

# FOR LEASE

**7524 WB&A ROAD**

Glen Burnie, MD 21061



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

**Robin Maisel**

410 271 1150

# FOR LEASE

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## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Full Service)
Available SF:	2,000 SF
Lot Size:	2 Acres
Year Built:	1990
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
- Ample Parking
- ADA Accessible
- 5 Private Offices, Kitchen & Bathroom
- Close Proximity to BWI Airport, I-97 and Route 695

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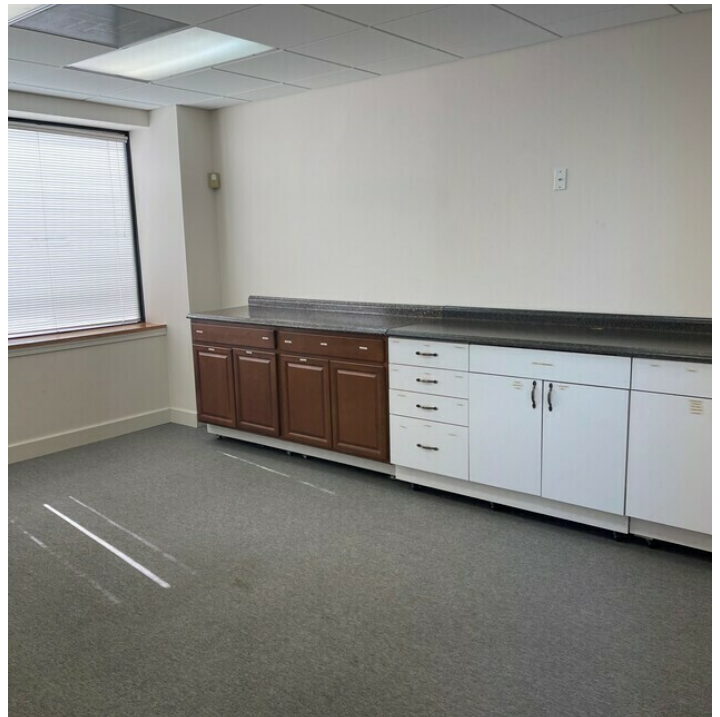


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# INTERIOR

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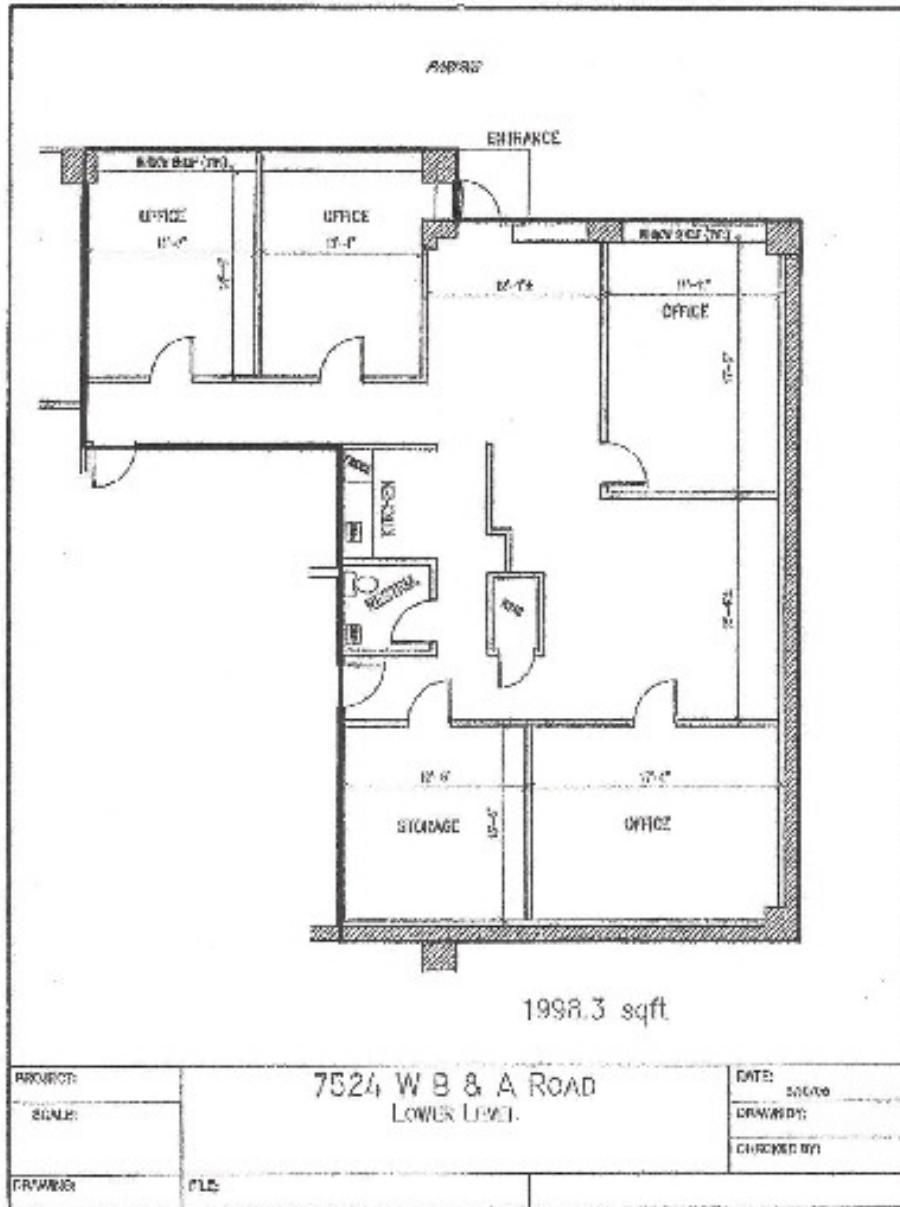
# FLOOR PLAN

