



**COLDWELL  
BANKER  
COMMERCIAL**

NRT

**FOR LEASE**

# EAST FURNACE BRANCH SHOPPING CENTER & APARTMENTS

\$15.00 SF/yr (NNN)

7420-7432 E Furnace Branch Rd  
Glen Burnie, MD 21060

AVAILABLE SPACE  
1,031 SF

CBCWORLDWIDE.COM



## OFFICE

Faraz Cheema, MSRE, CCIM  
202.274.0835  
faraz.cheema@cbcncrt.com

Leon Robinson  
443.889.4095  
leon.robinson@cbcncrt.com

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12435 Park Potomac Ave Ste 550, Potomac, MD 20854  
301.983.0200



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7420-7432 E Furnace Branch Rd, Glen Burnie, MD 21060

LEASE



## OFFERING SUMMARY

Available SF:	1,031 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	0.44 Acres
Year Built:	1964
Building Size:	37,138 SF
Renovated:	2019
Zoning:	C-3 (Anne Arundel County)
Market:	Baltimore
Submarket:	Route 2 Corridor North

## PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to announce the exclusive listing of East Furnace Branch Shopping Center & Apartments (7420-7432 E Furnace Branch Rd, Glen Burnie, MD 21060) for lease.

The property is comprised of two two-story buildings of brick and masonry construction containing eight retail stores on the first level with Family Dollar as the anchor and 22 apartments on the second. The two structures contain 22,010 square feet of retail space and 15,078 square feet of residential space for 37,138 total square feet. The site has approximately 240 feet of frontage on Furnace Branch Avenue. Currently 1,031 SF is available for lease!

For more information please contact Faraz Cheema or Leon Robinson

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,045	35,176	71,931
Total Population	10,365	88,401	188,767
Average HH Income	\$62,961	\$69,413	\$76,095

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### LOCATION DESCRIPTION

Walk Score: Car-Dependent (44)  
Transit Score: Minimal Transit (18)

Parking  
40 free Surface Spaces are available  
Ratio of 1.82/1,000 SF

Frontage  
240' on Furnace Branch Ave

Traffic Count  
Arundel Expy & N Thompson Ave N: 48,530 VPD  
E Furnace Branch Rd & Thomas Rd SE: 8,955 VPD  
Arundel Expy & Baltimore Annapolis Blvd SE: 2,257 VPD

