

# FOR LEASE

Anne Arundel County, MD

# 703 CRAIN HIGHWAY S

GLEN BURNIE, MARYLAND 21061

## BUILDING SIZE

8,832 sf

## LOT SIZE

0.36 Acres

## ZONING

C3 (Commercial - General)

## TRAFFIC COUNT

23,014 AADT (Crain Hwy S)

## RENTAL RATE

Negotiable, + Taxes

## HIGHLIGHTS

- ▶ Stand-alone retail building, inclusive of 3,800 sf of warehouse space
- ▶ Corner location with strong visibility to the 23,000+ cars per day traveling Crain Highway
- ▶ C3 zoning allows for a variety of uses, including automotive, retail, service and medical
- ▶ Close proximity to BWI Airport, I-97, I-695, RT 2 (Ritchie Hwy), RT 100 & RT 10 (Arundel Expy)



STREET VIEW

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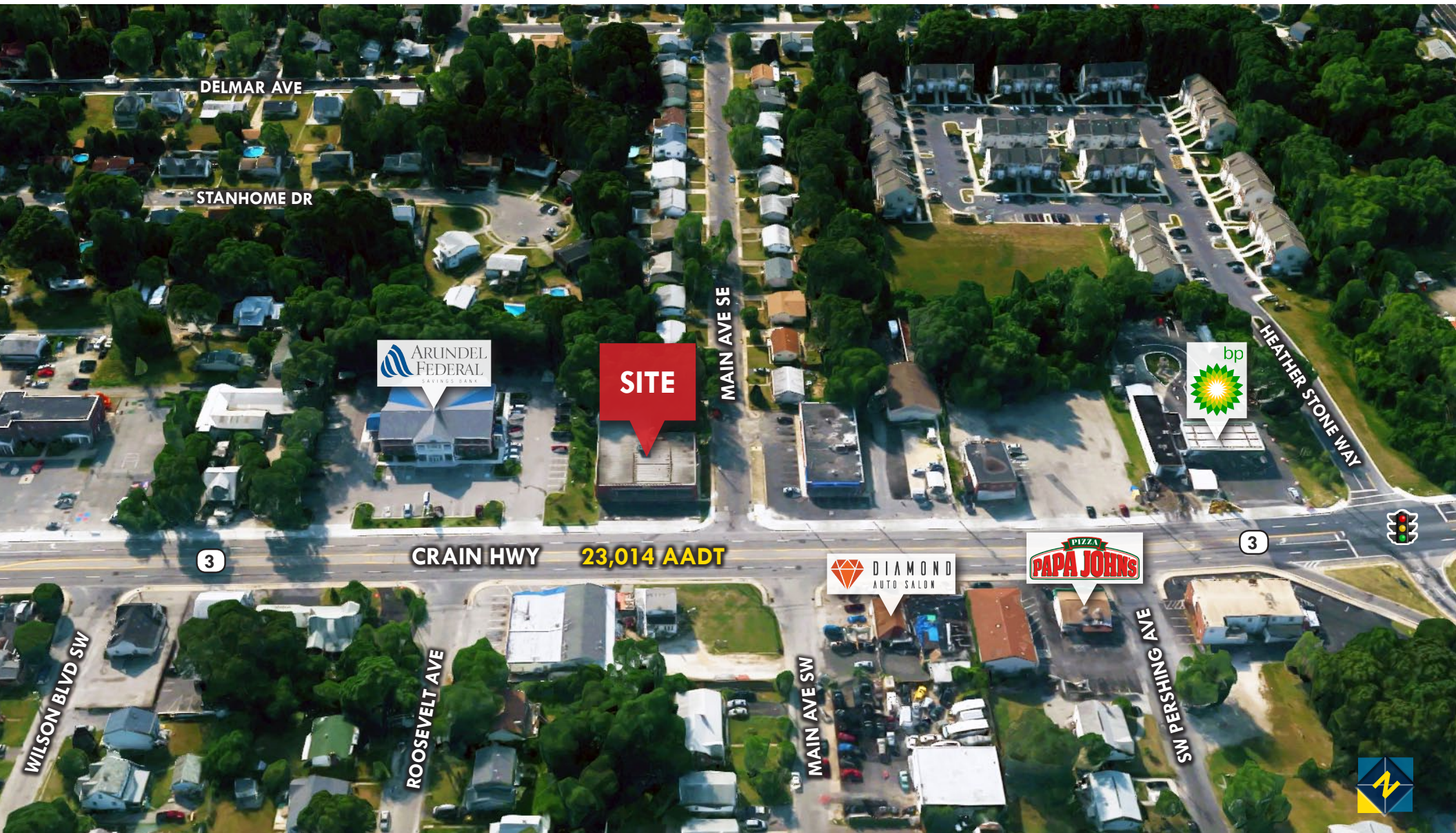


