

FOR LEASE

Anne Arundel County, MD

GROUND LEASE/BUILD TO SUIT

7241 E. FURNACE BRANCH ROAD | GLEN BURNIE, MARYLAND 21060

AVAILABLE

1 Acre ± Pad Site

RENTAL RATE

Negotiable

ZONING

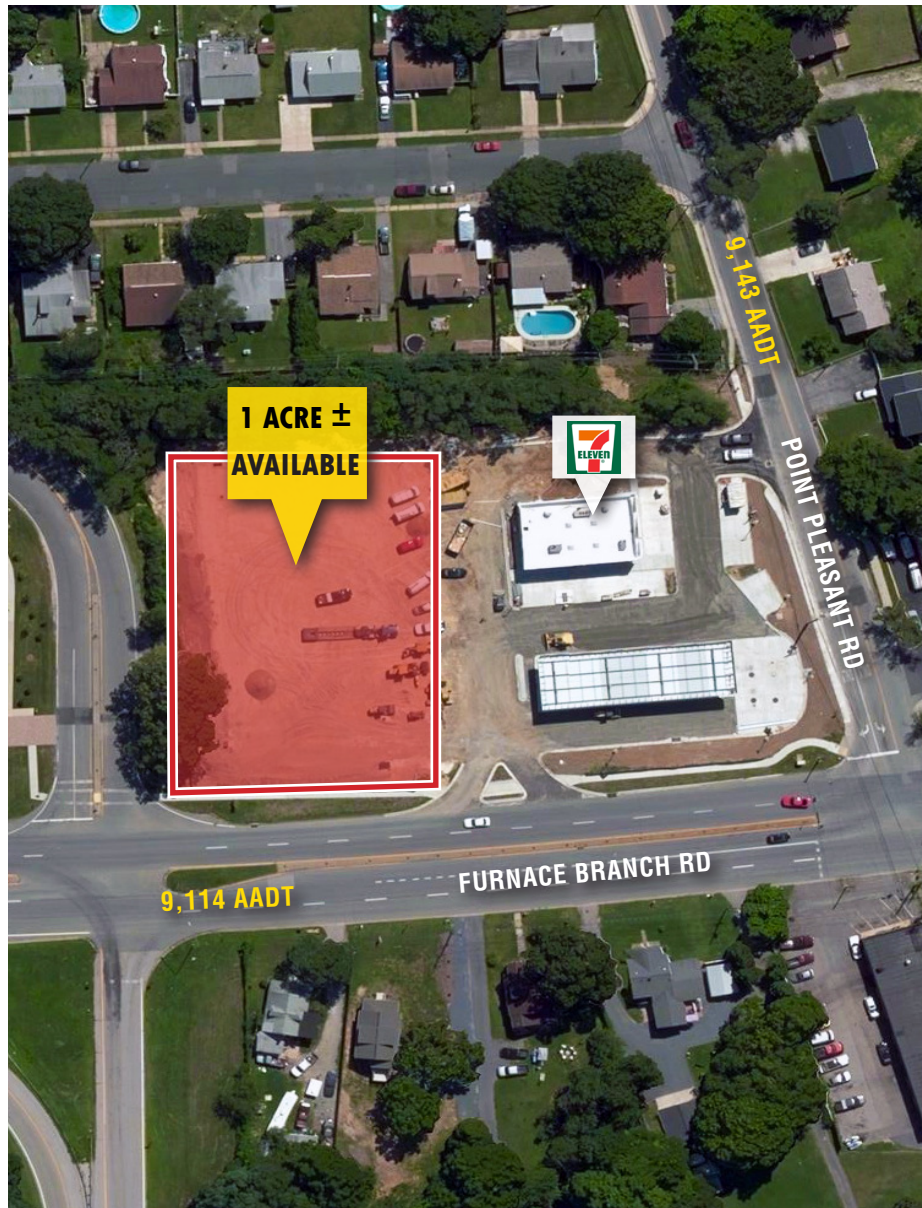
C4 (Highway Commercial)

TRAFFIC COUNT

9,114 AADT (E Furnace Branch Rd)

HIGHLIGHTS

- ▶ Great visibility - adjacent to new 7-Eleven with gas
- ▶ Zoning allows for a variety of retail and commercial uses
- ▶ Adjacent to Arundel Expy (Rt. 10) - 48,500 vehicles per day
- ▶ Close proximity to BWI Airport and Glen Burnie's hub of retail and commercial activity
- ▶ Potential uses include restaurant, specialty food service, automotive sale and service, medical, car washes, childcare, veterinarian, dry cleaning, fitness, medical/dental, office/professional, eye care, pharmacy, schools/educational



