

FOR LEASE

2299 JOHNS HOPKINS RD, GAMBRILLS, MD 21054



±2,650 SF End Cap at
Busy Retail Center

William Steffey, CRE, CCIM
410.703.6553
bsteffey@reliablecompanies.net

PROPERTY DESCRIPTION

Located in the thriving community of Crofton-Gambrills, this prime commercial location offers access to a diverse array of nearby amenities. Waugh Chapel Towne Centre lies just east of the property with Wegmans, Target, Dick Sports and an array of retailers and restaurants.

HIGHLIGHTS

- Upgraded electric & grease trap
- Hopkins Business Center with over 100,000 sq. ft of quality retailers and tenants.
- Multiple Md Rt. 3 access points with over 70,000 ADT and a signalized intersection at Johns Hopkins RoadEnd cap former Pizza Hut with grease trap, upgraded electrical
- Near Waugh Chapel Town Center



OFFERING



FOR LEASE

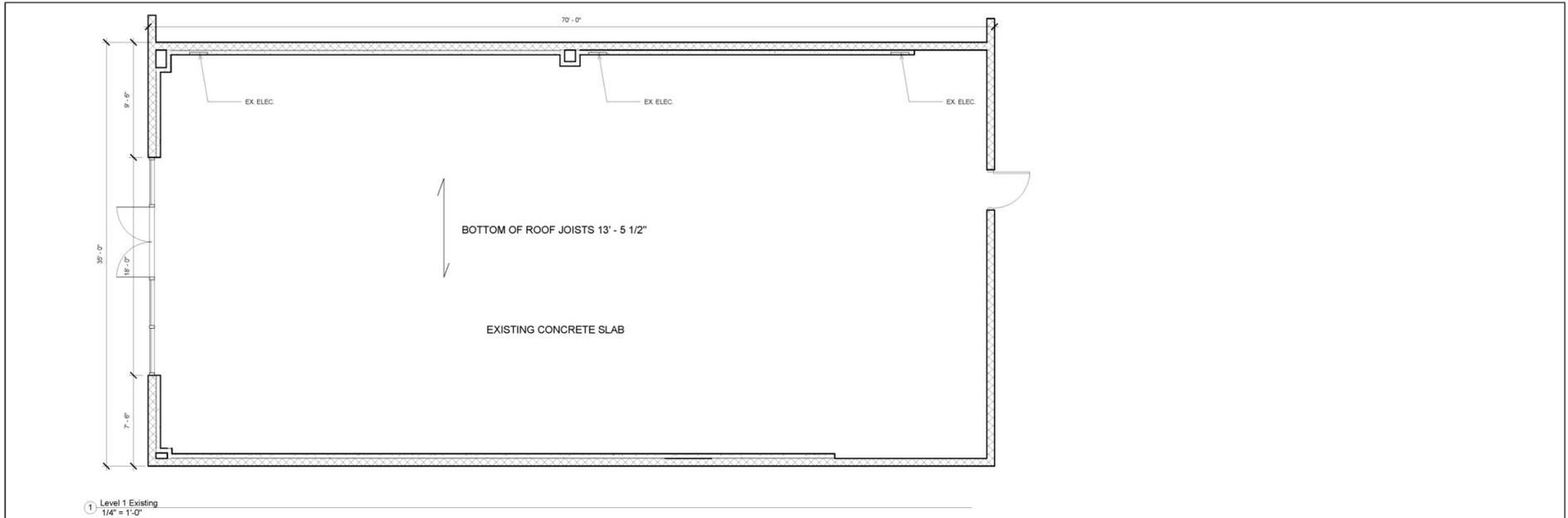
RETAIL PROPERTY

Building Size	16,350 SF
Price	\$28.50 SF/yr (NNN)