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Exhibit B

Floor Plan



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# AERIAL PHOTOS

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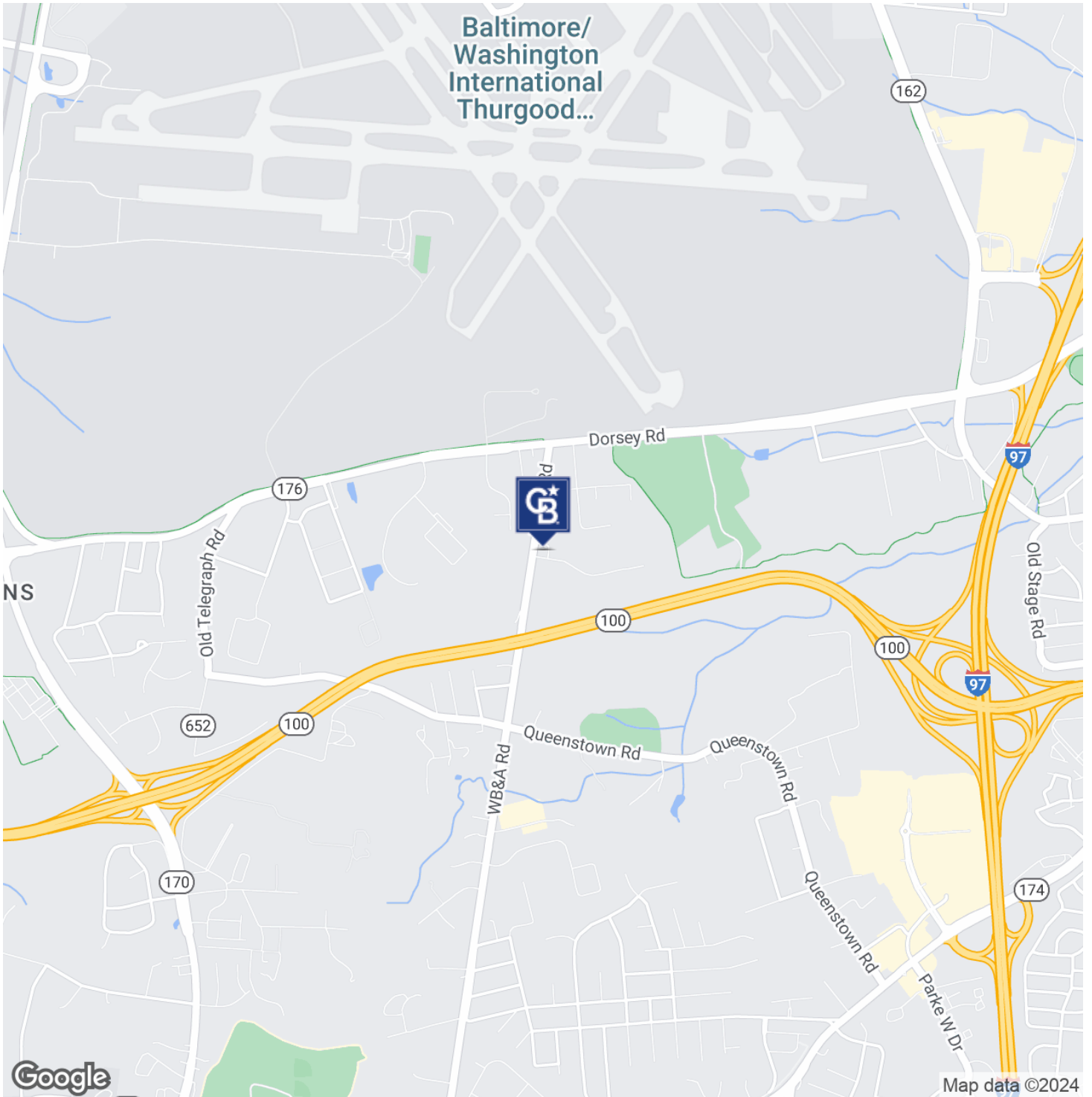


