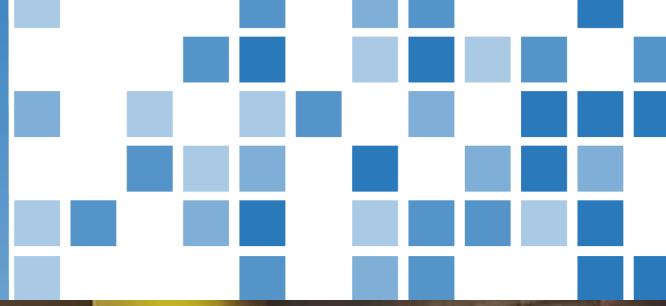


RETAIL / RESTAURANT FOR SALE



7000 MUIRKIRK MEADOWS DRIVE

BELTSVILLE, MD 20705

Property Description

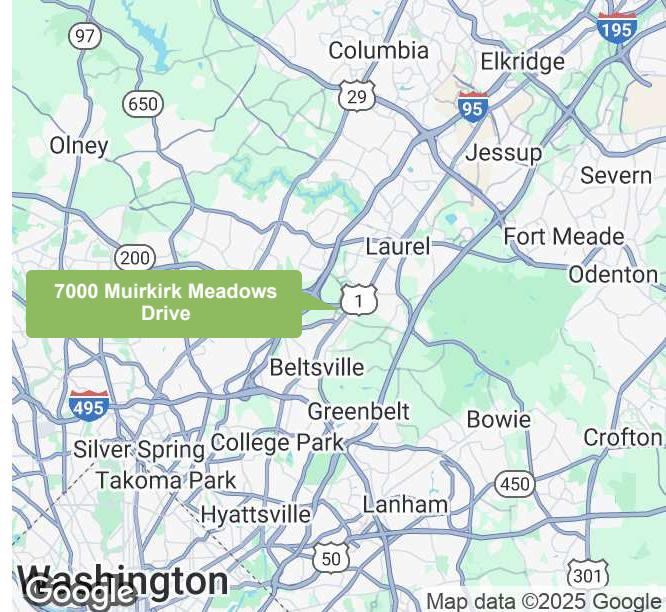
Fully built out \pm 1,500 sf Restaurant space w/ FFE

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 / www.konterra.com
- **CALL BROKER FOR DETAILS**



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410.266.8800

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ADDITIONAL PHOTOS



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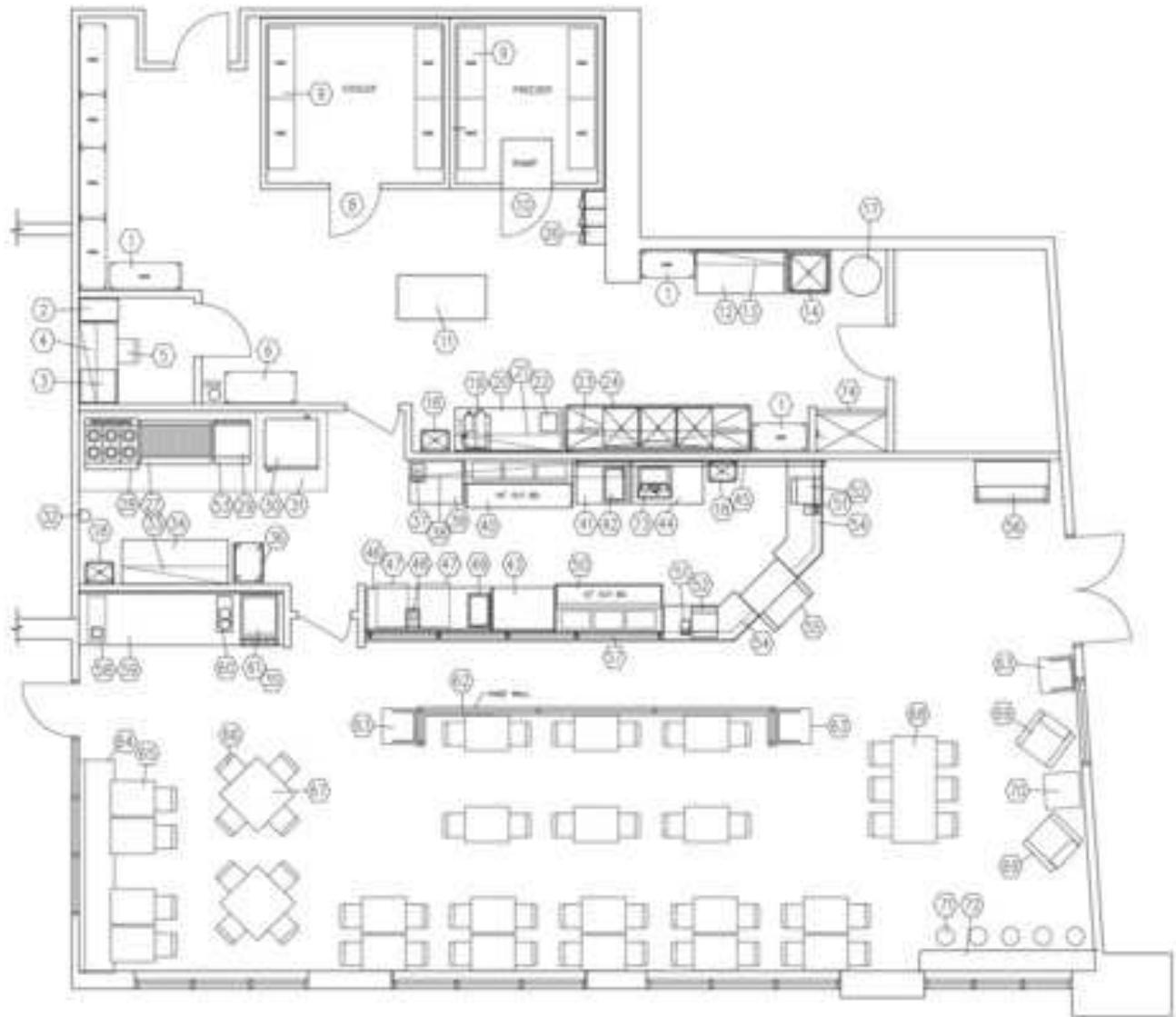
jsindler@hyattcommercial.com

