

FOR LEASE

Baltimore City, Maryland

.53 ACRE PAD SITE AT SIGNALIZED INTERSECTION

3360 ANNAPOLIS ROAD | BALTIMORE, MARYLAND, 21230

BUILDING SIZE

2,900 sf

LOT SIZE

.53 Acres

ZONING

B-3-1 (Business)

TRAFFIC COUNT

24,452 AADT (W Patapsco Ave)

10,631 AADT (Annapolis Rd)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Ideal for food use, automotive, cell phone, dry cleaner, service use, etc.
- ▶ Located at the fully signalized intersection of Annapolis Road and W. Patapsco Avenue
- ▶ Adjacent to grocery-anchored Patapsco Village SC
- ▶ Easy access to I-95, I-695, I-895, I-295, I-97
- ▶ Ample, well lit parking



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FOR LEASE

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BIRDSEYE

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FOR LEASE

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TRADE AREA

3360 ANNAPOLIS ROAD | BALTIMORE, MARYLAND, 21230

DOMINANT LIFESTYLES

3 mile radius



15% Parks and Rec



LEARN MORE

esri.com/tapestry

Average HH Size: 2.49
Median Age: 40.3
Median HH Income: \$55,000

14% City Commons



LEARN MORE

esri.com/tapestry

Average HH Size: 2.66
Median Age: 27.6
Median HH Income: \$17,000

12% Front Porches



LEARN MORE

esri.com/tapestry

Average HH Size: 2.55
Median Age: 34.2
Median HH Income: \$39,000



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FOR LEASE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS

3360 ANNAPOLIS ROAD | BALTIMORE, MARYLAND, 21230

DEMOGRAPHICS

1 mile 2 miles 3 miles



Population

20,821 42,603 126,750



Number of Households

7,637 15,574 50,470



Average Household Income

\$42,287 \$47,398 \$61,284



Daytime Employees

5,434 27,767 93,599

RETAIL EXPENDITURES

1 mile 2 miles 3 miles



Furniture & Home

\$4.6M \$10.5M \$44.0M



Entertainment & Recreation

\$12.1M \$27.8M \$115.7M



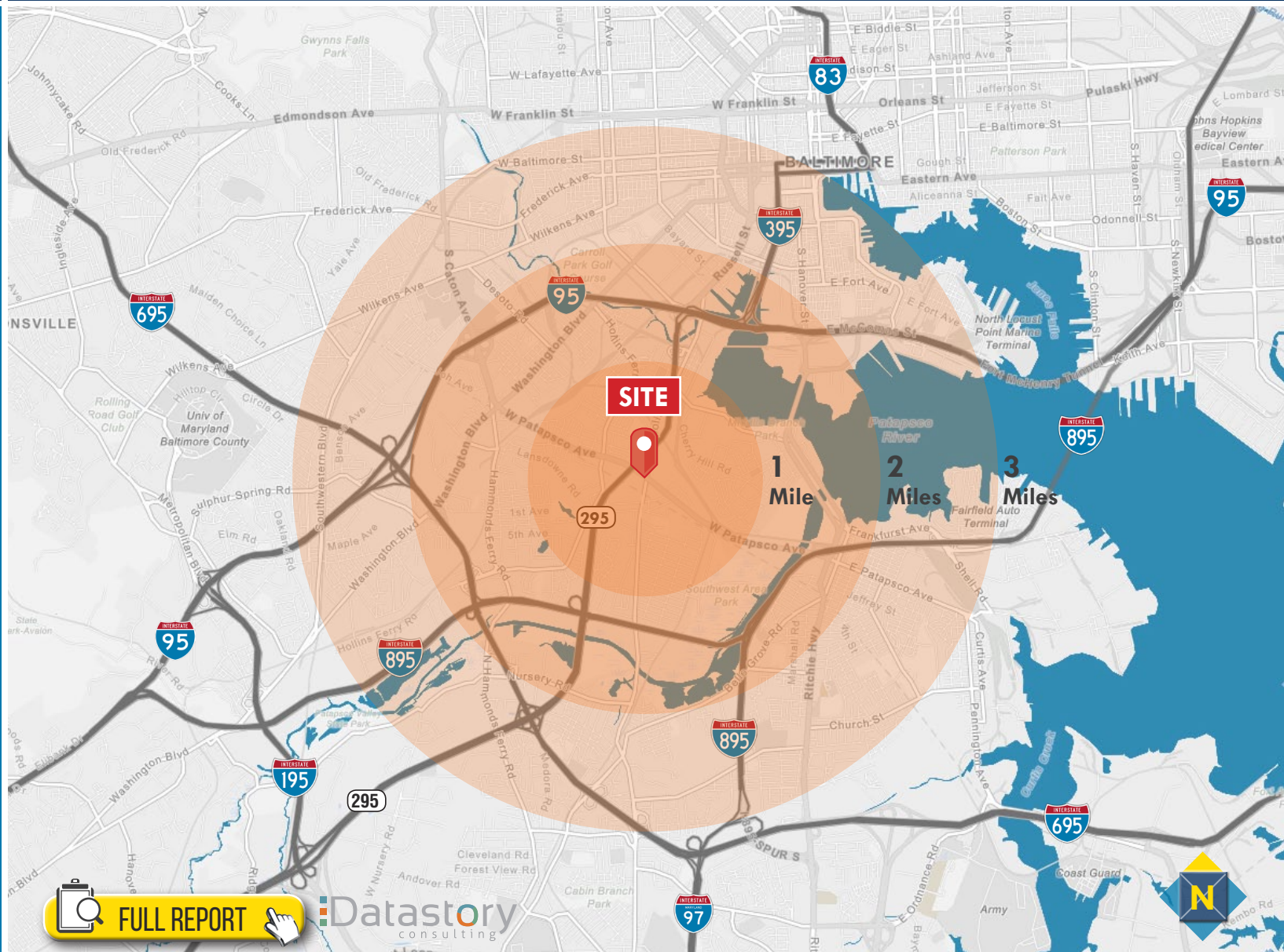
Fashion & Clothing

\$9.1M \$20.3M \$84.6M



Food & Drink

\$13.7M \$30.6M \$128.3M



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