

# FOR LEASE

 Anne Arundel County, MD

# CROWNSVILLE TOWN STATION

1321 GENERALS HIGHWAY | CROWNSVILLE, MARYLAND 21032

## AVAILABLE

Suite 303: 1,698 rsf (*Immediately*)

## BUILDING SIZE

21,069 sf

## ZONING

C2 (Commercial Office District)

## PARKING RATIO

5.5/1,000 sf

## RENTAL RATE

\$21.00/sf, NNN *Price Reduced!*

## HIGHLIGHTS

- ▶ Professional office building with easy access to Baltimore and Annapolis
- ▶ Charming local neighborhood
- ▶ White box and plug 'n' play options
- ▶ Monument signage for tenants
- ▶ Hands-on management

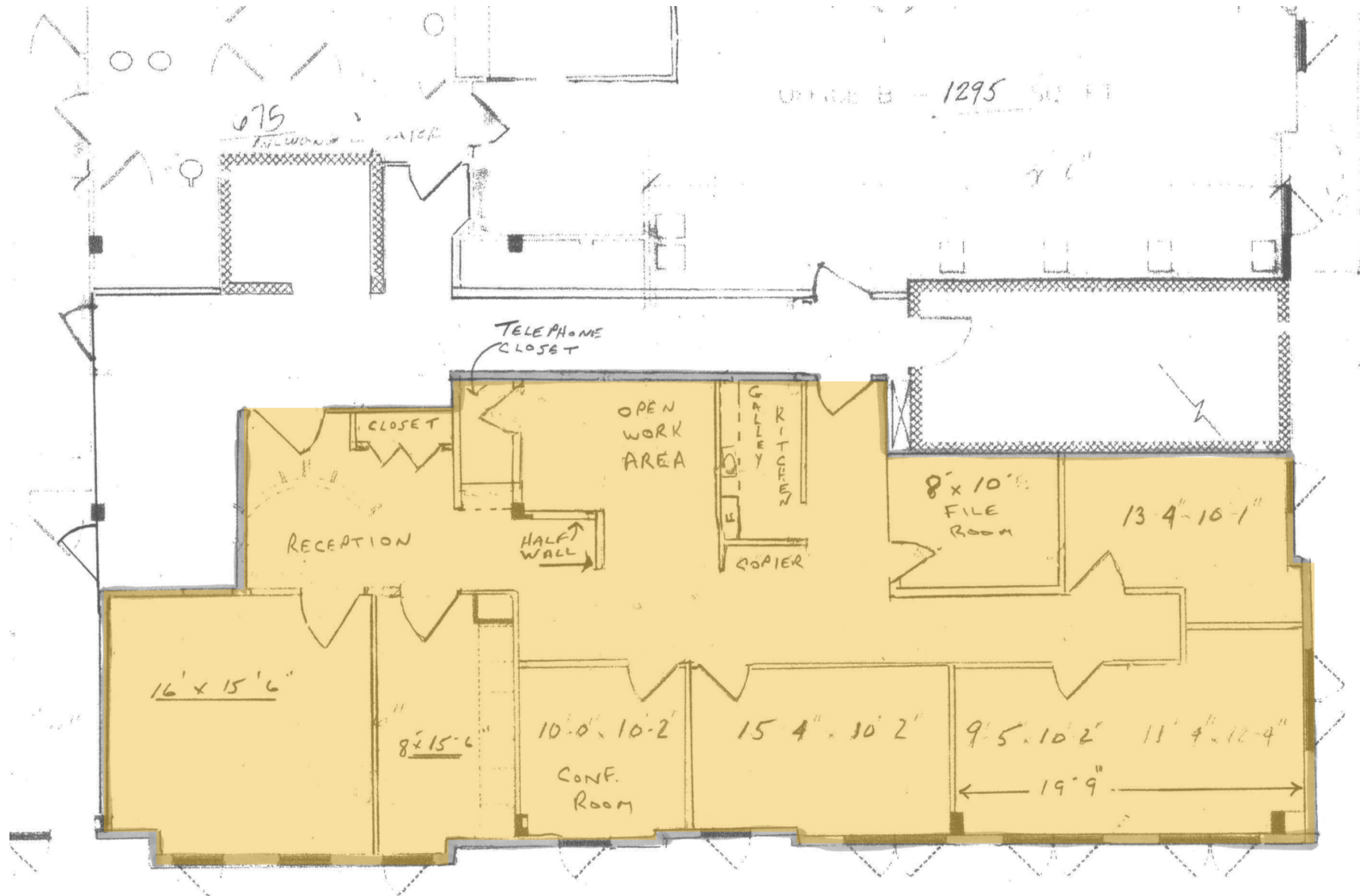


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# SUITE 303: 1,698 RSF

CROWNSVILLE TOWN STATION | 1321 GENERALS HIGHWAY | CROWNSVILLE, MARYLAND 21032











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# LOCATION / DEMOGRAPHICS

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<b>AVERAGE HH SIZE</b> 	<b>MEDIAN AGE</b> 
<b>3.60</b> 1 MILE <b>2.72</b> 3 MILES <b>2.60</b> 5 MILES	<b>48.9</b> 1 MILE <b>47.6</b> 3 MILES <b>44.0</b> 5 MILES
<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 	<b>DAYTIME POPULATION</b> 
<b>94.7%</b> 1 MILE <b>95.8%</b> 3 MILES <b>96.9%</b> 5 MILES	<b>609</b> 1 MILE <b>2,848</b> 3 MILES <b>67,985</b> 5 MILES
<b>RESIDENTIAL POPULATION</b> 	<b>NUMBER OF HOUSEHOLDS</b> 
<b>316</b> 1 MILE <b>6,288</b> 3 MILES <b>40,114</b> 5 MILES	<b>173</b> 1 MILE <b>4,852</b> 3 MILES <b>32,720</b> 5 MILES
<b>AVERAGE HH INCOME</b> 	<b>EDUCATION (COLLEGE+)</b> 
<b>\$214,711</b> 1 MILE <b>\$174,419</b> 3 MILES <b>\$153,563</b> 5 MILES	<b>76.5%</b> 1 MILE <b>76.7%</b> 3 MILES <b>81.8%</b> 5 MILES