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TRADE AREA

7241 E. FURNACE BRANCH ROAD | GLEN BURNIE, MARYLAND 21261

DOMINANT LIFESTYLES

2 mile radius



82% Parks and Rec



LEARN MORE

esri.com/tapestry

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

10% Front Porches



LEARN MORE

esri.com/tapestry

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

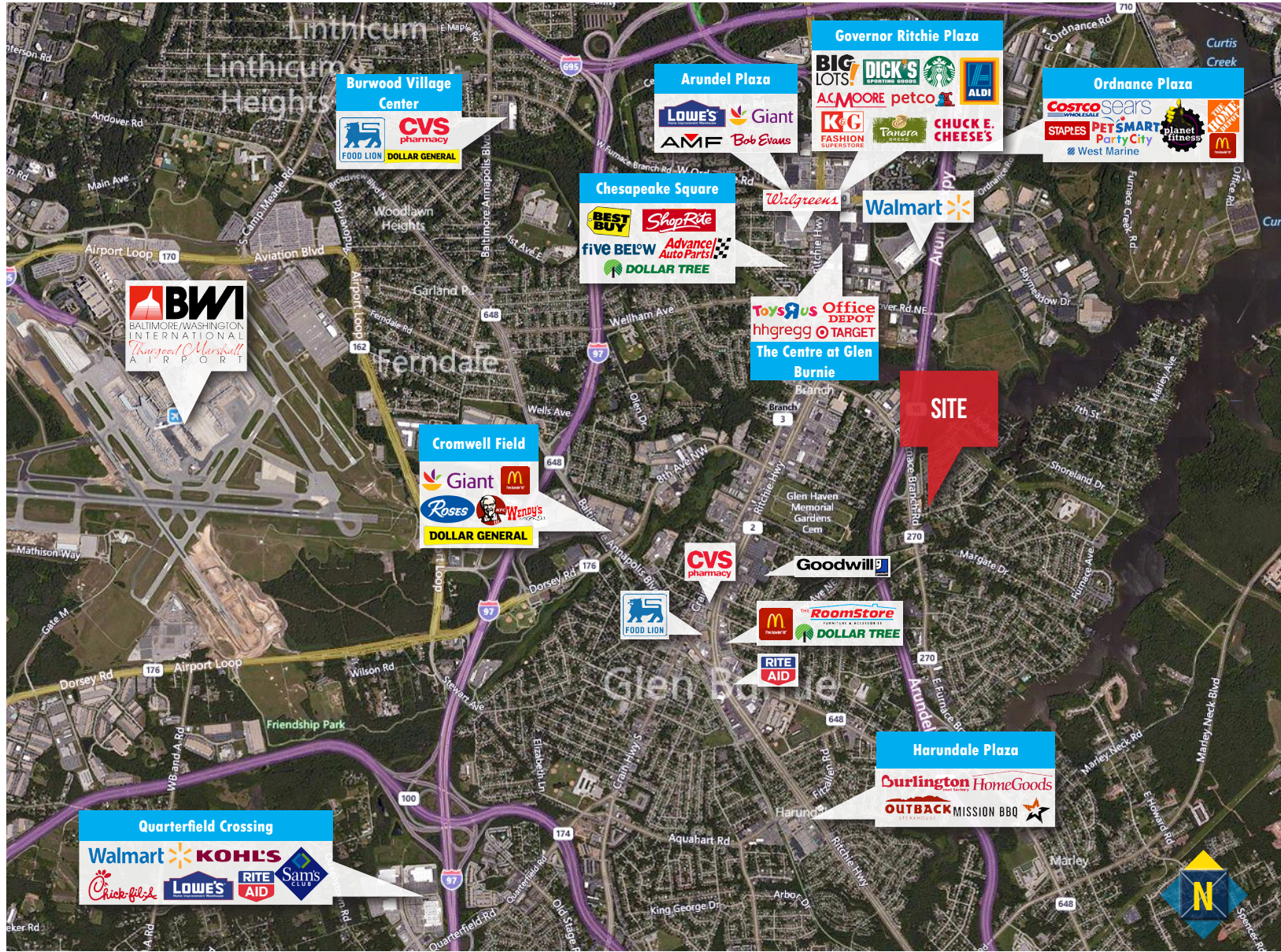
5% Pleasantville



LEARN MORE

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



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LOCATION / DEMOGRAPHICS

