



# 10701 BALTIMORE AVENUE

BELTSVILLE, MARYLAND 20705

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 4 new Drive-in's
- Automotive Showroom Space
- Retail Visibility
- Signage Available
- Dedicated Parking Lot
- Minutes from I-495
- Highly sought after commercial corridor

AVAILABLE:

8,500 SF ±

BUILDING SIZE:

8,500 SF ±

LOT SIZE:

0.69 ACRES ±

YEAR BUILT:

1982

PARKING:

SURFACE

ZONING:

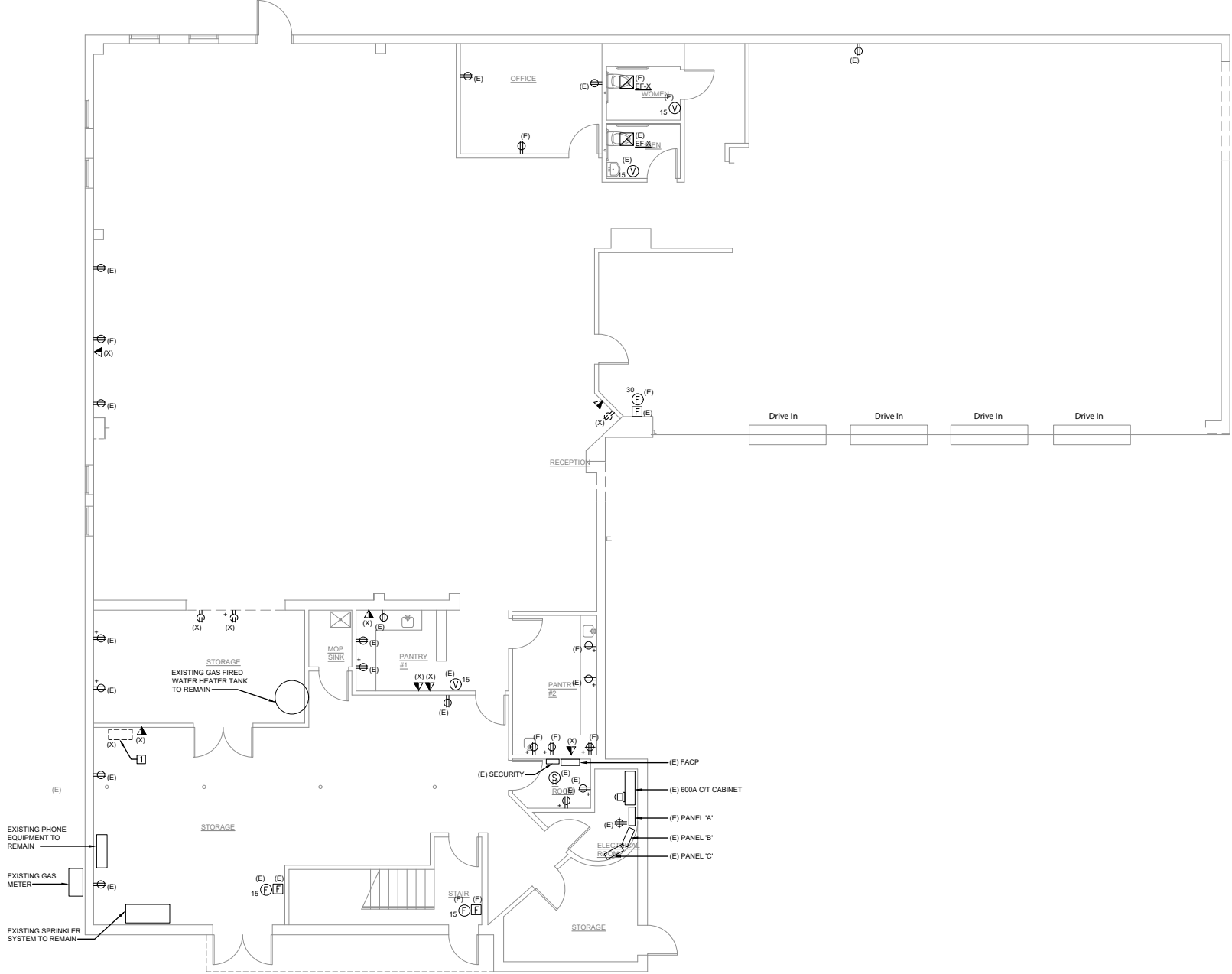
I1



GOOGLE STREET VIEW



# FLOOR PLAN



# LOCAL BIRDSEYE



GREENBELT MARC SB **M** metro

INTERSTATE 495

**MCM's**  
MCM's Organic Markets

UNIVERSITY OF MARYLAND

**THE HOME DEPOT SHOPPERS**

**Holiday Inn**

**IKEA**

**Exxon** **AutoZone**  
**Patient First**

**Wawa**

1

**The UPS Store**  
**PET SUPPLIES PLUS**  
**Walgreens**

**SITE**

**LL Flooring**

**Bank of America**

**Wendy's**

**ALDI**

**Panera BREAD**

**COSTCO WHOLESALE**

BALTIMORE AVE 41,041 AADT

