

BANK BRANCH AVAILABLE | For Lease



44 E. Sudbrook Lane

Sudbrook Square Shopping Center Bank Branch



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LOCATION DESCRIPTION

Easy access to / from I-695, Reisterstown Rd, Stevenson Rd, Park Heights Ave & I-83 (Jones Falls Expressway) and extremely convenient to residential communities of Pikesville, Mount Washington, Owings Mills & Baltimore City

OFFERING SUMMARY

Available Space:	3,400 SF
Center Size:	12,500 SF
Lot Size:	1.03 Acres
Lease Type:	Triple Net
Year Built:	1974
Zoning:	BL-CT
Proposals:	Case by Case

PROPERTY DESCRIPTION

- > 3400 Square Foot Former Bank Branch with 3-Lane Drive-Thru for Lease
- > 12,500 Square Foot Strip Shopping Center; Developed in 1974
- > Located in Commercial Core of Pikesville, across the street from Suburban Club
- > Pikesville CRD (Commercial Revitalization District) is 1 of 20 in Baltimore County
- > Excellent parking and ingress & egress ideal for efficient on-site vehicular flow
- > Ideal occupiers include bank, credit union, financial services, coffee shop, and other uses which require drive-thru facilities.

PROPERTY HIGHLIGHTS

- 3-Lane drive-thru facility plus bypass lane
- Turnkey Retail Bank Branch
- New Pylon Signage
- Area Deposits: \$1.2 Billion Deposit Base in 21208
- Tenant mix includes Jumbo Seafood Restaurant, Stevenson Village Veterinary Hospital, Polovoy Custom Cleaners & The Mimi Boutique
- Space can be subdivided



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44 E. Sudbrook Lane
Pikesville, MD