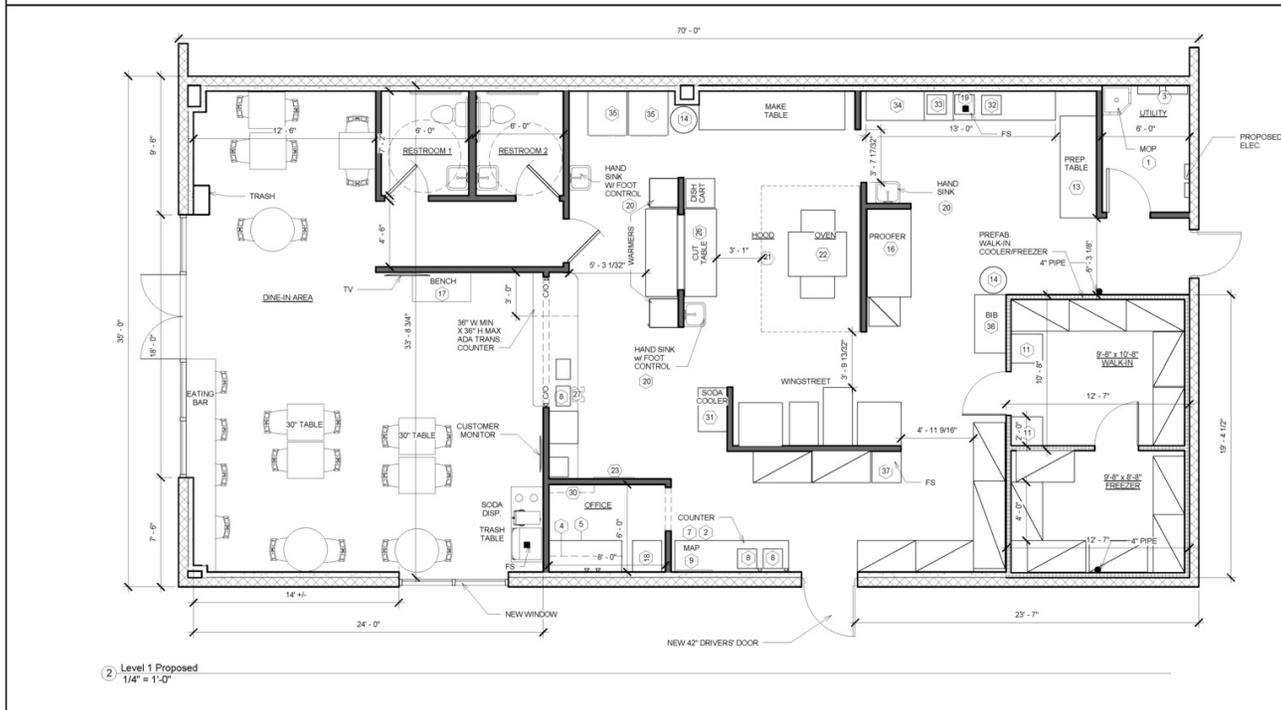
SPACES	SPACE SIZE
2299 Johns Hopkins Road	2,650 SF



FLOOR PLAN



1 Level 1 Existing
1/4" = 1'-0"



2 Level 1 Proposed
1/4" = 1'-0"

FIXTURE SCHEDULE

1. MOP SINK
2. MOP BROOM HOLDER
3. HOT WATER HEATERS
4. WALL CABINET (OFFICE)
5. COUNTER
6. HORIZONTAL WARMER
7. BASE CABINETS
8. ORDER ENTRY
9. MAP
10. METRO SEAL SHELVING
11. MOBILE DOUGH RACK
12. ELECTRIC PANEL
13. WORK TABLE S/S
14. TRASH CAN
15. MENU BOARD
16. MCCALLS STATIONARY DOUBLE DOOR PROOFER
17. BENCH
18. COMPUTER CABINET
19. THREE COMP SINK
20. HAND SINK
21. 6'-6" X 10'-0" HOOD SYSTEM
22. OVEN
23. TRAINING BOARD
24. SPECIALS BOARD
25. NUTRITIONAL INFO
26. CUT AND PACKAGE S/S TABLE
27. SAFE
28. WALK-IN COOLER/FREEZER
29. MAKE TABLE
30. WALL S/S SHELF
31. SODA COOLER
32. CLEAN DISH TABLE
33. DISH WASHER
34. DIRTY DISH TABLE
35. DOUGH RETARDER
36. BAG IN BOX "BIB"
37. ICE MACHINE

Paul J. Gorman Architects
 3928 Washington Blvd., Suite 201
 Baltimore, MD 21227
 Phone: (410) 242-8101
 Email: gormanarchitects@erols.com

Consulting Architect: Paul Gorman
 Architectural Statement: I certify that these documents were reviewed by and approved by me and I am a duly licensed architect under the laws of the state of Maryland.

License Number: 2622
 Expiration Date: 5.11.17

Pizza Hut
Johns Hopkins
 2299 Johns Hopkins Rd.
 Crofton, MD 21114

PROJECT NAME:

SHEET NO./DATE: 06/17/15

SHEET REVISION DATE:

SHEET TITLE: Ex & Prop. Floor Plan, Fixture Schedule

SHEET: A-2

SCALE: 1/4" = 1'-0"

SITE PLAN

ROBERT CRAIN HIGHWAY (MD RTE 3) (S.R.C. PLAT NO. 16266, 16268 & 19474)



JOHNS HOPKINS ROAD
(VARIABLE WIDTH PUBLIC R/W)

Waugh Chapel Towne Centre

AVARA, at&t, AT, BONEFISH GRILL, BUBBLES NATIONS, carter's, CAVA, chico's, COAL FIRE, crumbl cookies, DICK'S Sporting Goods, DSW, five BEEW, JOJOY MIBOX, LOFT, MISS TOYA'S, Nando's, PNC, OUTBACK STEAKHOUSES, Panera, PETCO, Old Navy, Orangetheory, ULTA, Wegmans, verizon, sleep number, Target, Sport Clips, tropical SMOOTHIE CAFE, Soma, Starbucks, ROSS, REGAL CINEMAS, FRESH green, CINNAHOLIC, WHBM, Visionworks, MUCHO GUSTO