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# LOCATION

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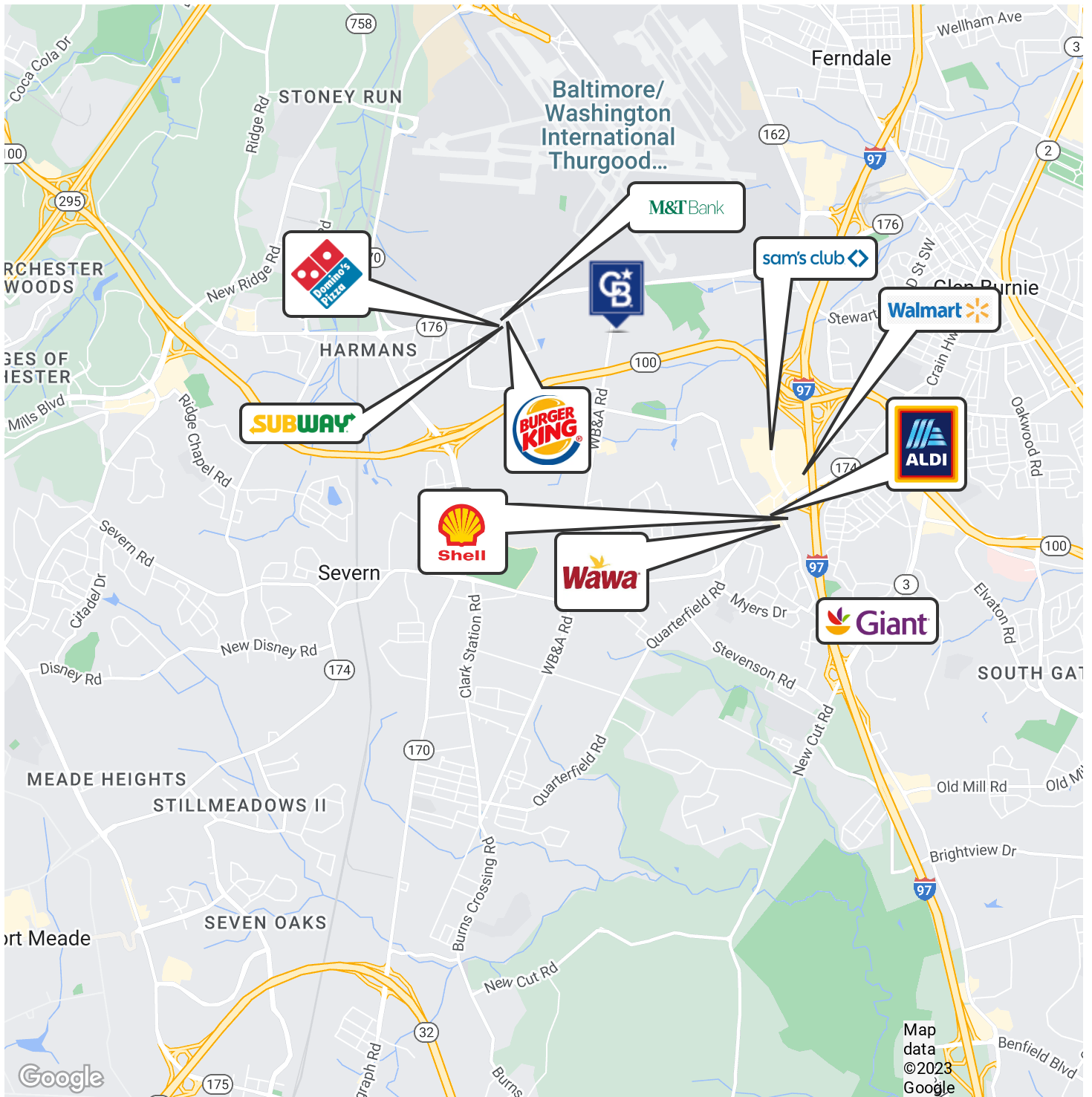


