

GROUND LEASE

 Baltimore County, MD

PAD SITE @ GLYNDON VILLAGE CENTER

4819 BUTLER ROAD | GLYNDON, MARYLAND 21071

AVAILABLE

.48 Acres

ZONING

CB (Community Business Zone)

TRAFFIC COUNT

15,912 AADT (Butler Rd/Rt. 128)

UTILITIES

Electric, gas, sewer and water

HIGHLIGHTS

- ▶ Attached to Glyndon Village Center (retail/office)
- ▶ Located directly across from Glyndon Square Shopping Center (Santoni's Grocery Store, Glyndon Grill, The Wine Post, Kuki Chinese & Japanese Cuisine)
- ▶ Minutes from I-795 & Reisterstown Road's retail corridor
- ▶ Ideal location to serve the high-income market of historic Glyndon and Reisterstown



Chris Walsh | Vice President

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SITE PLAN

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AERIAL

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GLYNDON SQUARE SHOPPING CENTER

SANTONI'S
Super Market

GLYNDON GRILL



the wine post

KUKI

FAMILY DENTISTRY
JAY C. TOTH, DDS

BUTLER RD

RAILROAD AVE

15,912 AADT

128

UNITED STATES
POSTAL SERVICE

HIDDEN TREASUREZ
ticked Pink
BOUTIQUE

SITE

GLYNDON VILLAGE CENTER

BOXWOOD COLLECTION
Black+Eyed+Susan
Coffee+Candy+Cream+More
Enjoy a Taste of Maryland!

NEW YORK J & P PIZZA
Since 1979

SUBWAY
Believe Big
Helping Families Navigate the Career Journey
FELLOWSHIP OF CHRISTIAN ATHLETES

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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius



39% Pleasantville



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esri.com/tapestry

Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000

32% City Lights



LEARN MORE

esri.com/tapestry

Average HH Size: 2.56
Median Age: 38.8
Median HH Income: \$60,000

16% Savvy Suburbanites



LEARN MORE

esri.com/tapestry

Average HH Size: 2.83
Median Age: 44.1
Median HH Income: \$104,000



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LOCATION / DEMOGRAPHICS

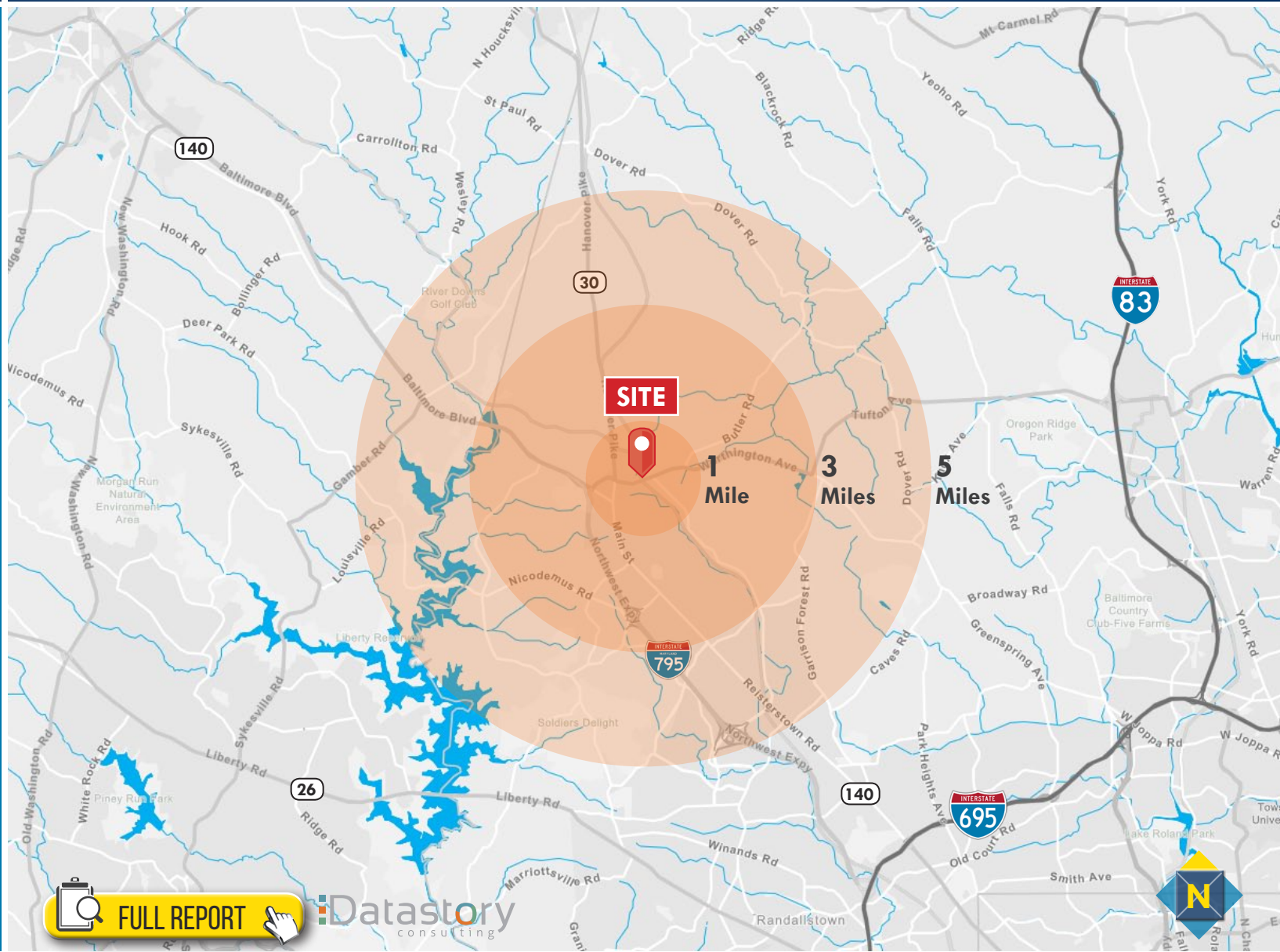
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	6,886	39,190	69,407
Number of Households	2,679	14,728	26,260
Average Household Income	\$88,723	\$98,662	\$102,371
Daytime Population	7,034	28,394	61,636

RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$3.4M	\$21.6M	\$40.4M
Entertainment & Recreation	\$8.9M	\$54.9M	\$101.7M
Fashion & Clothing	\$6.3M	\$39.0M	\$72.9M
Food & Drink	\$9.2M	\$59.0M	\$111.2M



FULL REPORT

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