The Village at Waugh Chapel

Applebee's, Arby's, BANK OF AMERICA, BURGER KING, Capital One, Chick-fil-A, CIPOTLE, COLD STONE, eggspiration, FIREHOUSE SUBS, GNC LIVE WELL, GALLIANO, hair cuttery, Hearing Solutions, HomeGoods, LA FITNESS, M&T Bank, MOD, Marshalls, mezeh, NAVY FEDERAL Credit Union, Newk's, SAFEWAY, SEPHORA, SMOOTHIE KING, TJ-maxx, TRUIST, Walgreens, KUNG FU TEA, bike doctor

2299 Johns Hopkins Rd

Crofton Station

THE FRESH MARKET, snap fitness, Michaels, CHASE, SHERWIN WILLIAMS, SUBWAY eat fresh, pure barre, Lash, Krispy Kreme

2024 SUMMARY

	1 MILE	2 MILES	3 MILES
Population	13,492	31,665	52,380
Households	4,974	11,498	19,039
Average Household Size	2.7	2.8	2.8
Average Age	37	38	39
Average Household Income	\$181,507	\$181,477	\$184,445



52,380
Population



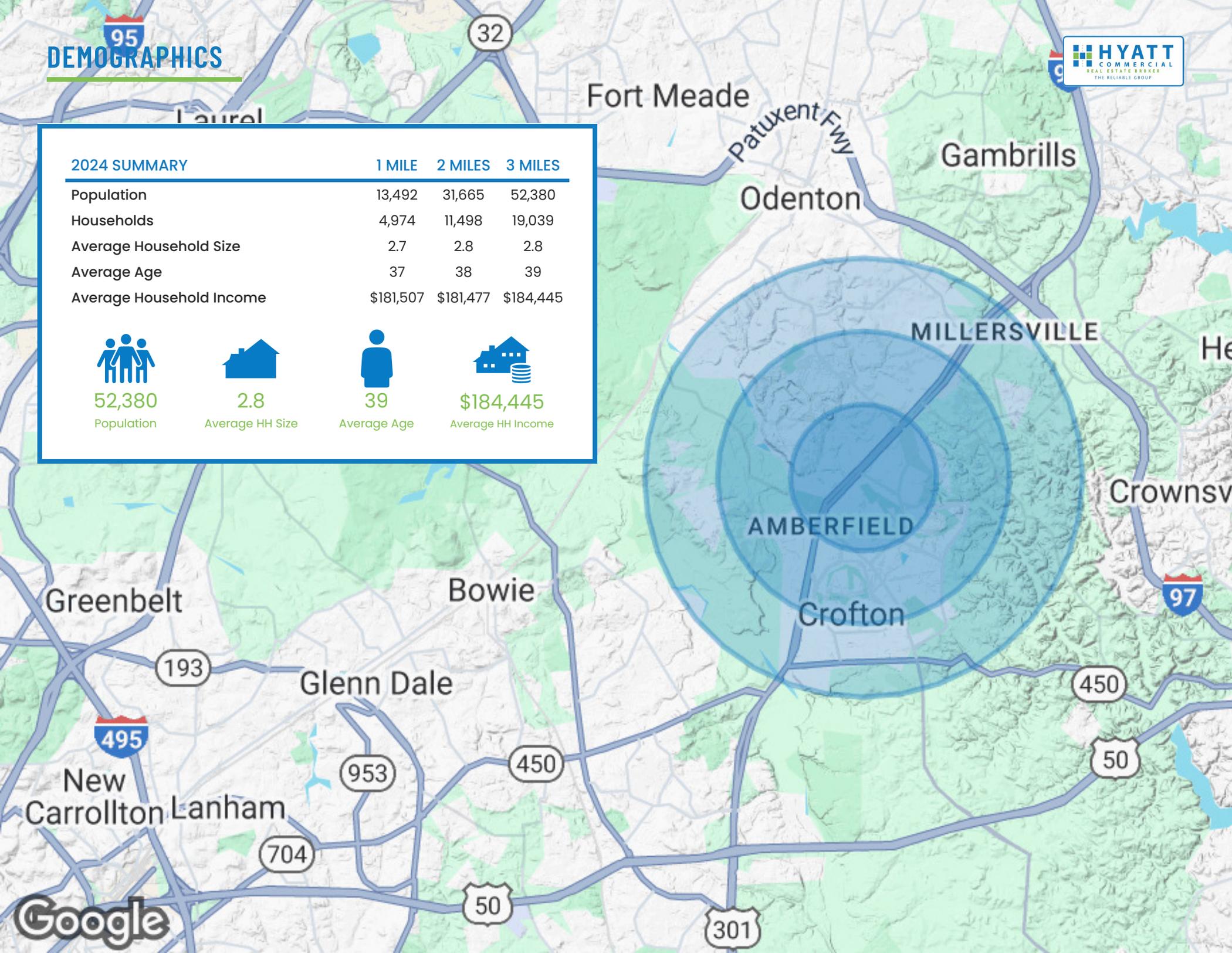
2.8
Average HH Size



39
Average Age



\$184,445
Average HH Income





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

William Steffey, CRE, CCIM

410.703.6553

bsteffey@reliablecompanies.net

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.