



**KLEIN
ENTERPRISES**

40 WEST SHOPPING CENTER
700 - 862 N. Rolling Road
Catonsville, MD 21228



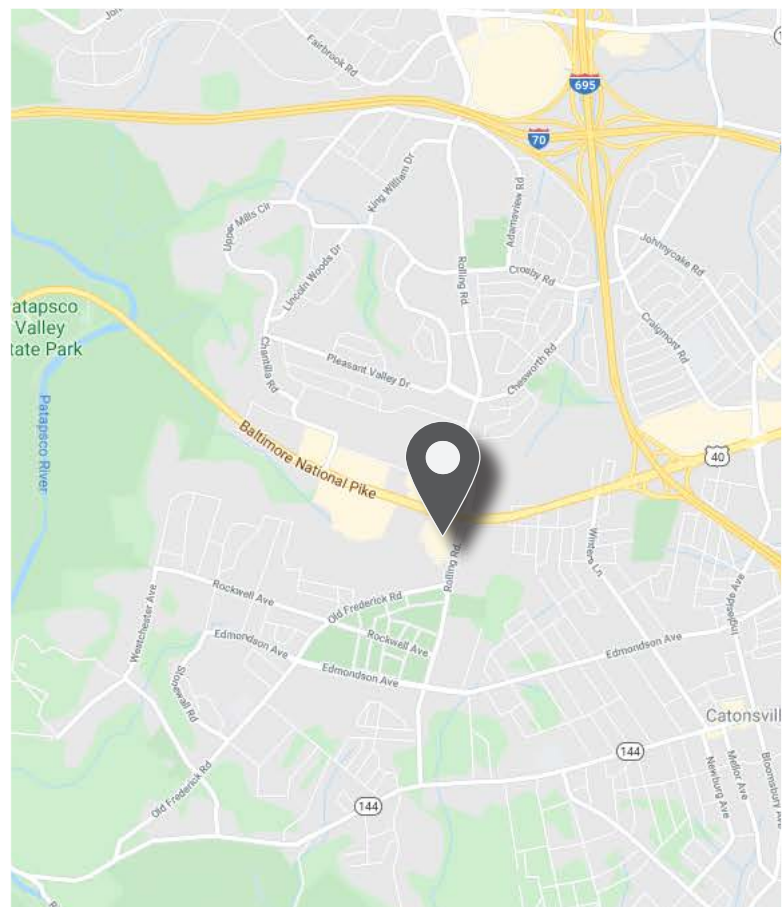
SPACE AVAILABLE: FROM 1,500 SF - 2,350 SF

