

# RETAIL / RESTAURANT FOR SALE



**7000 MUIRKIRK MEADOWS DRIVE**

**BELTSVILLE, MD 20705**

## Property Description

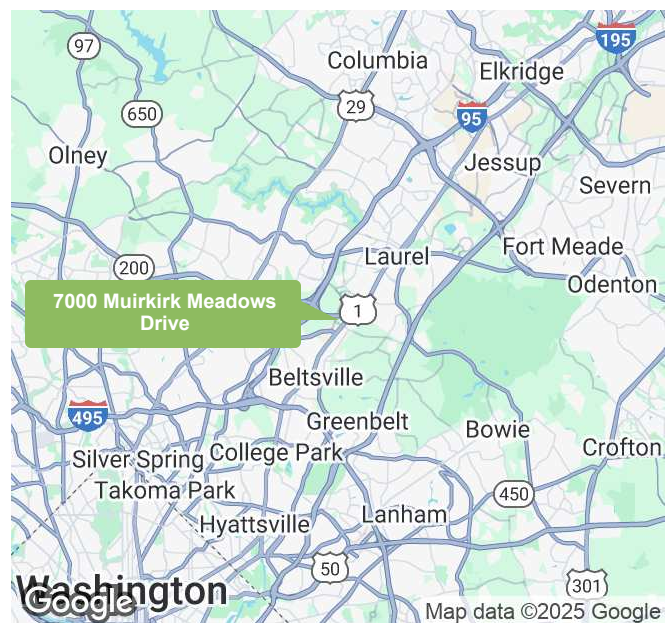
Fully built out  $\pm 1,500$  sf Restaurant space w/ FFE

## Location Description

Just off Rt 1- MD 200, 2 miles off I-95 and adjacent to the new Konterra and Ammendale Tech Park; located within the Baltimore Washington corridor

## Property Highlights

- Motivated Operator & Landlord seek high-end User
- Brand new FFE
- Turn key for fast casual concepts
- New office bldg w/ corner restaurant in PRIME off-ramp location
- Close proximity to Konterra Town Center
- East of this property:  $\pm 488$  acres =  $\pm 1,500,000$  sf retail /  $\pm 3,800,000$  sf office /  $\pm 4,500$  residential dwelling units / 600 room hotel and public facilities creating better environments for living, working & playing
- Associated links: [www.pgcedc.com](http://www.pgcedc.com) / [www.konterra.com](http://www.konterra.com)
- **CALL BROKER FOR DETAILS**



PRESENTED BY:

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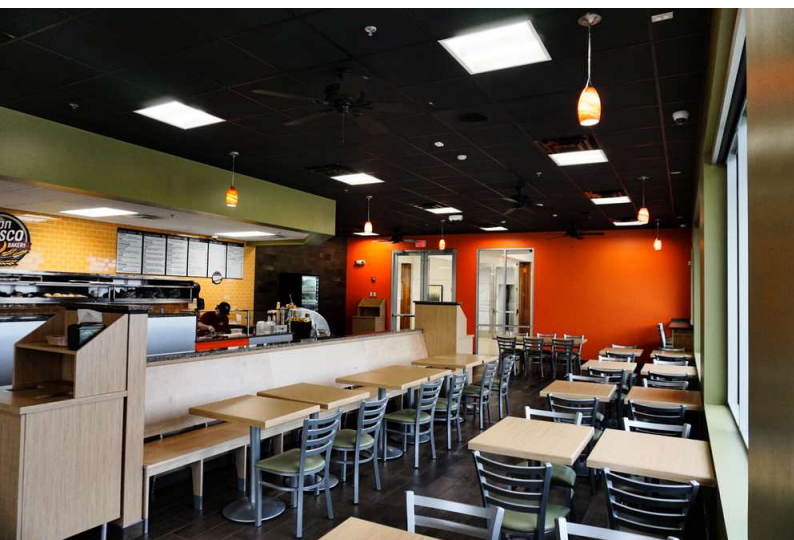
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## ADDITIONAL PHOTOS



