

# FOR LEASE

Baltimore County, MD



## WATERVIEW TOWN CENTER

101-165 ORVILLE ROAD  
ESSEX, MARYLAND 21221



**Chris Walsh** | *Vice President*

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## AVAILABLE

- ▶ 1,600 sf
- ▶ 1,600 sf
- ▶ 1,600 sf
- ▶ 3,342 sf
- ▶ 3,892 sf
- ▶ 0.7 Acre ± Pad Site
- ▶ 0.8 Acre ± Pad Site

CAN BE COMBINED UP TO 12,034 SF

## TRAFFIC COUNT

39,851 AADT (Eastern Blvd/Rt. 150)

## HIGHLIGHTS

- ▶ 97,000+ sf shopping center
- ▶ Anchored by high-volume Weis Markets
- ▶ Located at the signalized intersection of Eastern Boulevard & Orville Road
- ▶ 39,851 vehicles per day on Eastern Blvd (MD Route 150)
- ▶ Surrounded by densely populated neighborhoods
- ▶ Easy access to I-695 and I-95
- ▶ Join Weis, Denny's, Marco's Pizza, ATI Physical Therapy, Great Clips, SunTrust & more!



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# BIRDSEYE

WATERVIEW TOWN CENTER | 101-165 ORVILLE ROAD | ESSEX, MARYLAND 21221



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# SITE PLAN

WATERVIEW TOWN CENTER | 101-165 ORVILLE ROAD | ESSEX, MARYLAND 21221

- A** Weis Markets
- B** AVAILABLE: 1,600 sf
- C** AVAILABLE: 1,600 sf
- D** AVAILABLE: 1,600 sf
- E** AVAILABLE: 3,892 sf
- F** AVAILABLE: 3,342 sf
- G** Marco's Pizza
- H** Jackson Hewitt
- I** Waterview Liquors
- J** Diva Nails
- K** Great Clips
- L** ATI Physical Therapy
- M** SunTrust
- N** Denny's
- O** TD Bank
- P** AVAILABLE: 0.8 Acres ±
- Q** AVAILABLE: 0.7 Acres ±