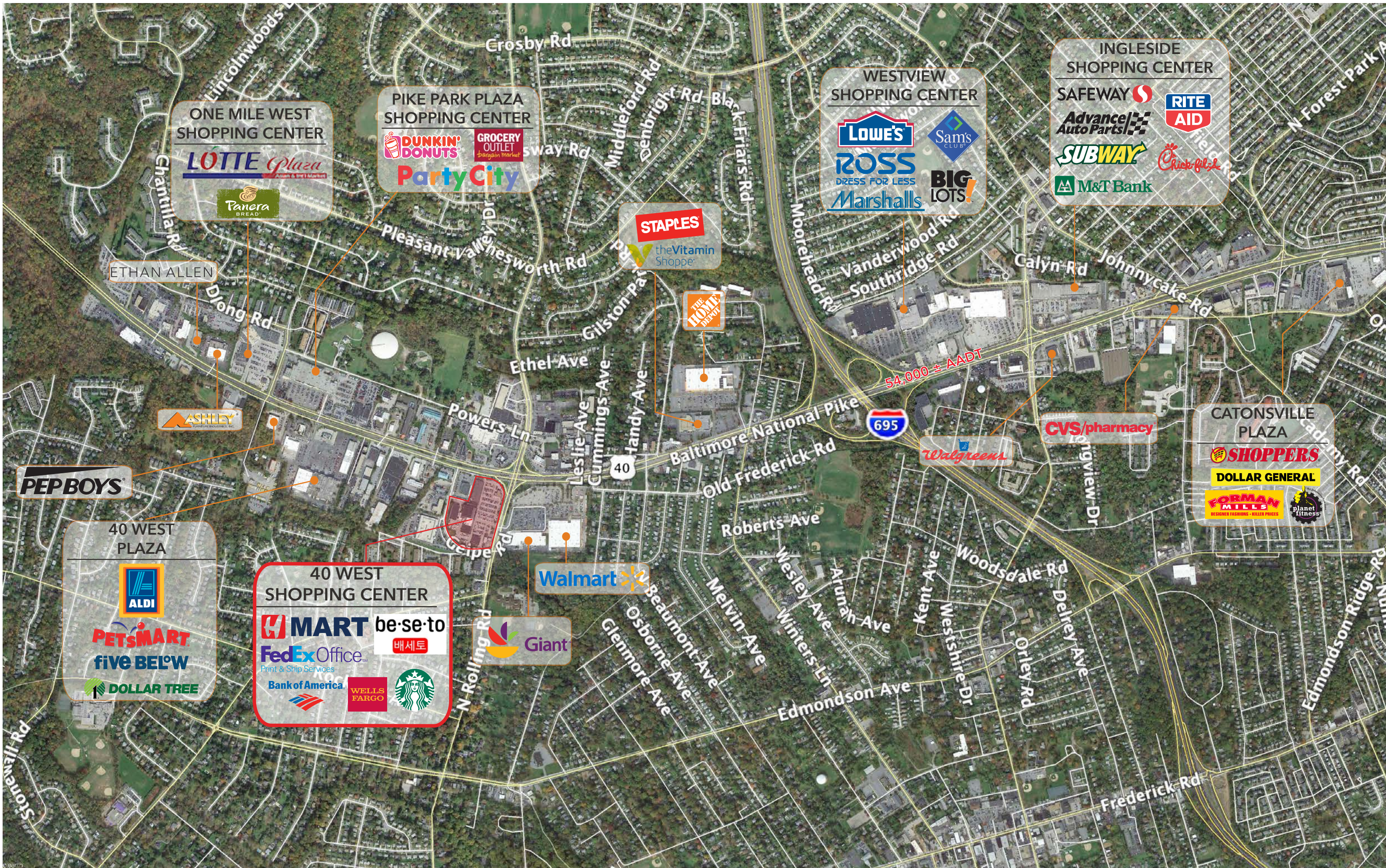
PROPERTY HIGHLIGHTS

- **Total Square Feet:** 120,434
- **Parking Spaces:** 479 (3.98:1,000)
- **Zoning:** BR-CCC
- Located at a signalized entrance
- ADT 54,000+ on Rt. 40
- Less than 1 mile from I-695 Beltway Exit #15
- 5 Miles from UMBC
- 9 Miles from BWI
- Conveniently located near banks, gas stations, grocers, pharmacies, and restaurants

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	13,414	97,740	263,765
Households	4,954	37,239	100,269
Avg. HH Income	\$129,961	\$119,833	\$115,794





ONE MILE WEST SHOPPING CENTER

Panera BREAD

PIKE PARK PLAZA SHOPPING CENTER

WESTVIEW SHOPPING CENTER

INGLESIDE SHOPPING CENTER

STAPLES

THE HOME DEPOT

Walgreens

CVS/pharmacy

CATONSVILLE PLAZA

PEP BOYS

40 WEST PLAZA

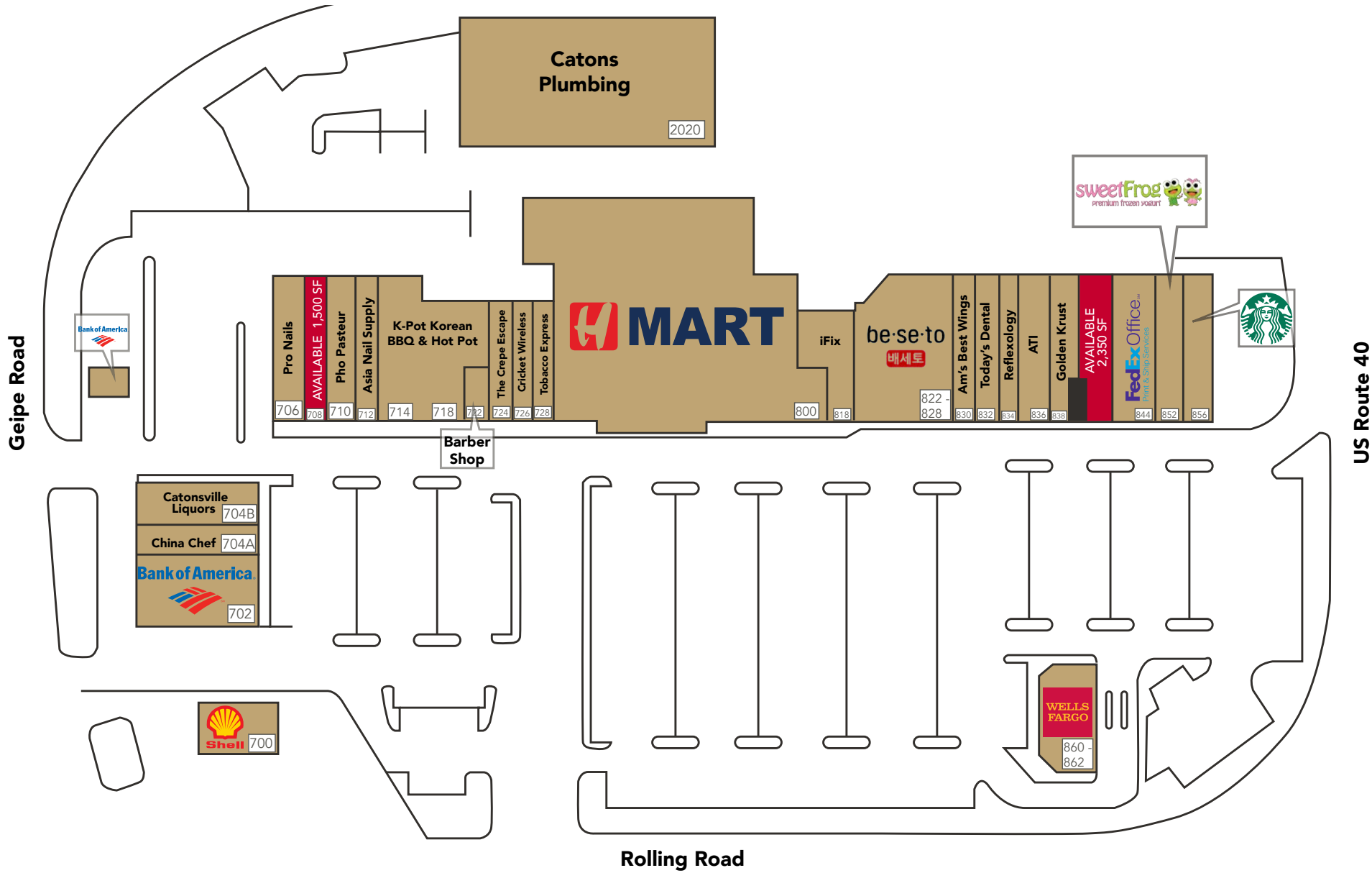
40 WEST SHOPPING CENTER

Walmart

Giant

54,000 ± AADT





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