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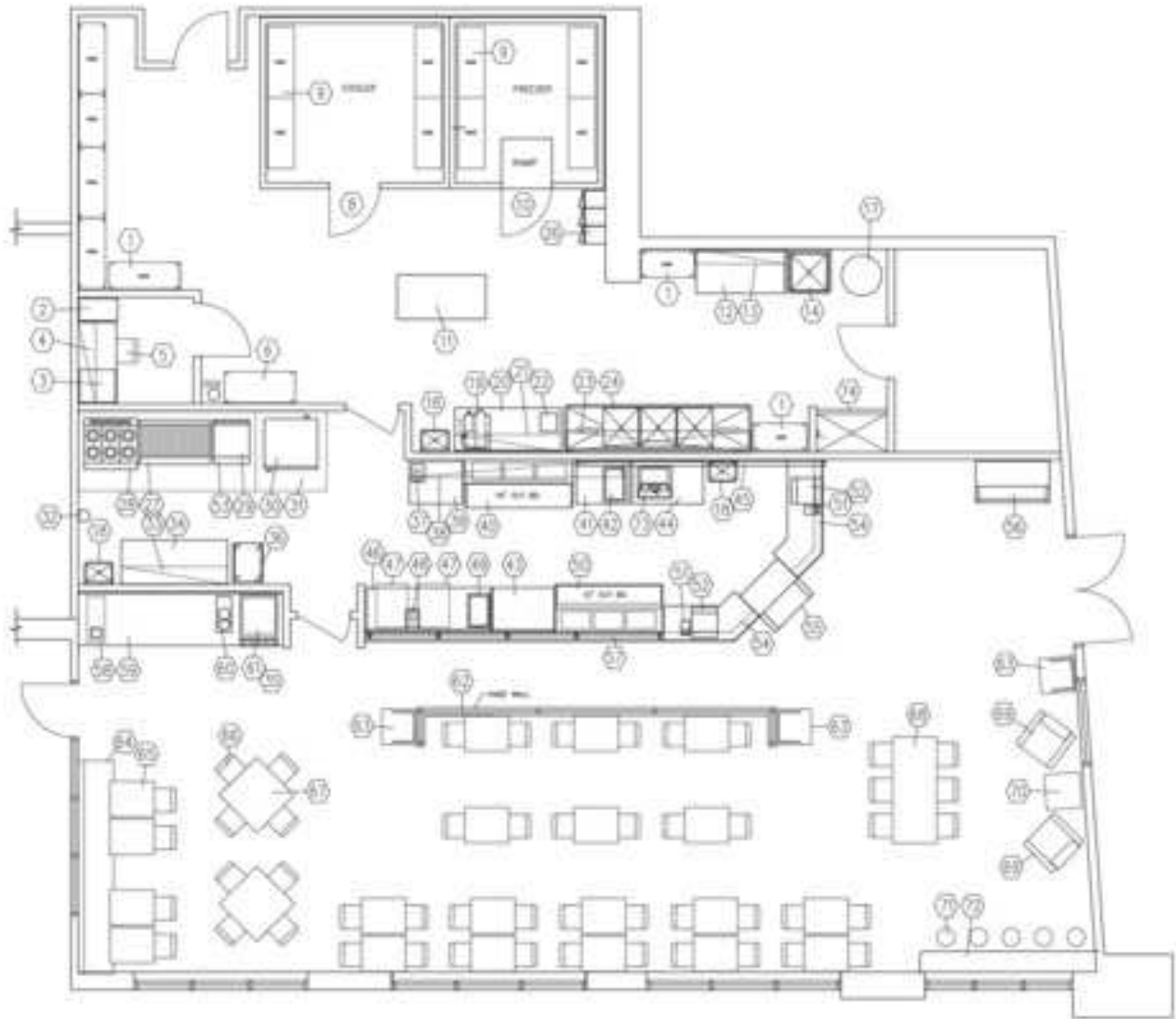
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## FLOOR PLANS