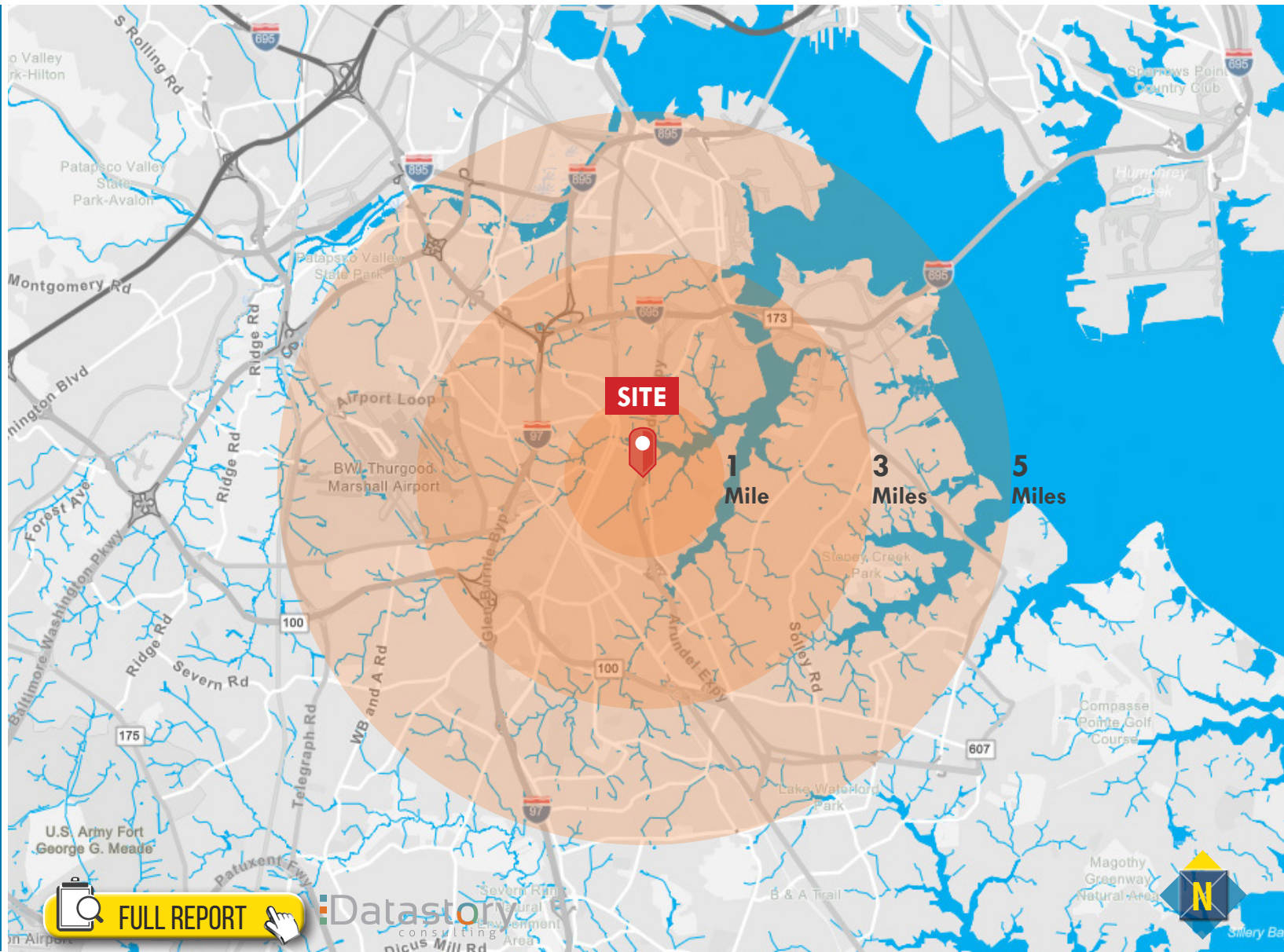
425 E. FURNACE BRANCH ROAD | GLEN BURNIE, MARYLAND 21061

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	10,415	79,671	186,849
Number of Households	3,905	30,652	69,166
Average Household Income	71,930	75,447	80,950
Daytime Employees	4,881	43,152	92,726

RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$4.3M	\$32.7M	\$79.4M
Entertainment & Recreation	\$10.4M	\$86.2M	\$208.9M
Fashion & Clothing	\$7.2M	\$60.9M	\$147.7M
Food & Drink	\$28.1M	\$238.8M	\$579.1M



FULL REPORT

Datastory
consulting