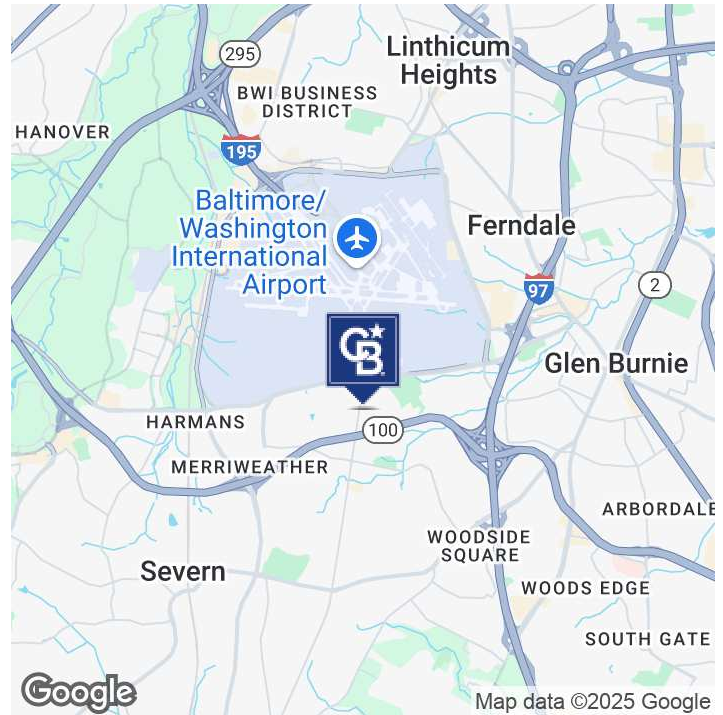


FOR LEASE

7524 WB&A ROAD

7524 WB&A Road Glen Burnie, MD 21061



OFFERING SUMMARY

Lease Rate:	\$15 per sf/yr - Full Service
Available SF:	2,000 SF
Zoning:	W1
Market:	Baltimore

PROPERTY OVERVIEW

Office Space with Immediate Occupancy!!! Great Location close to BWI Airport and major highways.

PROPERTY HIGHLIGHTS

- First Floor, Direct Entry Office Space
- Available Immediately
- Direct Access and Ample Parking
- ADA Accessible
- 5 Private Offices, Kitchen & Bathroom
- Close Proximity to BWI Airport, I-97 and Route 695

Robin Maisel
(410) 271-1150



COLDWELL BANKER
COMMERCIAL
REALTY

INTERIOR

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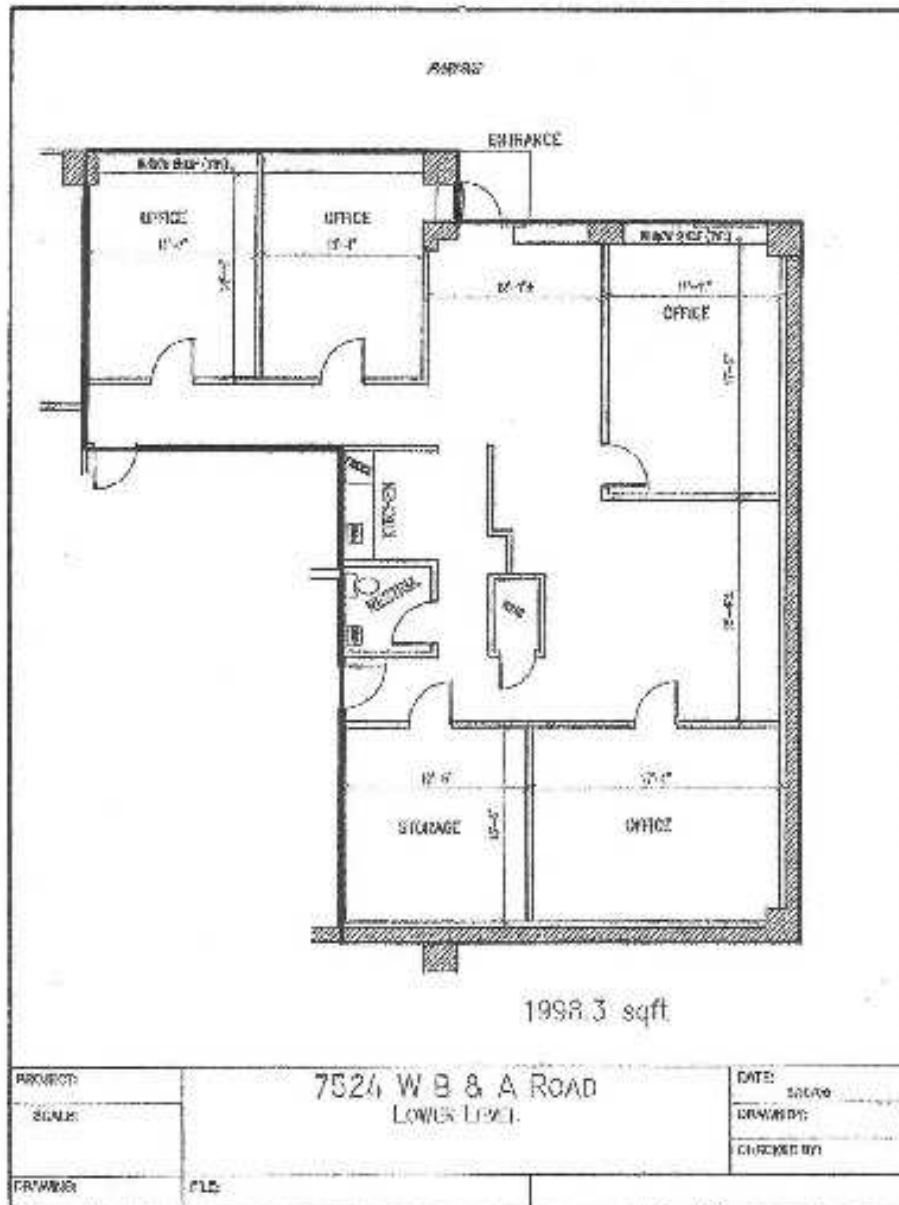
FLOOR PLAN