1 FLOOR PLAN  
1/4" = 1'-0"

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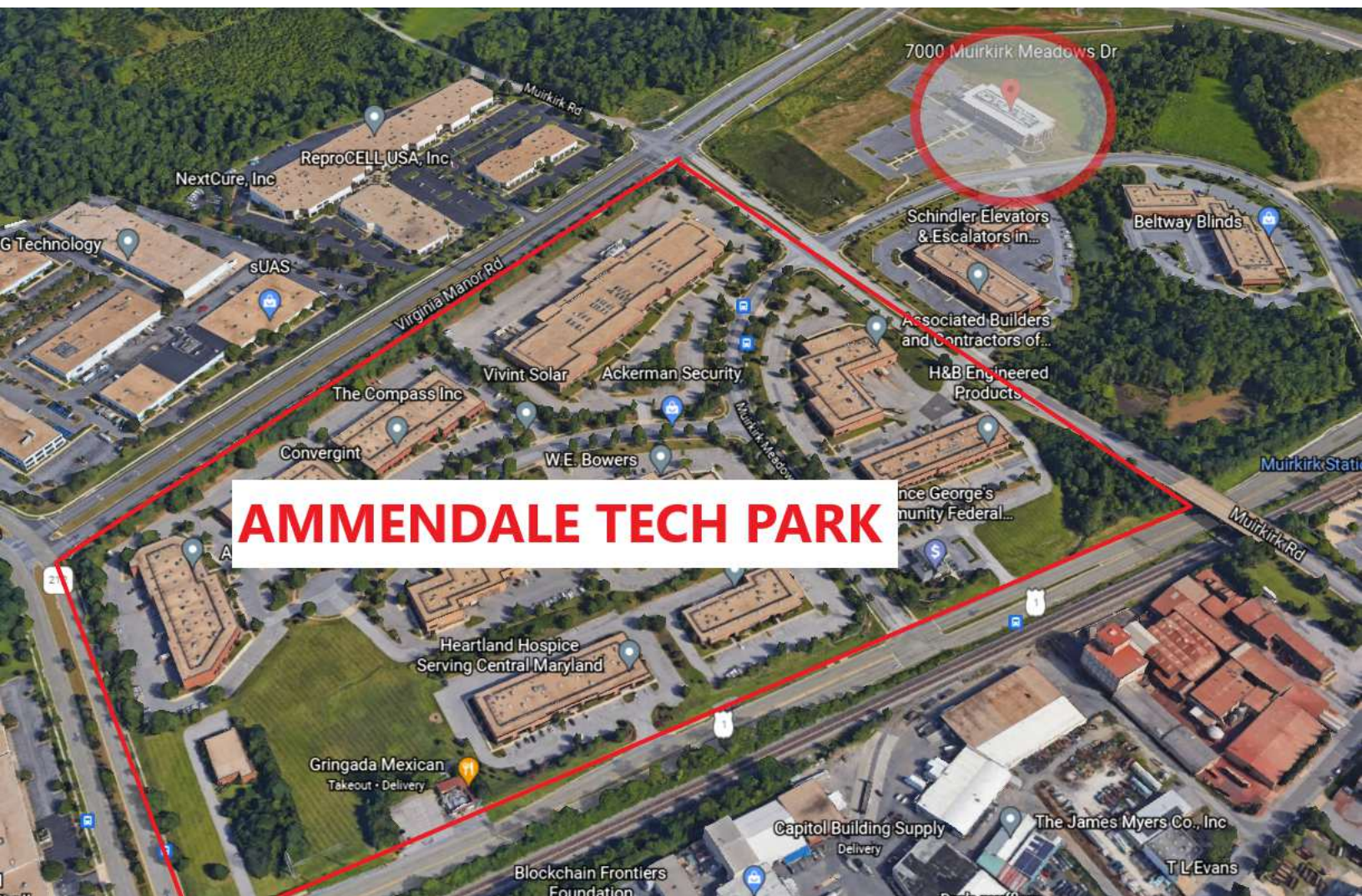
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**ADJACENT TO AMMENDALE TECH PARK**



