILES

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Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

6%
FRONT PORCHES
2 MILES

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Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME



MARYLAND BARTENDING ACADEMY
Est. 1980



MIKE RUOCCO

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