7524 WB&A ROAD

7524 WB&A Road Glen Burnie, MD 21061

Exhibit B

Floor Plan



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AERIAL PHOTOS

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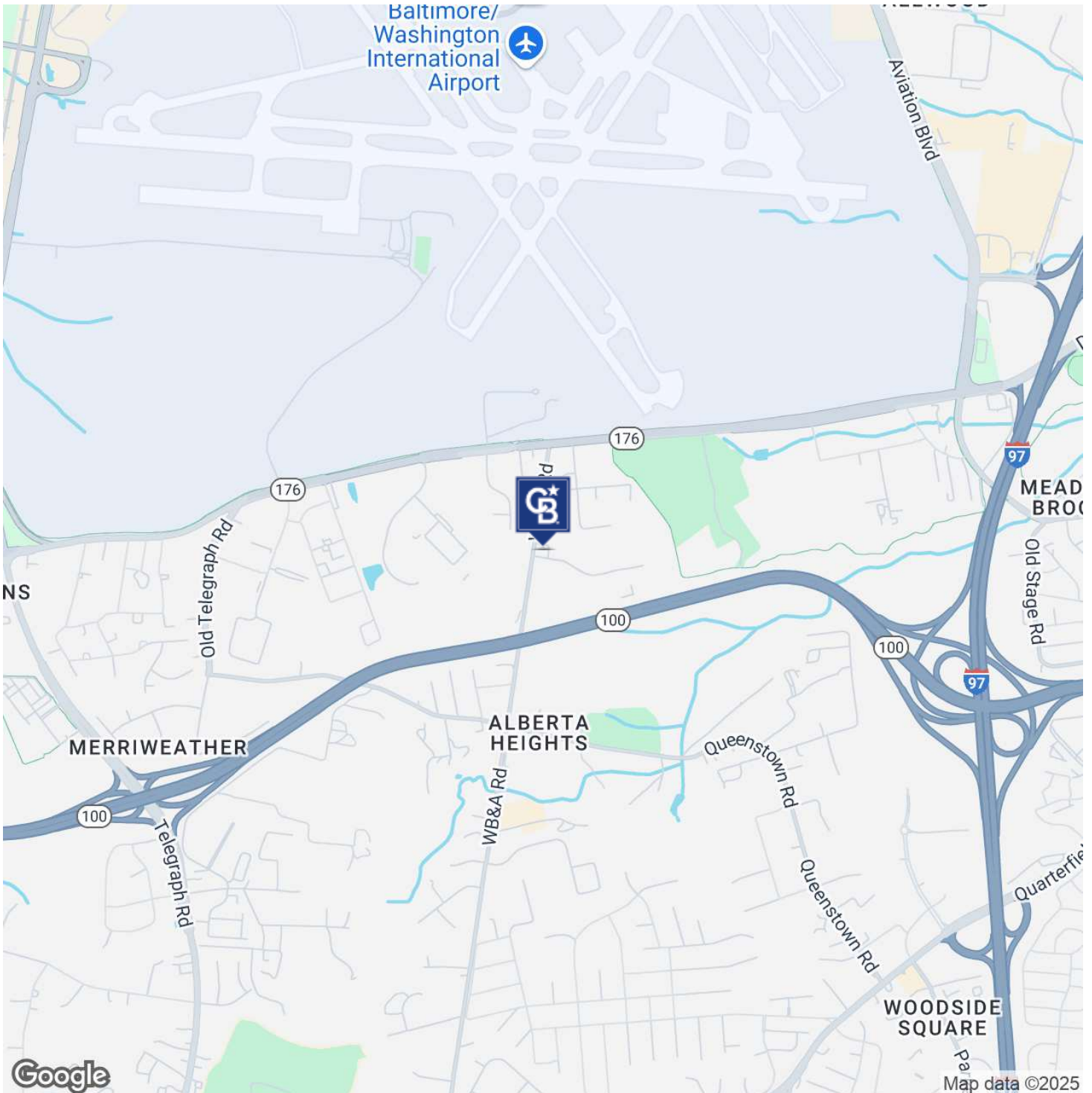


