



RETAIL PROPERTY FOR LEASE

401 EASTERN AVE

401 EASTERN AVENUE, SEAT PLEASANT, MD 20743



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Freestanding commercial property featuring a 10,000 SF building with a 5,000 SF basement and loading facilities. With excellent visibility to 37,835 vehicles per day and proximity to major transportation routes, offering great exposure and accessibility.

PROPERTY HIGHLIGHTS

- 10,000 SF building with 5,000 SF basement and loading facilities
- Excellent visibility to 37,835 VPD at a signalized intersection
- High density with 23,535 residents in a mile radius
- Located in opportunity, enterprise, and medical overlay zones
- Less than 10 minutes to major roadways - Baltimore-Washington Parkway (Rt 295), Central Avenue (Rt 214), Kenilworth Avenue (Rt 201), Route 50 and the Capital Beltway (I-495/I-95)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	15,000 SF
Lot Size:	0.72 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	922	2,129	8,744
Total Population	2,237	5,570	23,681
Average HH Income	\$68,857	\$80,012	\$87,882

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EXTERIOR AND PARKING

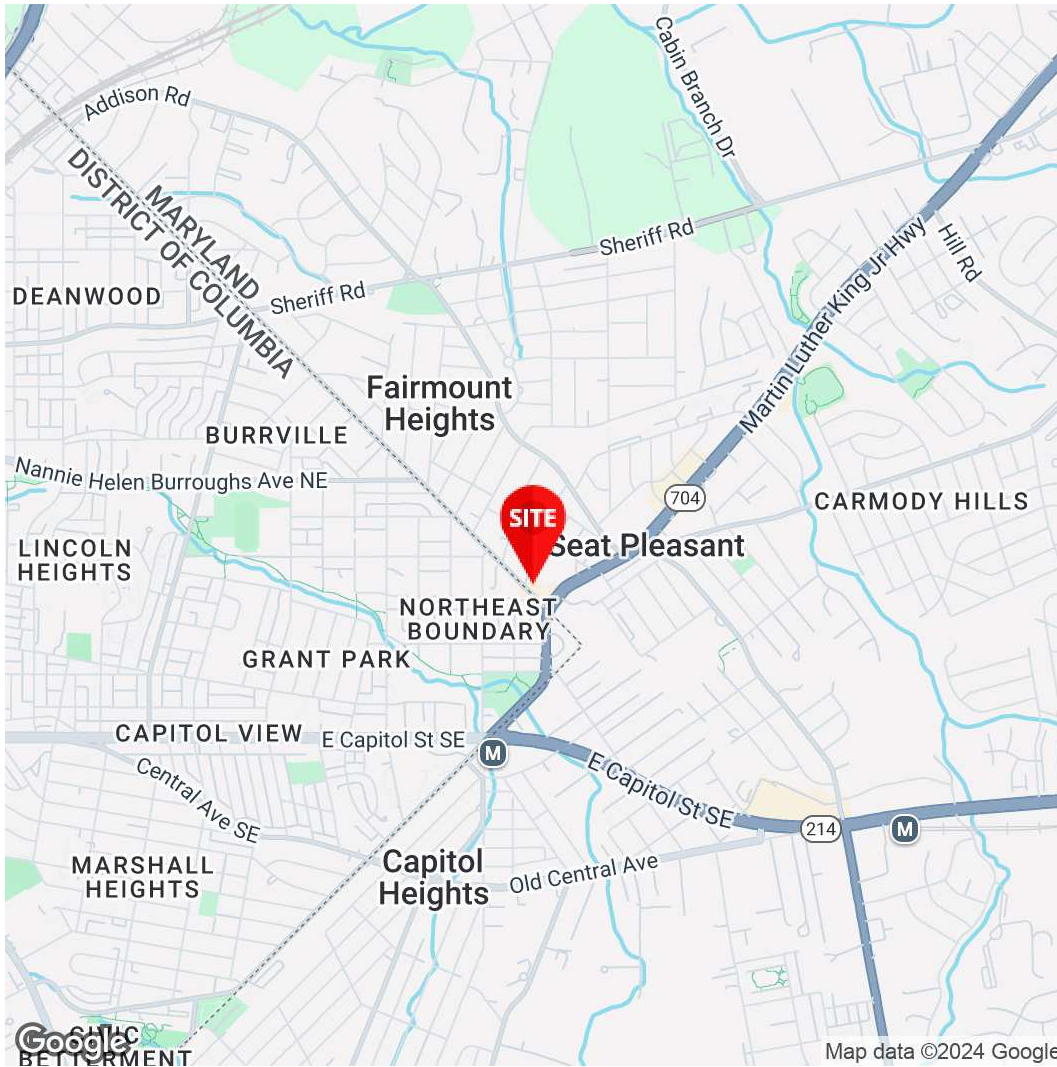


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RETAILER MAP





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