



STREET LEVEL OFFICE/RETAIL SPACE

22 BLOOMSBURY AVENUE | CATONSVILLE, MARYLAND 21228

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,450 SF ± street level office/retail suite
- Convenient and complimentary on-site parking
- Located in the heart of Historic/Downtown Catonsville, MD, within walking distance of a multitude of amenities and dining options
- Easy access to I-695, Route 40
- 4 minute drive to/from UMBC and CCBC Catonsville
- Excellent opportunity for sales/service business

AVAILABLE:	2,450 SF ±
TRAFFIC COUNT:	11,53 AADT (BLOOMSBURY AVE)
ZONING:	BM (BUSINESS MAJOR)
RENTAL RATE:	\$21.00 PSF, MODIFIED GROSS



FRONT ENTRY

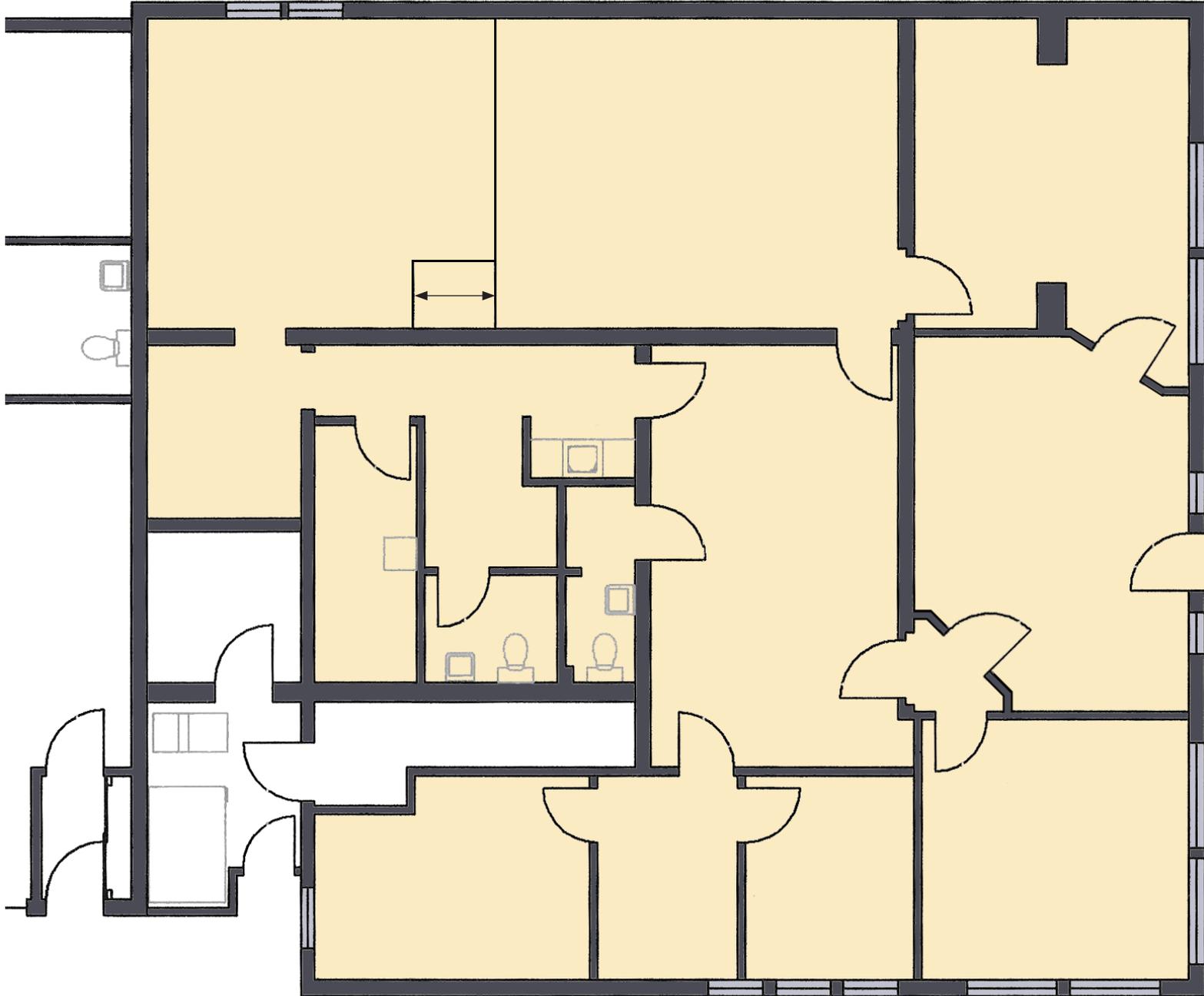


2,450 SF AVAILABLE



GOOGLE STREET VIEW

FLOOR PLAN



2,450 SF ±
AVAILABLE

LOCAL BIRDSEYE



SITE

BLOOMSBURY AVE
11,531 AADT

thrive

Dozy's Diner

IAMP'S AT JENNINGS CAFE

Bills Music

American

STATE FARE

EL GUARO

PNC

MORSBERGER'S

UMAMI Global Bistro

ASH+OAK SALON AND SPA

FREDERICK R

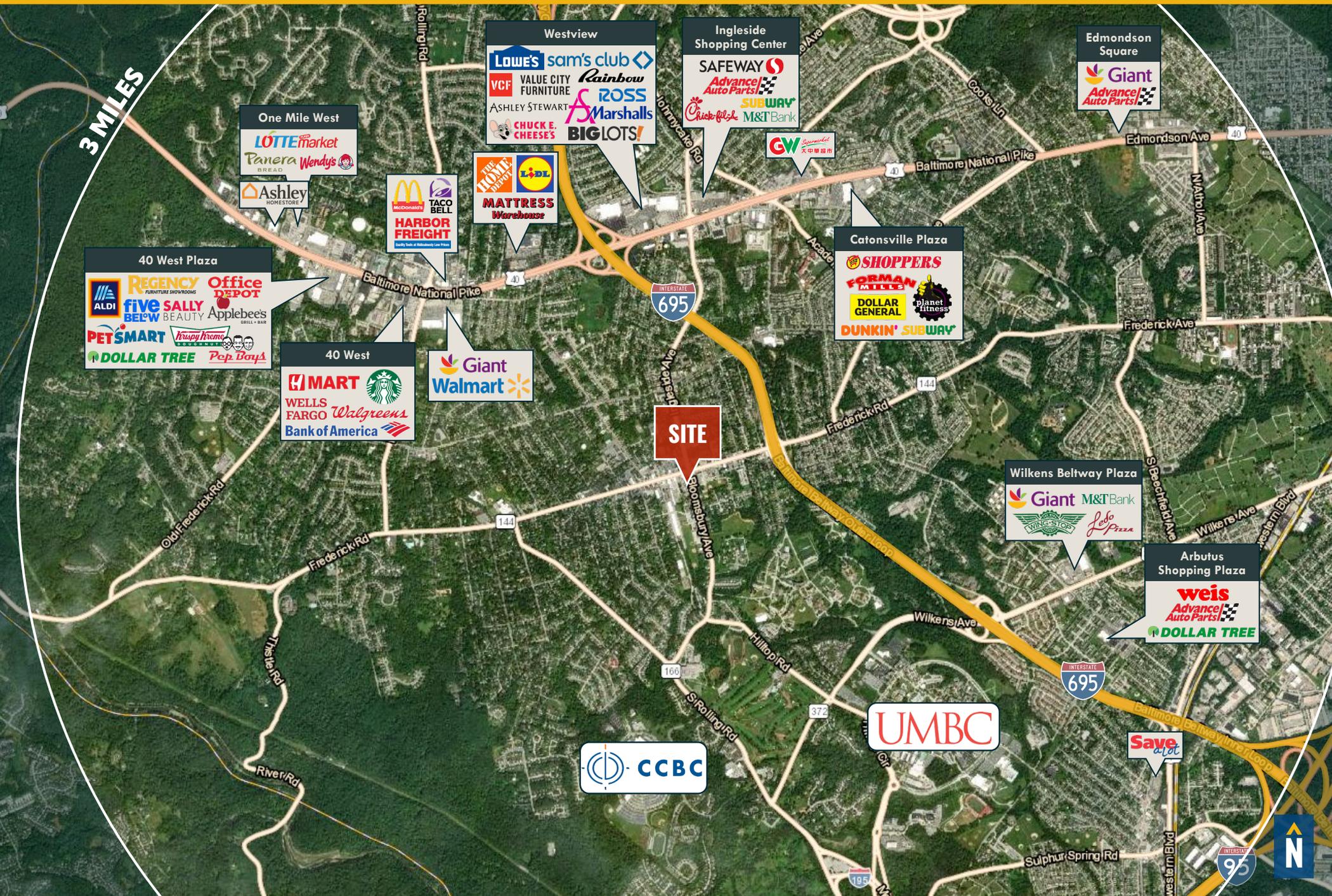
M&T Bank

144

CEA Catonsville Emergency Assistance

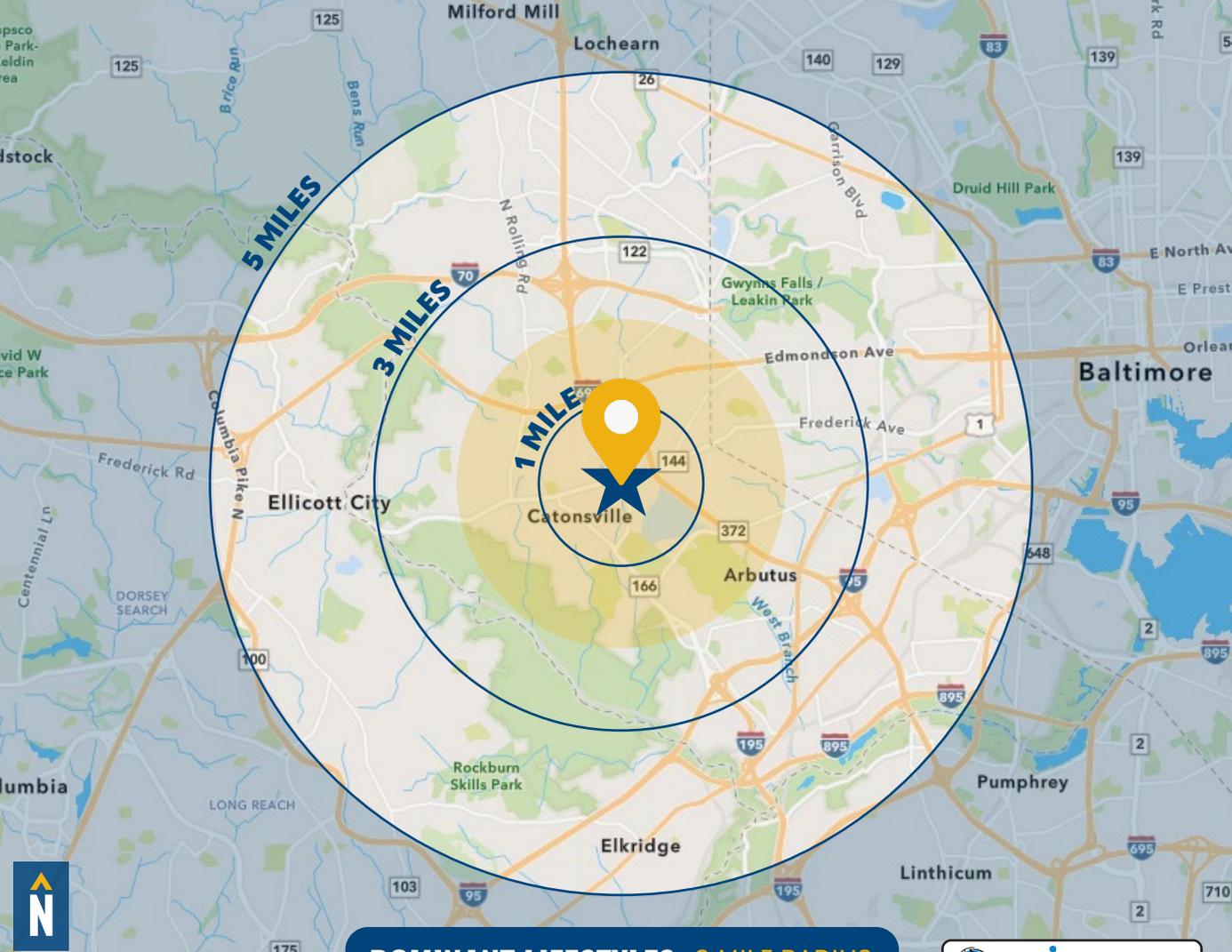


MARKET AERIAL



DEMOGRAPHICS

2025



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

16% DREAMBELT



MEDIAN AGE: 41.5
HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

9% MODERN MINDS



MEDIAN AGE: 34.6
HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

9% FAMILY FOUNDATIONS



MEDIAN AGE: 41.0
HH INCOME: \$58,089

Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. They earn middle-tier incomes and tend to shop at discount stores.

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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