

# FOR LEASE

Baltimore County, MD

# RETAIL PAD SITES

BELTWAY BUSINESS PARK | BALTIMORE, MARYLAND 21227



## HIGHLIGHTS

- ▶ Multiple retail/restaurant opportunities on Washington Boulevard / Rt. 1 in Arbutus
- ▶ Three existing office/flex buildings totaling 139,400 sf at "Beltway Business Park"
- ▶ Future buildings at "Beltway Business Park" to include three retail pad sites and two 70,000-80,000 sf multi-story office buildings
- ▶ Located at the intersection of Washington Boulevard and Lansdowne Boulevard
- ▶ Quick access to I-95 and I-695
- ▶ Located in the Southwest Enterprise Zone
- ▶ High visibility on Washington Boulevard / Rt. 1: 28,080 vehicles per day

## ZONING

BM-IM (office, retail, restaurant)

## TRAFFIC COUNT

28,080 AADT (Washington Blvd.)



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# AERIAL OVERVIEW

PROPERTIES

## BELTWAY BUSINESS PARK

4.7 AC AVAILABLE

.78 AC AVAILABLE

2.1 AC AVAILABLE

Kaiser Permanente

Building 5: 1705

Building 6: 1715

1710

1730

1740

Twin Springs Road

ROYAL FARMS

LA FITNESS

MATTRESS FIRM

DUNKIN' DONUTS

IHOP

McS

Chick-fil-A

petco Office



95.1 SHINE™



Bank of America



PATAPSCO AVE

ROSALIE RD

HILLTOP AVE

GARDEN AVE

SMITH AVE

COMMERCE DR

ROBERT A YOUNG WAY

ROBERT A YOUNG WAY

WASHINGTON BLVD

LANSDOWNE RD

RIDGE AVE



# TRADE AREA PROPERTIES



Westside Shopping Center

UMBC

SITE

Hollinswood Park

Lansdowne Station

Ritchie Highway Shopping Center

Governor Ritchie Plaza

Ordnance Plaza

Chesapeake Square

Arundel Plaza

Walmart



# FOR LEASE

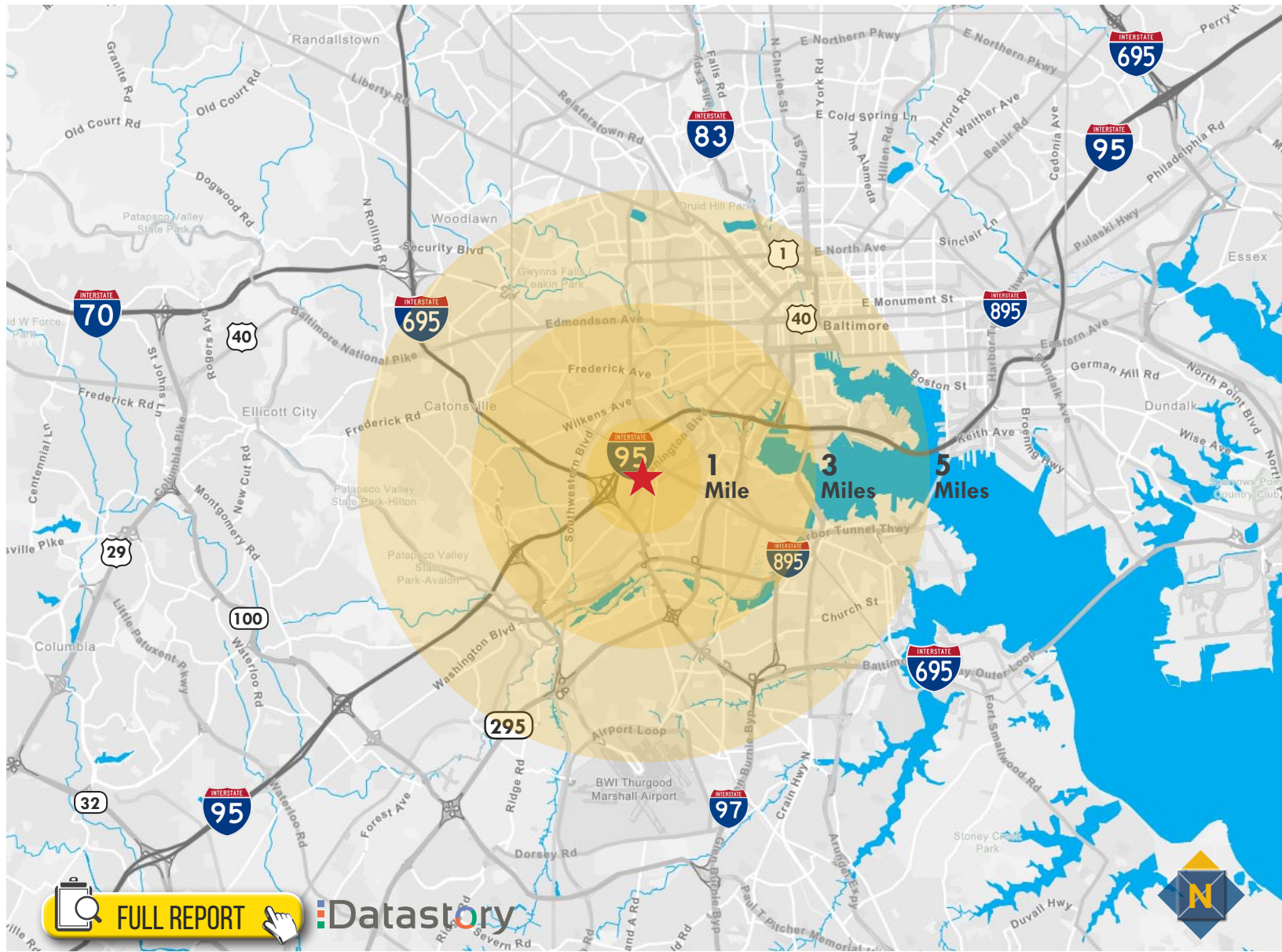
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# LOCATION / DEMOGRAPHICS

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	1 MI. <b>8,416</b>
<b>POPULATION</b>	3 MI. <b>130,634</b>
	5 MI. <b>387,504</b>
	1 MI. <b>3,298</b>
<b>NUMBER OF HOUSEHOLDS</b>	3 MI. <b>48,771</b>
	5 MI. <b>155,030</b>
	1 MI. <b>\$53,658</b>
<b>AVERAGE HH INCOME</b>	3 MI. <b>\$54,351</b>
	5 MI. <b>\$64,152</b>
	1 MI. <b>19,017</b>
<b>DAYTIME POPULATION</b>	3 MI. <b>146,131</b>
	5 MI. <b>493,754</b>
	1 MI. <b>37.8</b>
<b>MEDIAN AGE</b>	3 MI. <b>35.5</b>
	5 MI. <b>35.8</b>
	1 MI. <b>\$4.7M</b>
<b>\$ SPENT ON APPAREL</b>	3 MI. <b>\$71.6M</b>
	5 MI. <b>\$270.8M</b>
	1 MI. <b>\$6.8M</b>
<b>\$ SPENT ON ENTERTAINMENT &amp; RECREATION</b>	3 MI. <b>\$102.1M</b>
	5 MI. <b>\$380.9M</b>
	1 MI. <b>\$7.3M</b>
<b>\$ SPENT ON FOOD AWAY FROM HOME</b>	3 MI. <b>\$111.0M</b>
	5 MI. <b>\$420.7M</b>



FULL REPORT



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