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# RETAILER MAP

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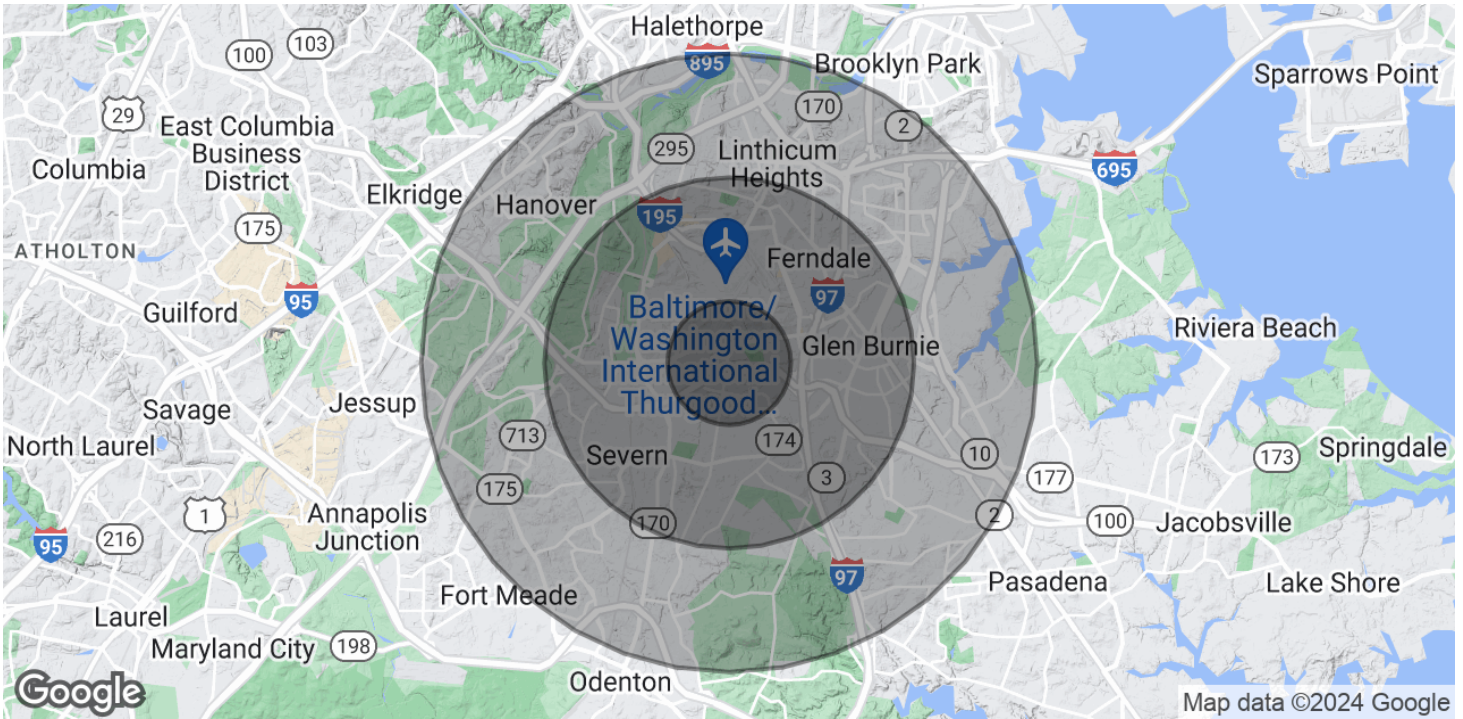
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# DEMOGRAPHICS

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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

\* Demographic data derived from 2020 ACS - US Census

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