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# BIRDSEYE

703 CRAIN HIGHWAY S | GLEN BURNIE, MARYLAND 21061



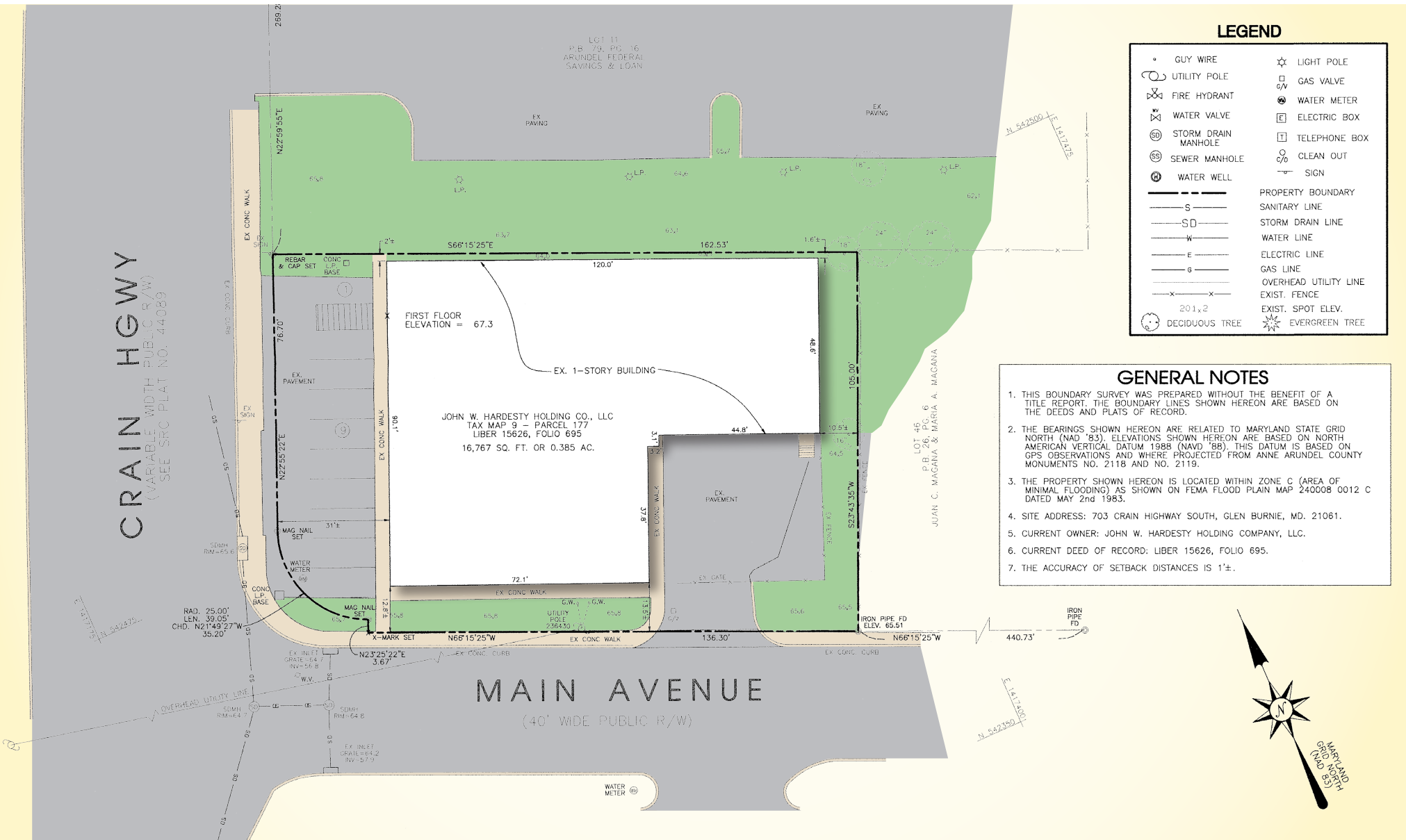


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# SURVEY

703 CRAIN HIGHWAY S | GLEN BURNIE, MARYLAND 21061

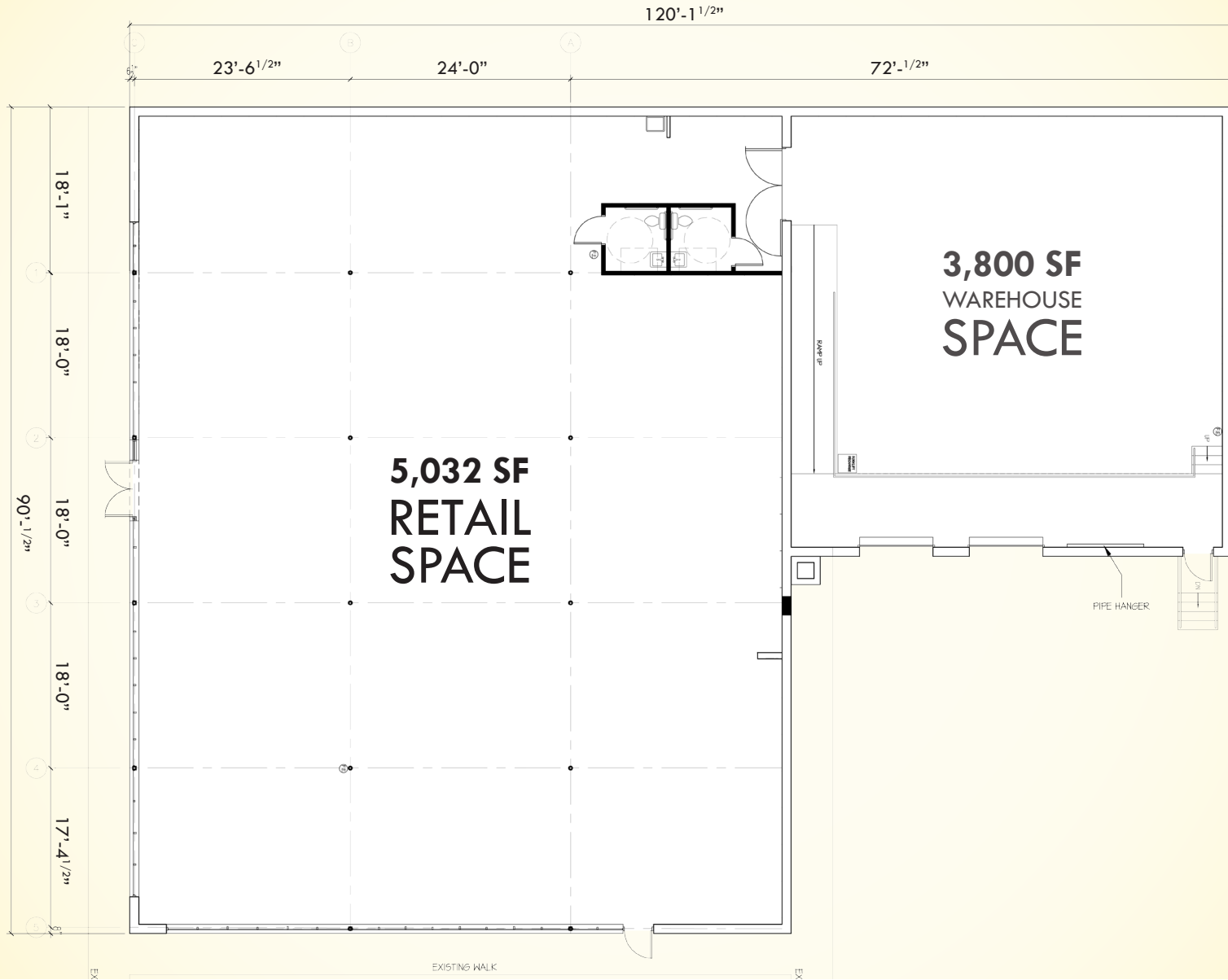


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# FLOOR PLAN

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# TRADE AREA

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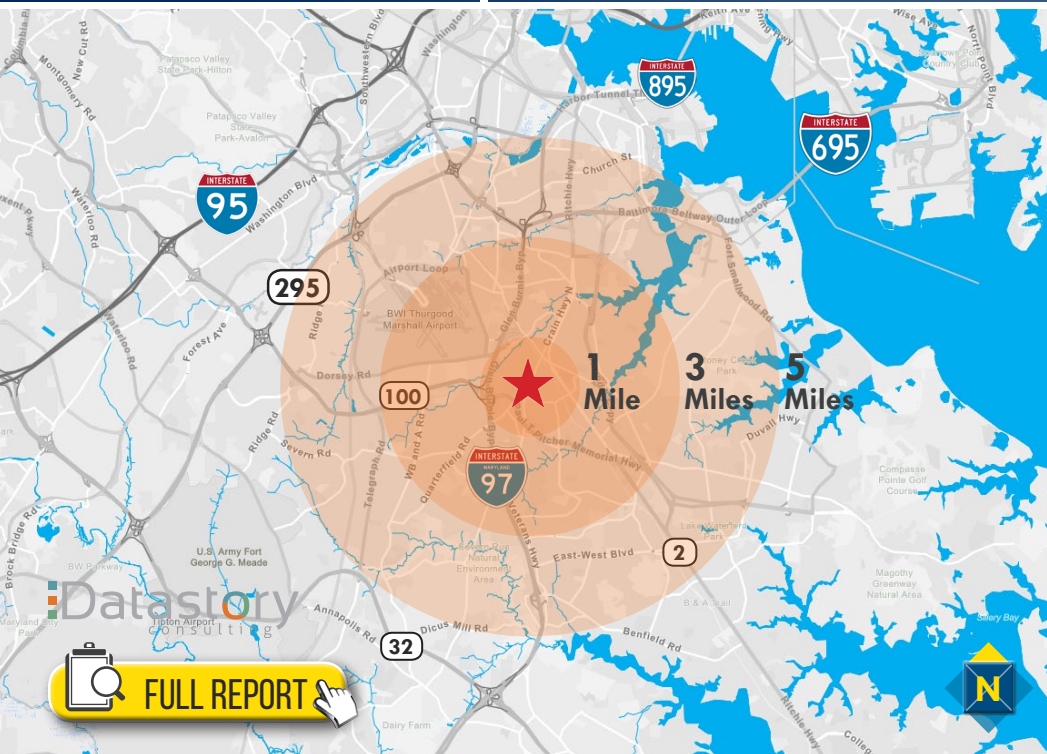


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# LOCATION / DEMOGRAPHICS

703 CRAIN HIGHWAY S | GLEN BURNIE, MARYLAND 21061



| RESIDENTIAL POPULATION | NUMBER OF HOUSEHOLDS | AVERAGE HH SIZE                     | MEDIAN AGE         |