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# 7000 MUIRKIRK MEADOWS DRIVE

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**ADJACENT TO KONTERRA DEVELOPMENT**



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## RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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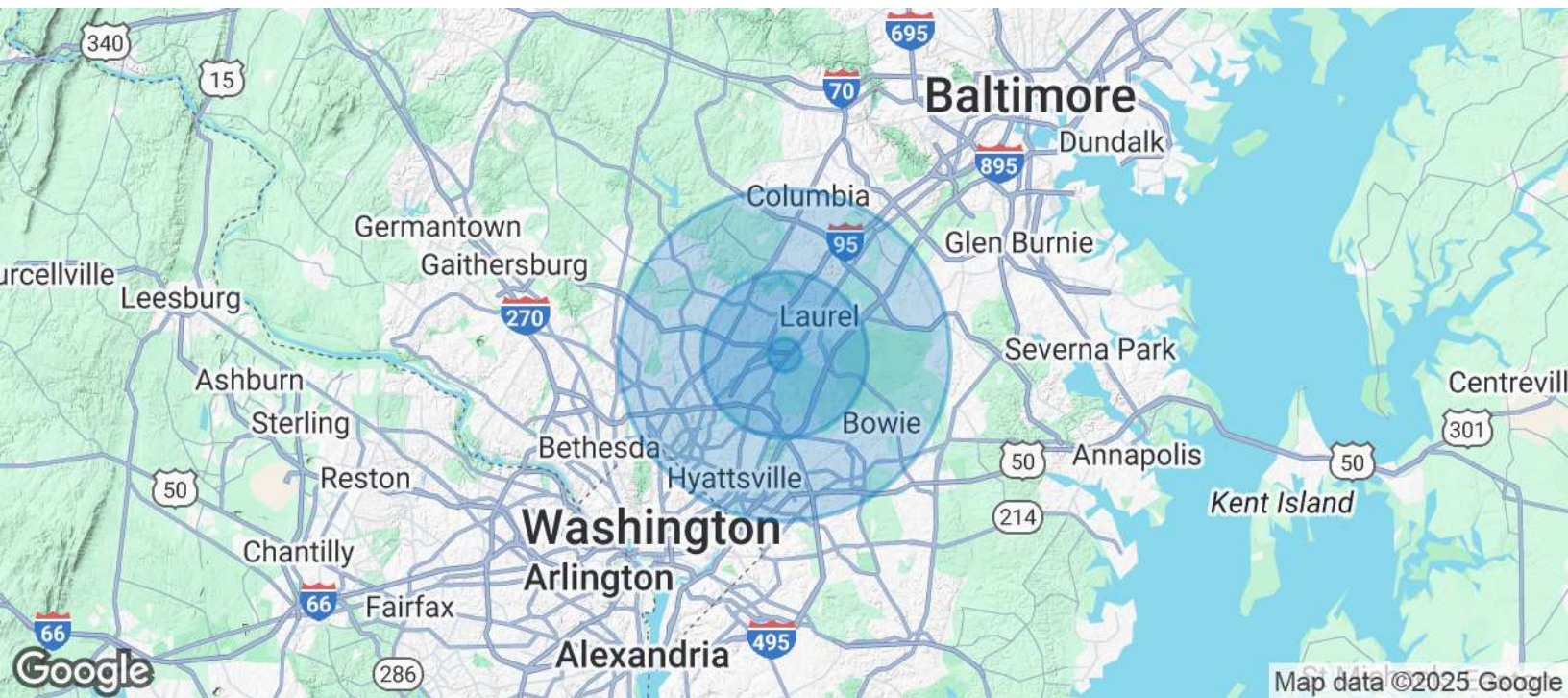
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## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,253	197,433	839,891
Average Age	38.3	35.3	34.6
Average Age (Male)	35.6	33.5	33.4
Average Age (Female)	41.2	36.6	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,228	75,130	287,226
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$94,682	\$85,294	\$90,882
Average House Value	\$404,827	\$356,440	\$401,764

\* Demographic data derived from 2020 ACS - US Census

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