**N**

# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



2,612

41,042

151,375

## DAYTIME POPULATION



12,188

97,242

306,249

## AVERAGE HOUSEHOLD INCOME



\$115,280

\$110,917

\$114,236

## NUMBER OF HOUSEHOLDS



2,606

30,170

104,179

## MEDIAN AGE

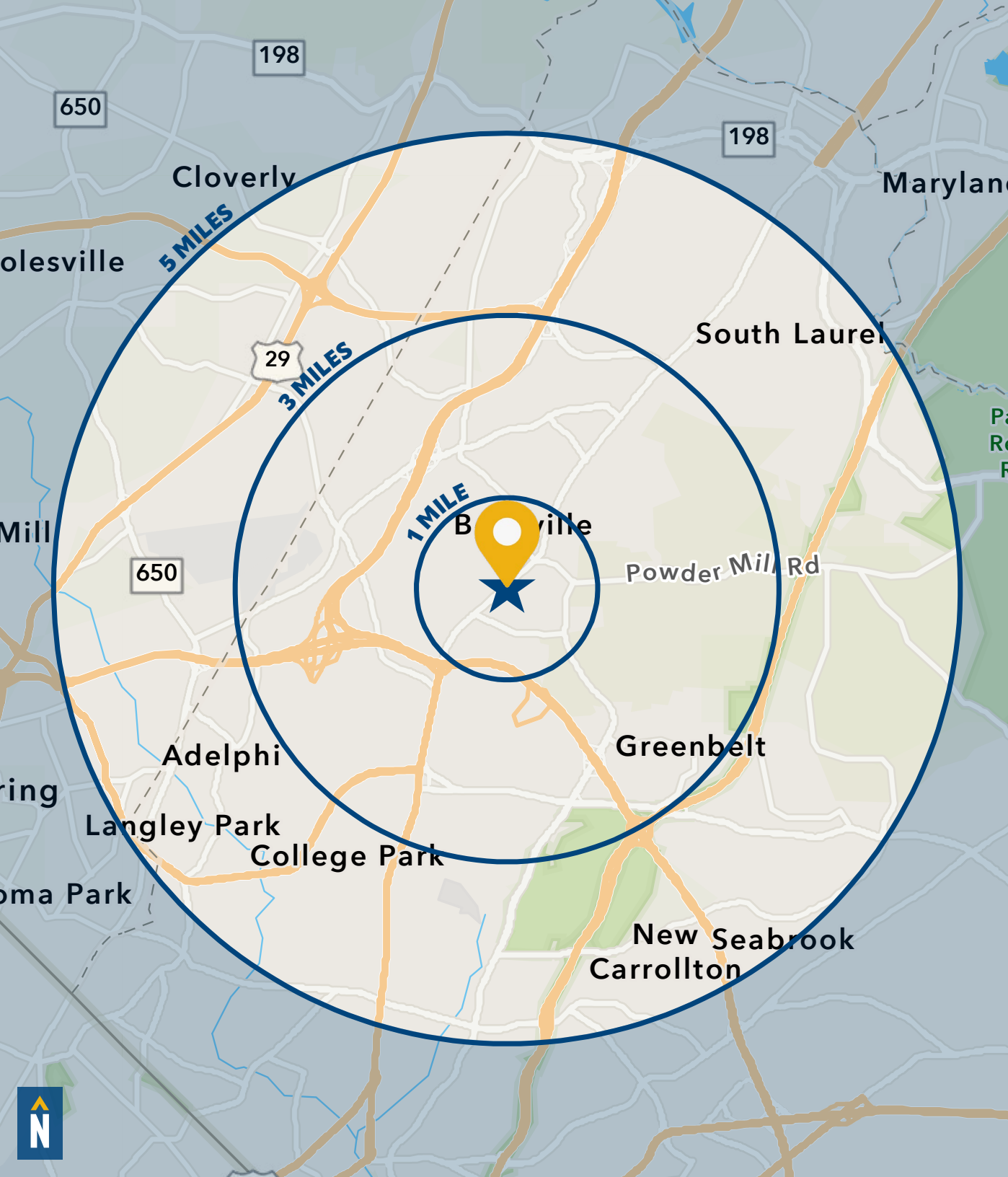


37.3

35.4

34.4

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



**ADAM NACHLAS**

SENIOR VICE PRESIDENT

**443.798.9343**

**ANACHLAS@mackenziecommercial.com**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-872-0400**

10175 Little Patuxent Parkway, Suite 902  
Columbia, MD 21044

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD **COLUMBIA, MD** LUTHERVILLE, MD CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



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