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LOCATION

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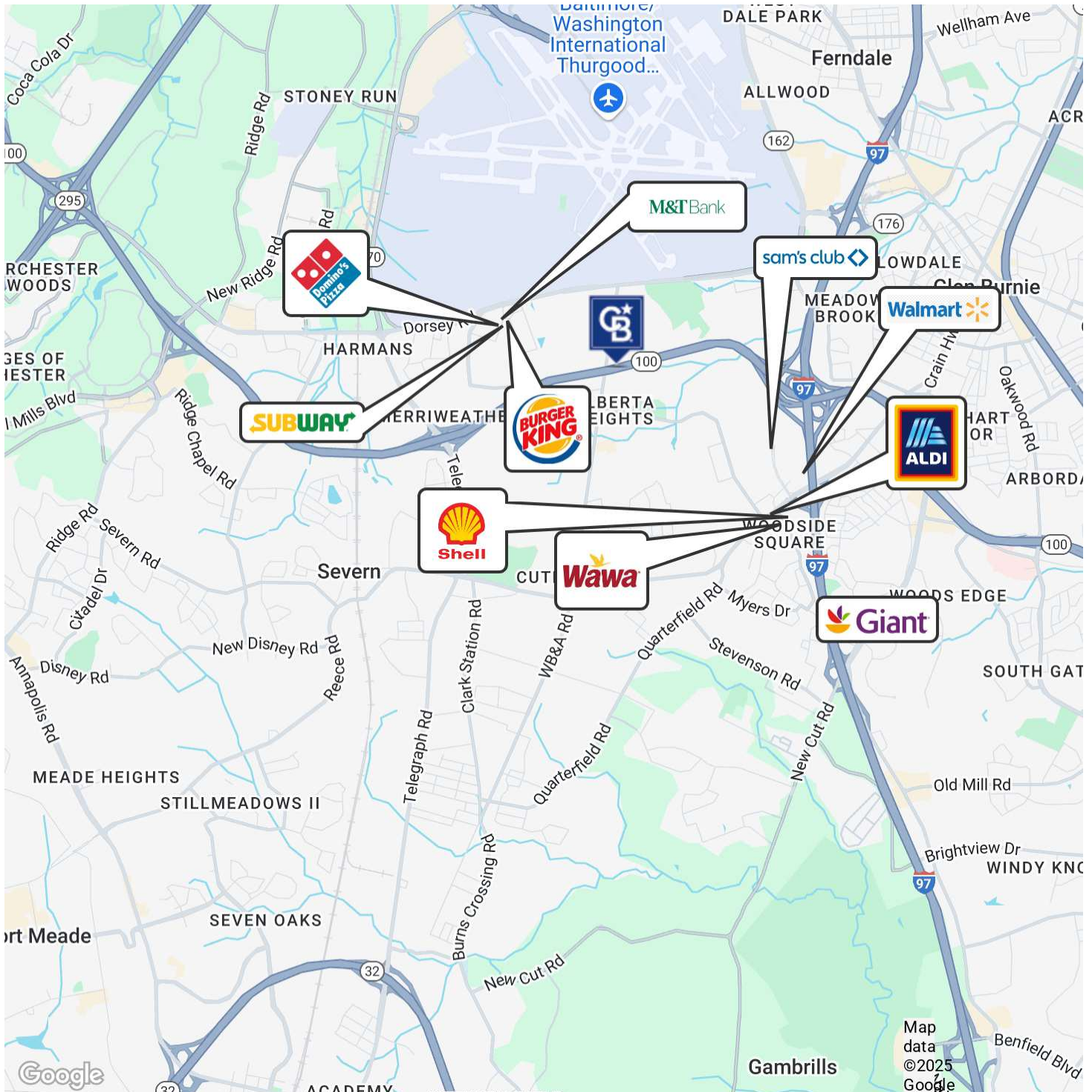