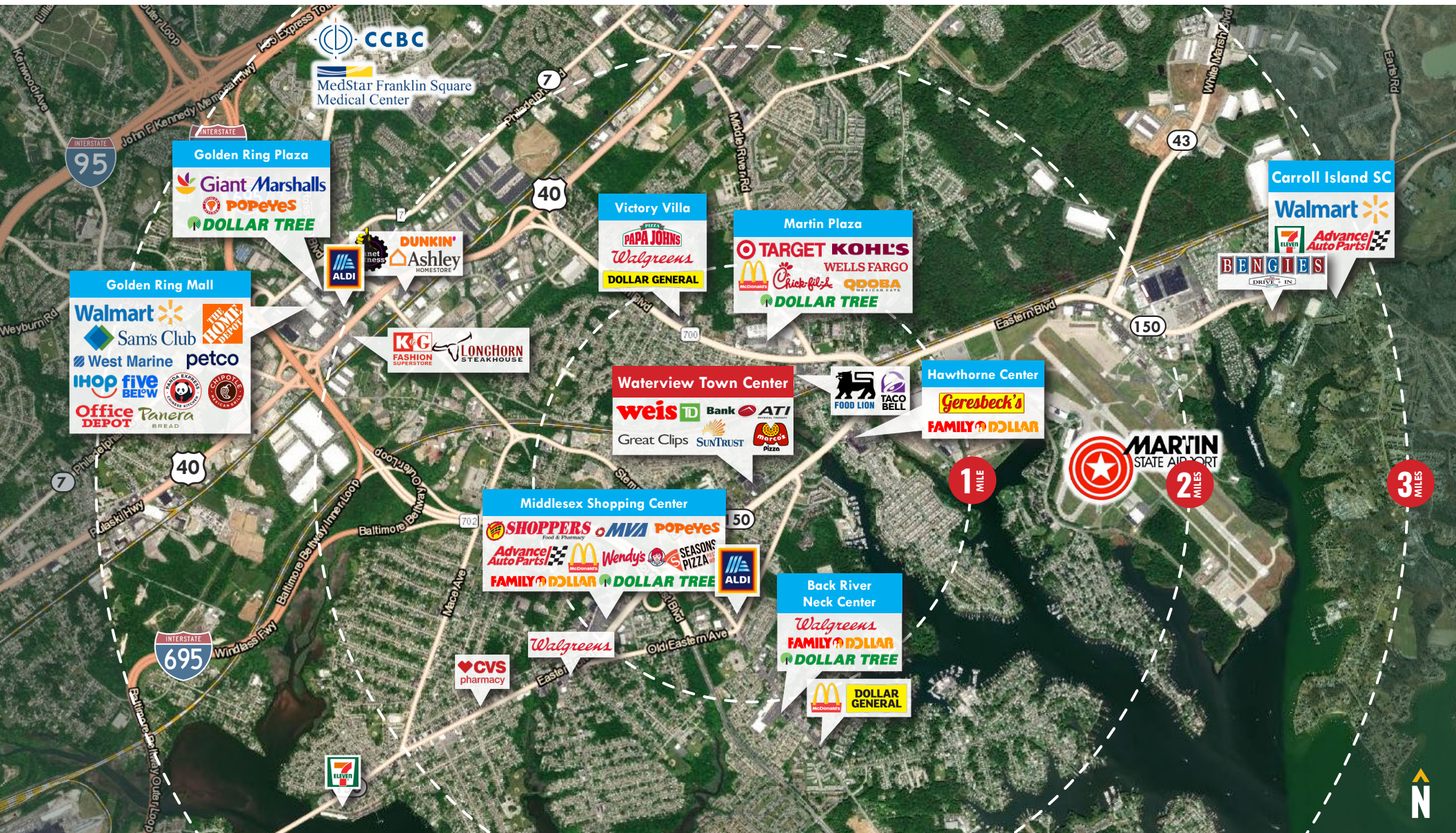


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# TRADE AREA

WATERVIEW TOWN CENTER | 101-165 ORVILLE ROAD | ESSEX, MARYLAND 21221



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# LOCATION / DEMOGRAPHICS (2021)

WATERVIEW TOWN CENTER | 101-165 ORVILLE ROAD | ESSEX, MARYLAND 21221



<b>RESIDENTIAL POPULATION</b> 16,657 (1 MILE) 84,868 (3 MILES) 191,488 (5 MILES)	<b>NUMBER OF HOUSEHOLDS</b> 5,391 (1 MILE) 33,263 (3 MILES) 74,205 (5 MILES)	<b>AVERAGE HH SIZE</b> 2.58 (1 MILE) 2.52 (3 MILES) 2.56 (5 MILES)	<b>MEDIAN AGE</b> 39.8 (1 MILE) 37.9 (3 MILES) 39.0 (5 MILES)
<b>AVERAGE HH INCOME</b> \$73,482 (1 MILE) \$77,549 (3 MILES) \$81,517 (5 MILES)	<b>EDUCATION (COLLEGE+)</b> 39.7% (1 MILE) 49.9% (3 MILES) 51.8% (5 MILES)	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 91.8% (1 MILE) 93.3% (3 MILES) 93.5% (5 MILES)	<b>DAYTIME POPULATION</b> 13,703 (1 MILE) 75,627 (3 MILES) 169,656 (5 MILES)

**26% PARKS AND REC**  
2 MILES

**LEARN MORE**

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**

**17% FRONT PORCHES**  
2 MILES

**LEARN MORE**

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**

**15% METRO FUSION**  
2 MILES

**LEARN MORE**

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**

**13% BRIGHT YOUNG PROFESSIONALS**  
2 MILES

**LEARN MORE**

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

**2.41 AVERAGE HH SIZE**  
**33.0 MEDIAN AGE**  
**\$54,000 MEDIAN HH INCOME**



**CHRIS WALSH**

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