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FLOOR PLANS



1 FLOOR PLAN
54' x 14'

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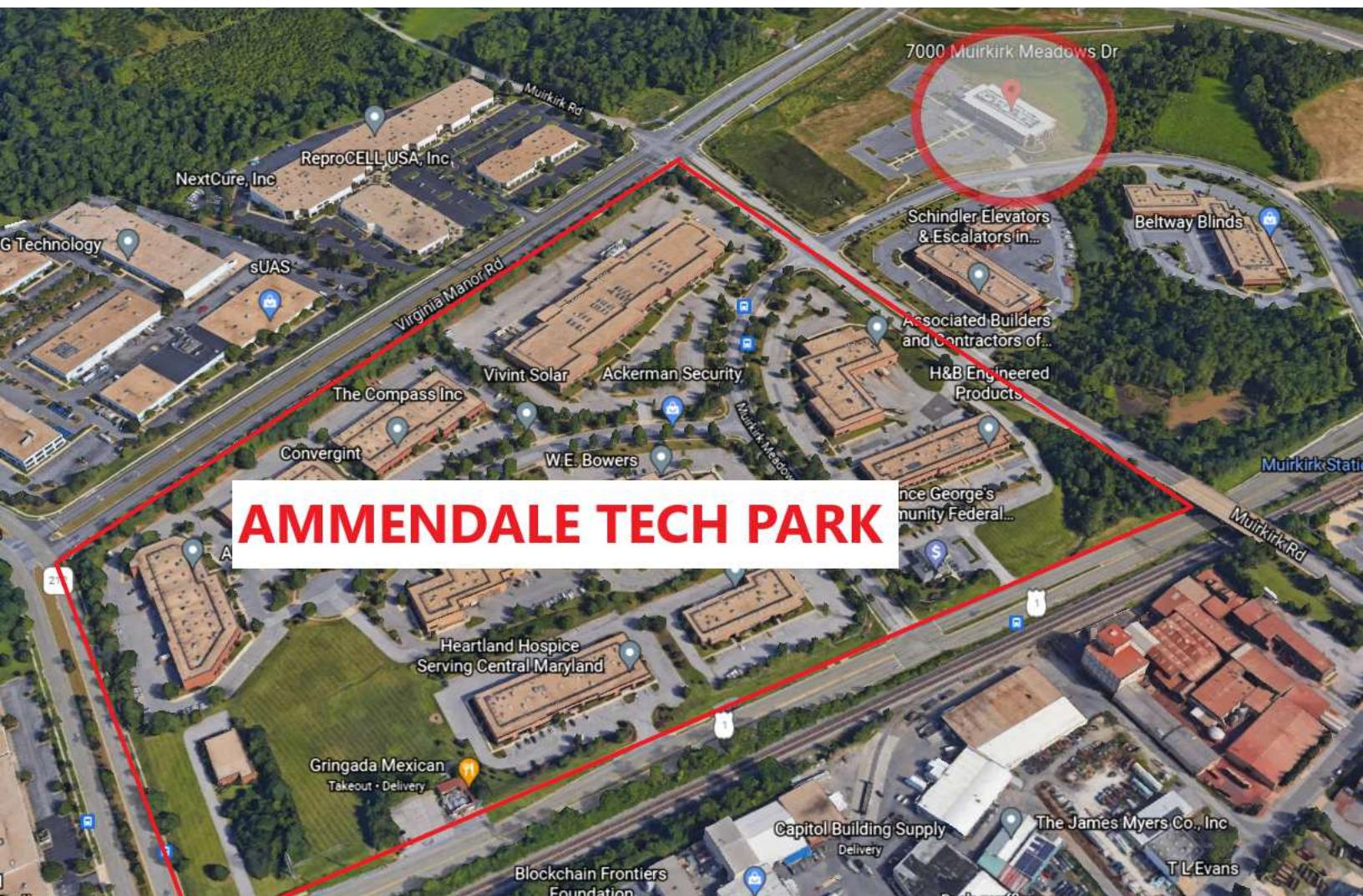
jsindler@hyattcommercial.com

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ADJACENT TO AMMENDALE TECH PARK



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ADJACENT TO KONTERRA DEVELOPMENT



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RETAILER MAP



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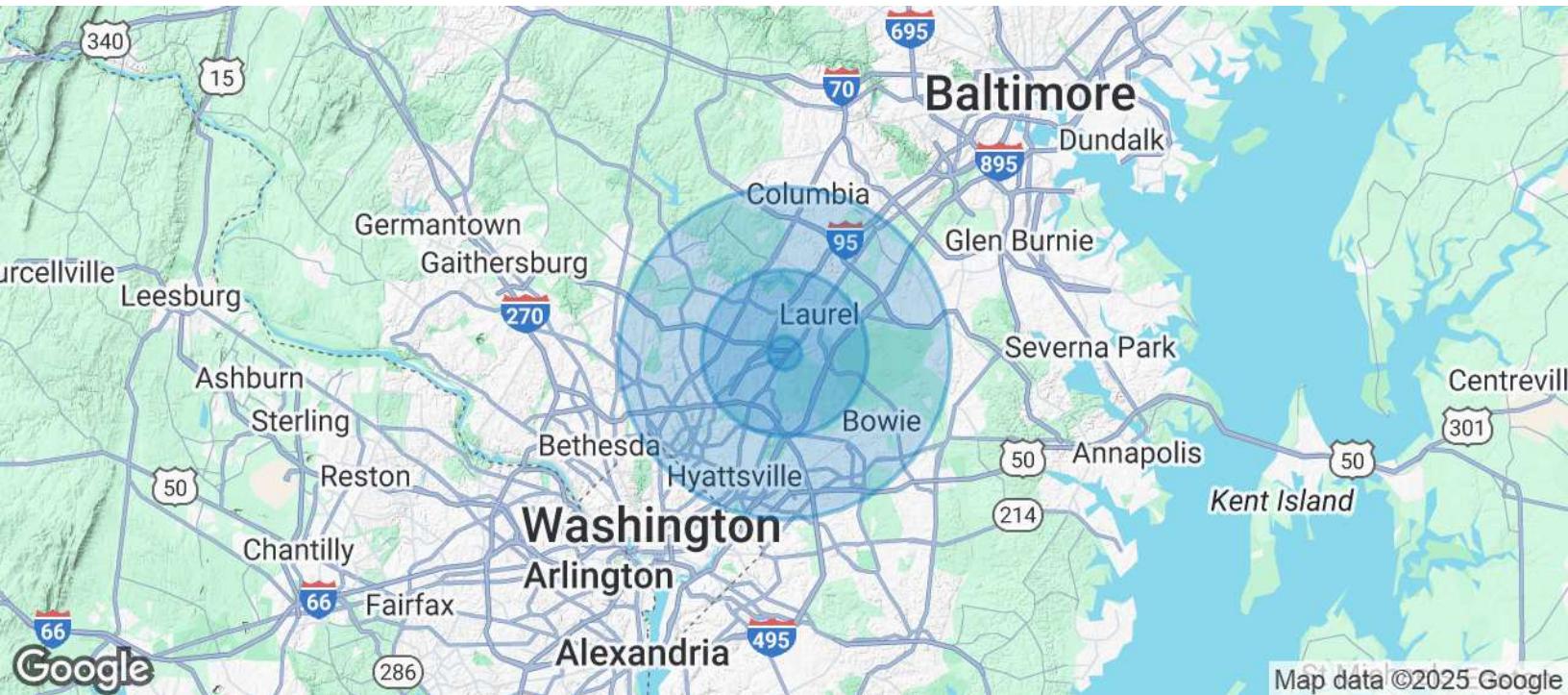
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7000 MUIRKIRK MEADOWS DRIVE

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DEMOGRAPHICS MAP & 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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