Additional Photos



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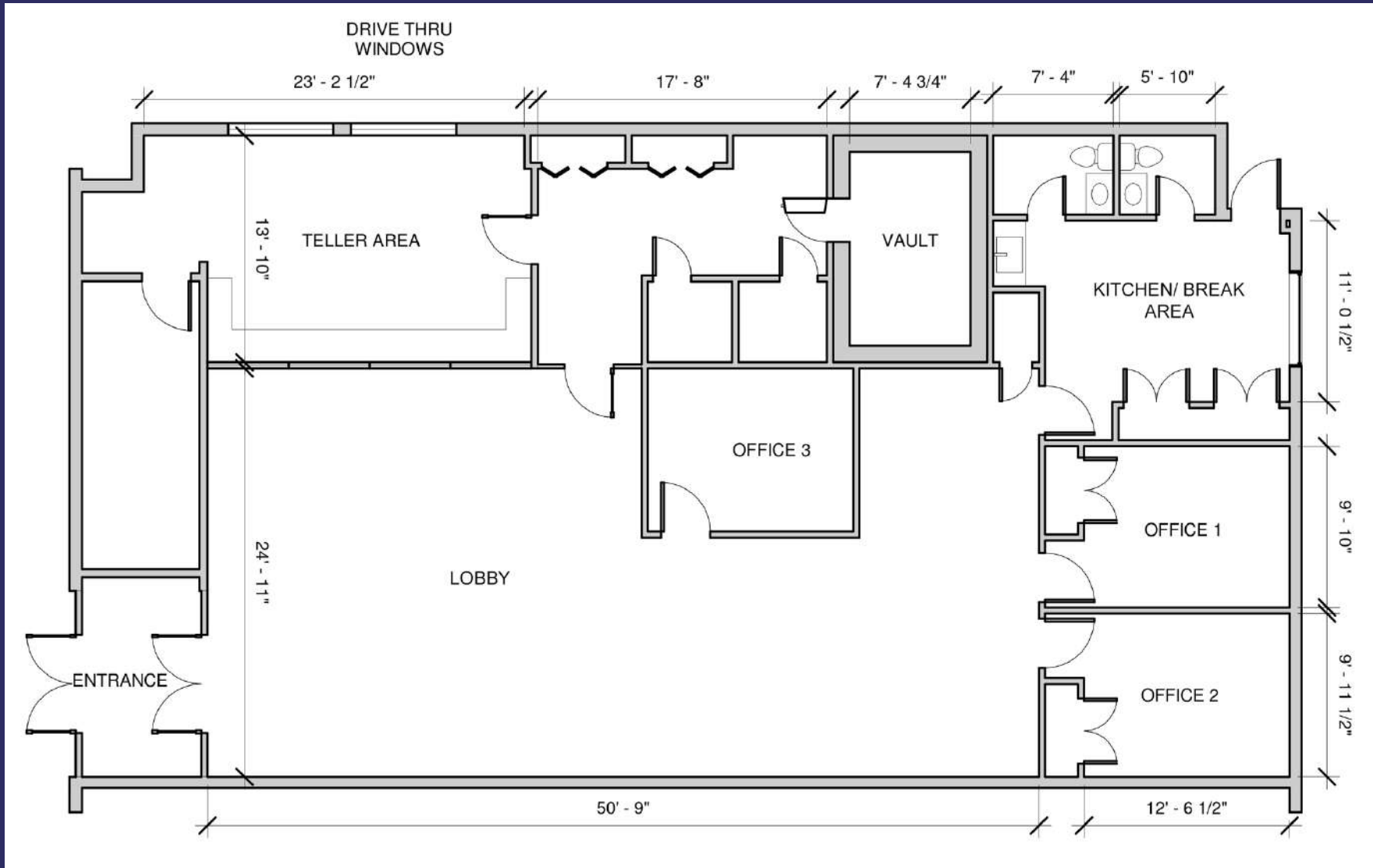
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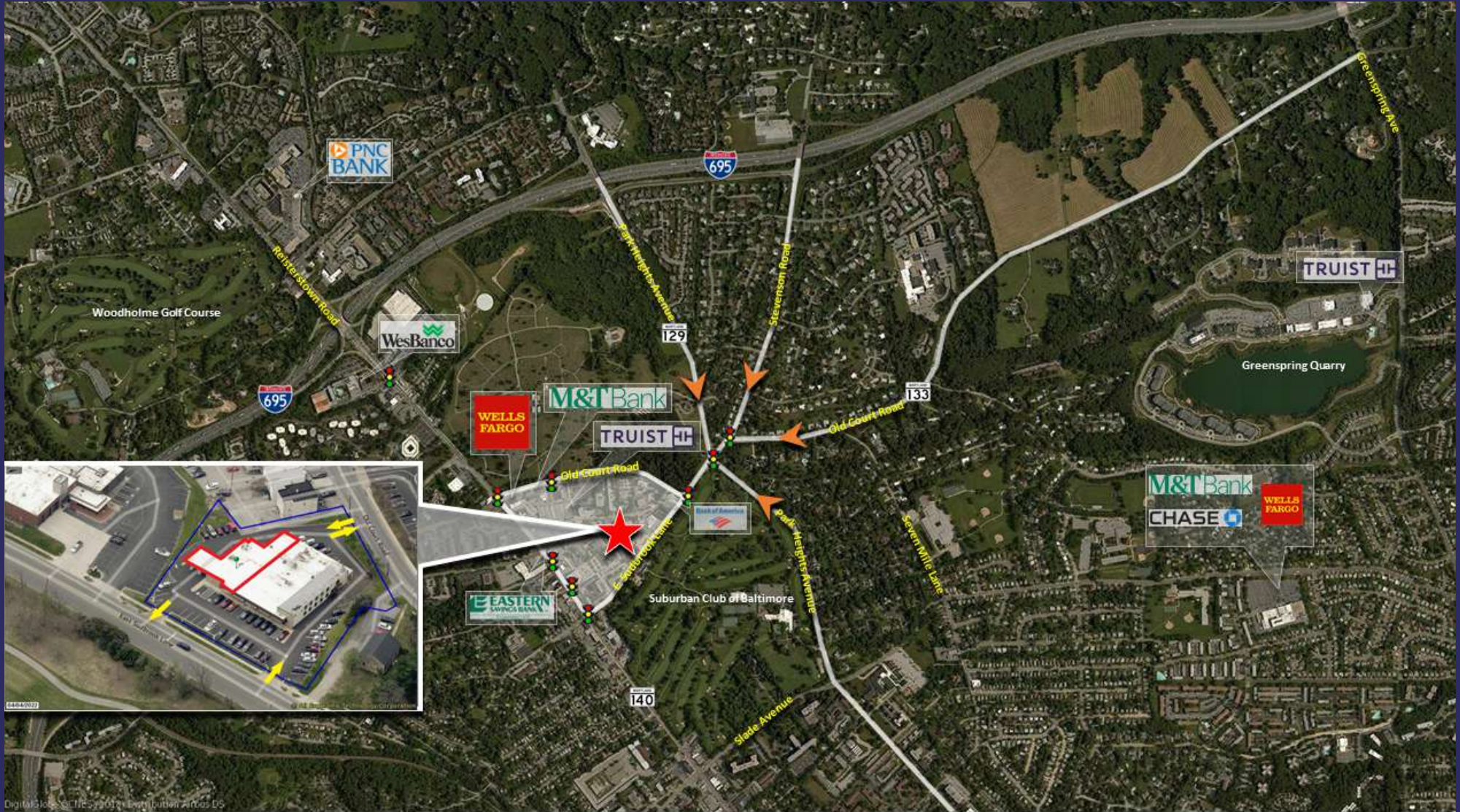
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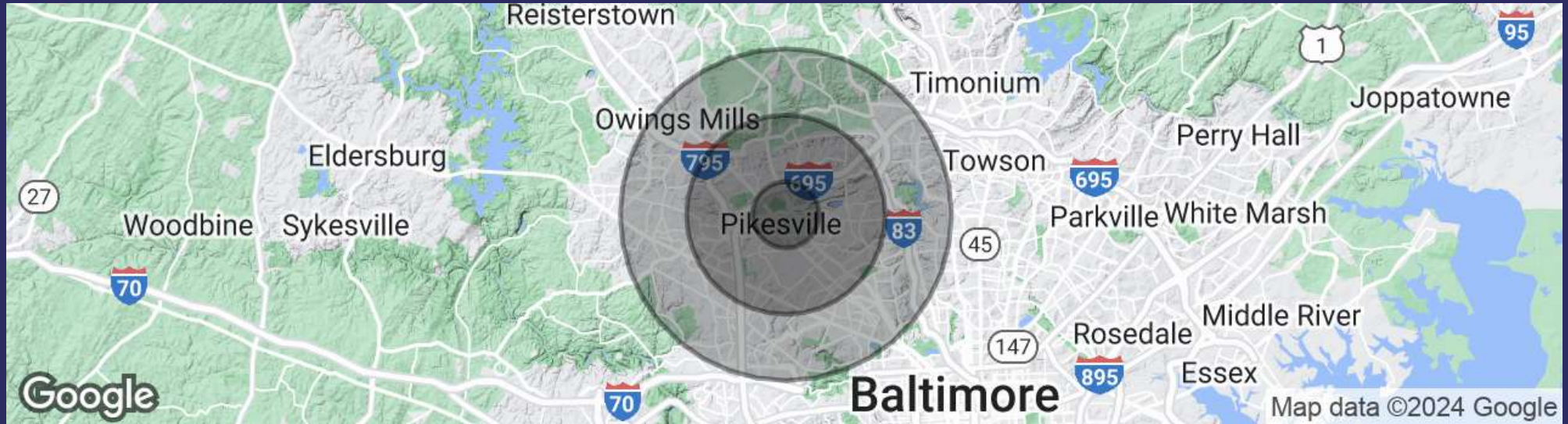


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,952	102,377	273,131
Average Age	47.2	41.0	39.7
Average Age (Male)	44.4	38.3	37.5
Average Age (Female)	50.1	43.4	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,176	42,713	107,992
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$66,445	\$76,257	\$75,502
Average House Value	\$287,366	\$305,978	\$303,294

2020 American Community Survey (ACS)



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