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RETAILER MAP

7524 WB&A ROAD

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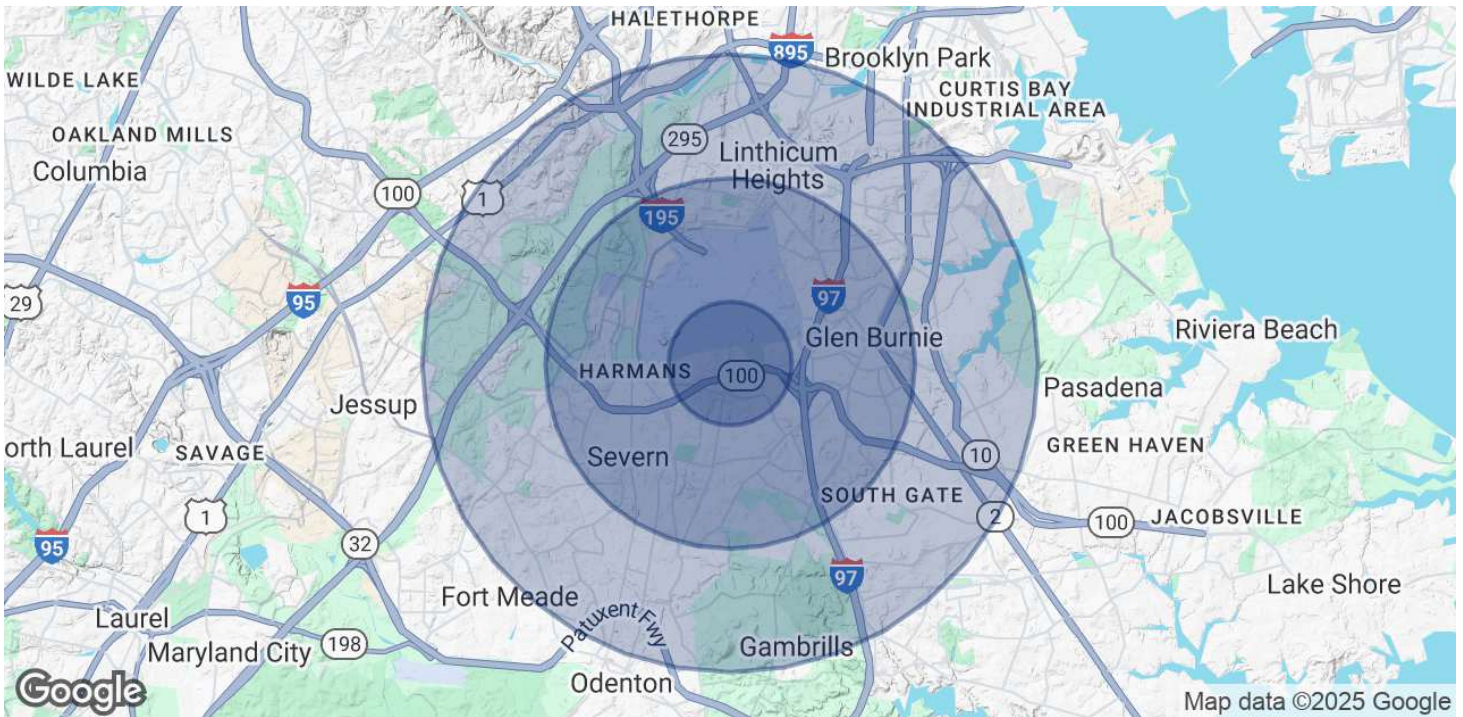


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DEMOGRAPHICS

7524 WB&A ROAD

7524 WB&A Road Glen Burnie, MD 21061



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,188	62,812	186,741
Average Age	48	38.7	37.5
Average Age (Male)	38.8	36.7	36.7
Average Age (Female)	54.1	40.2	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	838	25,307	74,581
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$141,738	\$95,275	\$98,903
Average House Value	\$388,052	\$268,279	\$287,524

2020 American Community Survey (ACS)

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