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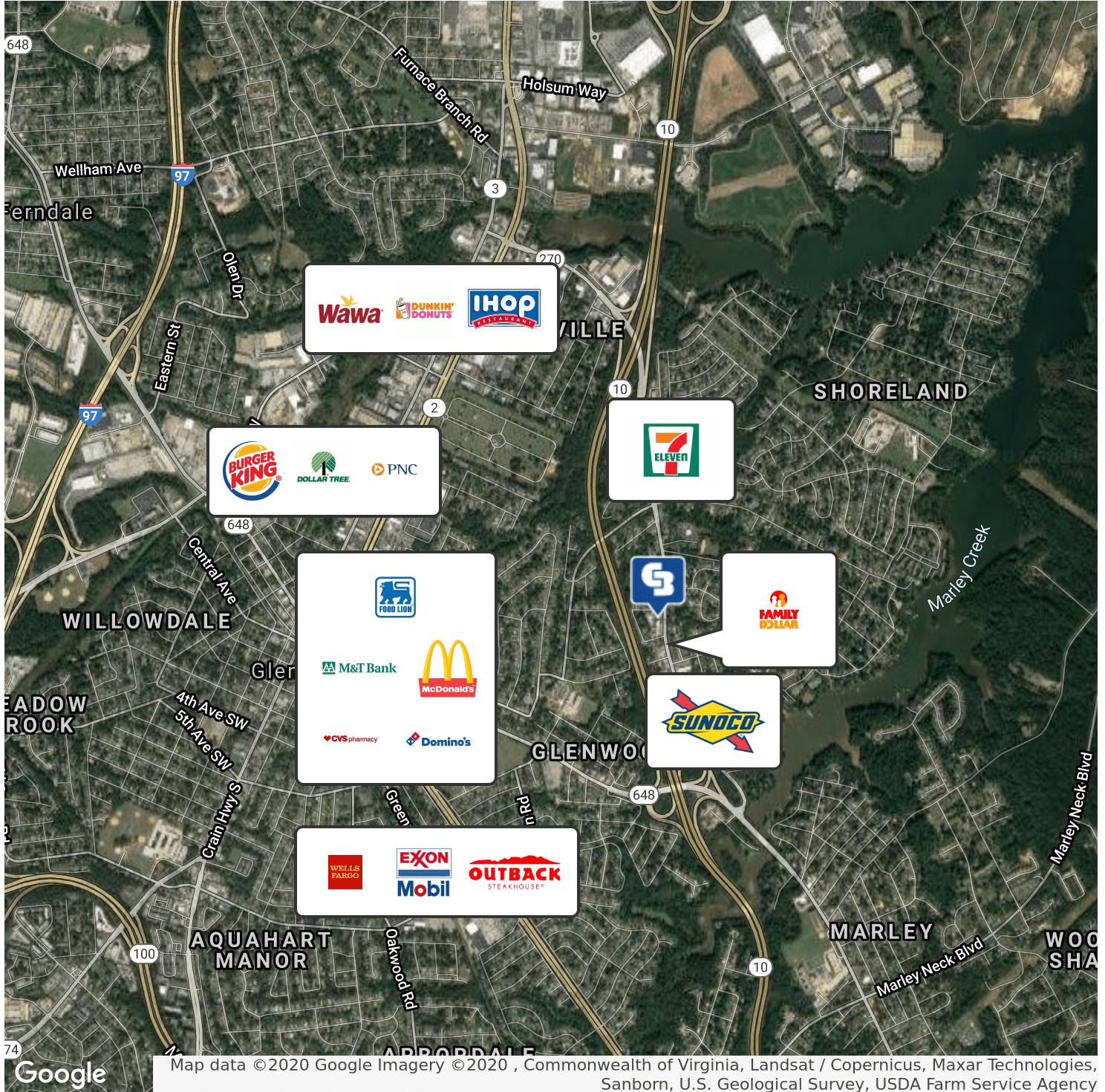
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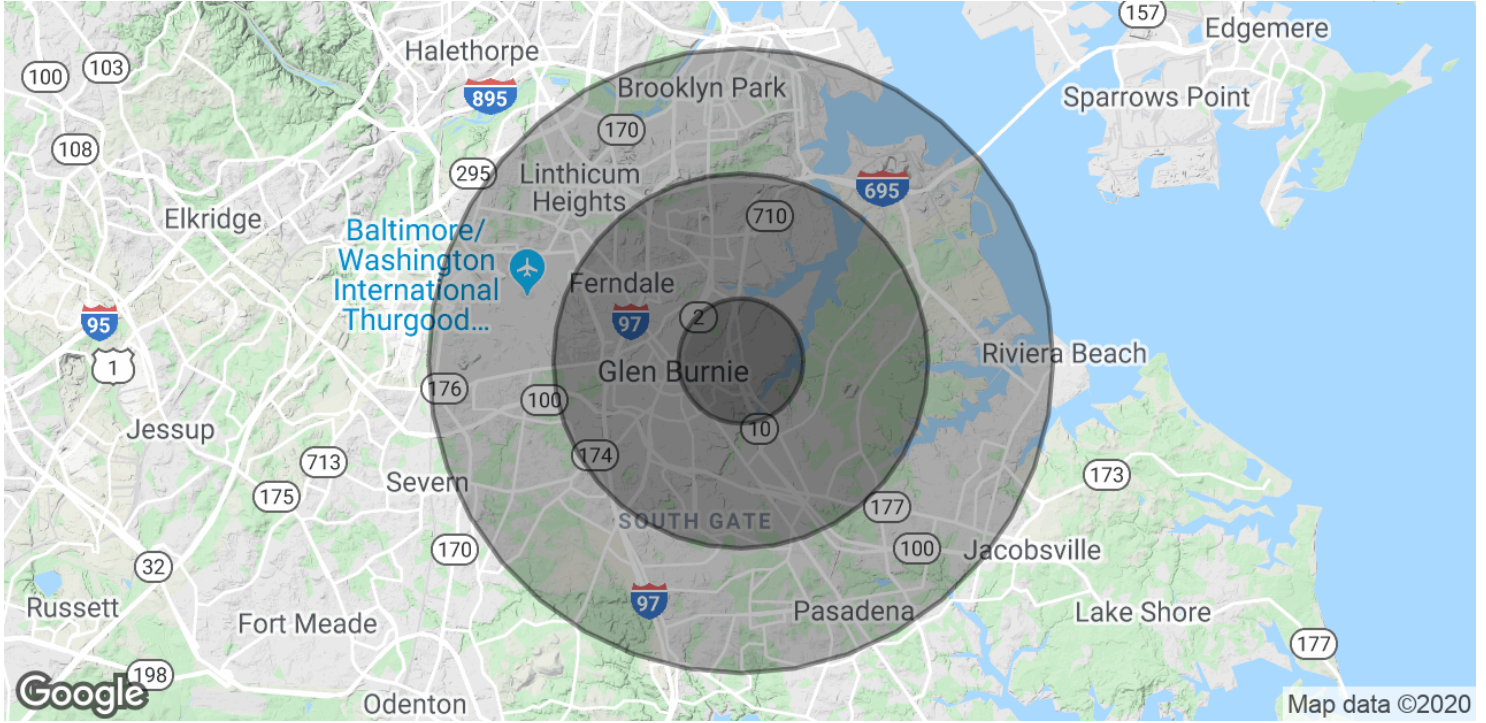
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,365	88,401	188,767
Median age	39.5	36.9	36.9
Median age (Male)	36.6	34.9	35.5
Median age (Female)	41.3	38.7	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,045	35,176	71,931
# of persons per HH	2.6	2.5	2.6
Average HH income	\$62,961	\$69,413	\$76,095
Average house value	\$326,408	\$308,634	\$325,757

\* Demographic data derived from 2010 US Census

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