|------------------------|----------------------|-------------------------------------|--------------------|
| 16,424<br>1 MILE       | 6,293<br>1 MILE      | 2.60<br>1 MILE                      | 38.3<br>1 MILE     |
| 91,329<br>3 MILES      | 35,145<br>3 MILES    | 2.58<br>3 MILES                     | 37.6<br>3 MILES    |
| 184,413<br>5 MILES     | 67,766<br>5 MILES    | 2.70<br>5 MILES                     | 38.2<br>5 MILES    |
| AVERAGE HH INCOME      | EDUCATION (COLLEGE+) | EMPLOYMENT (AGE 16+ IN LABOR FORCE) | DAYTIME POPULATION |
| \$77,641<br>1 MILE     | 48.4%<br>1 MILE      | 95.6%<br>1 MILE                     | 16,182<br>1 MILE   |
| \$81,385<br>3 MILES    | 54.7%<br>3 MILES     | 94.7%<br>3 MILES                    | 96,257<br>3 MILES  |
| \$93,505<br>5 MILES    | 57.9%<br>5 MILES     | 94.9%<br>5 MILES                    | 192,170<br>5 MILES |

**47%**  
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.

**2.49**  
AVERAGE HH SIZE

**40.3**  
MEDIAN AGE

**\$55,000**  
MEDIAN HH INCOME

**18%**  
BRIGHT YOUNG PROFESSIONALS  
2 MILES

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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.

**2.40**  
AVERAGE HH SIZE

**32.2**  
MEDIAN AGE

**\$50,000**  
MEDIAN HH INCOME

**11%**  
YOUNG AND RESTLESS  
2 MILES

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These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

**2.02**  
AVERAGE HH SIZE

**29.4**  
MEDIAN AGE

**\$36,000**  
MEDIAN HH INCOME

**6%**  
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.

**2.55**  
AVERAGE HH SIZE

**34.2**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME