

# FOR LEASE

Baltimore County, MD

# FREESTANDING RETAIL

4015 NORTH POINT BOULEVARD | DUNDALK, MARYLAND 21222

## BUILDING SIZE

3,505 sf ±

## LOT SIZE

.44 Acres ±

## ZONING

BL (Business Local)

## TRAFFIC COUNT

14,921 AADT (North Point Blvd)

## RENTAL RATE

\$18.00 psf, NNN (or \$75,000/yr.)

## HIGHLIGHTS

- ▶ .44 acre lot at a fully signalized intersection on North Point Blvd
- ▶ Currently improved by a 3,505 sf ± freestanding retail building
- ▶ Tremendous frontage (160+ ft.) and visibility (15,000 cars/day) on North Point Blvd/MD Rt. 151
- ▶ Pylon signage along Rt. 151
- ▶ Quick, easy access to I-695
- ▶ Available on a NNN lease or Ground Lease basis



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# BIRDSEYE

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# DUNDALK TRADE AREA

4015 NORTH POINT BOULEVARD | DUNDALK, MARYLAND 21222



4015 NORTH POINT BOULEVARD is a short 3-mile/5-minute drive to TRADEPOINT ATLANTIC, an upcoming 3,100-acre development coming to Sparrows Point in the Port of Baltimore. It is positioned to be North America's premier industrial gateway, driving the flow of commerce between the U.S. and global markets through unmatched access to land, rail and sea. The project benefits from immediate access to multiple interstate and regional road networks (95, 695, 895/Harbor Tunnel Thruway, 295/Baltimore-Washington Parkway), as well as Interstates 70 and 83, and is sure to be a major traffic generator for the local Dundalk community.

[www.tradepointatlantic.com](http://www.tradepointatlantic.com)



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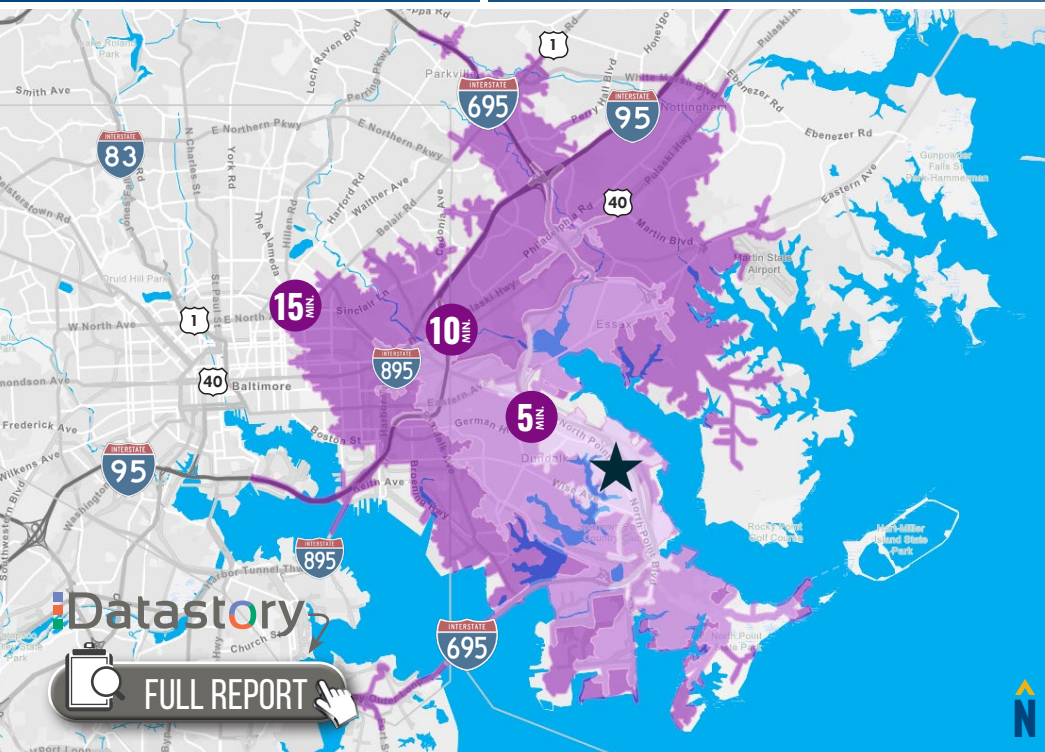


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# LOCATION / DEMOGRAPHICS (2021)

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<b>RESIDENTIAL POPULATION</b> 14,062 5 MIN. 80,852 10 MIN. 278,046 15 MIN.	<b>NUMBER OF HOUSEHOLDS</b> 5,319 5 MIN. 31,070 10 MIN. 106,845 15 MIN.	<b>AVERAGE HH SIZE</b> 2.62 5 MIN. 2.58 10 MIN. 2.58 15 MIN.	<b>MEDIAN AGE</b> 41.8 5 MIN. 40.9 10 MIN. 37.5 15 MIN.
<b>AVERAGE HH INCOME</b> \$74,210 5 MIN. \$71,611 10 MIN. \$74,075 15 MIN.	<b>EDUCATION (COLLEGE+)</b> 41.8% 5 MIN. 40.7% 10 MIN. 48.4% 15 MIN.	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 93.9% 5 MIN. 92.4% 10 MIN. 92.1% 15 MIN.	<b>DAYTIME POPULATION</b> 12,959 5 MIN. 75,347 10 MIN. 259,260 15 MIN.

**41%**  
**PARKS AND REC**  
2 MILES

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Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

**31%**  
**FRONT PORCHES**  
2 MILES

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Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

**9%**  
**METRO FUSION**  
2 MILES

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Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME

**8%**  
**PLEASANTVILLE**  
2 MILES

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Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME