

FOR LEASE

Baltimore County, MD



PAD SITE AVAILABLE

1412 MERRITT BOULEVARD
DUNDALK, MARYLAND 21222



Chris Walsh | *Vice President*

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1412 MERRITT BOULEVARD | DUNDALK, MARYLAND 21222

BUILDING SIZE

4,500 SF ±

LOT SIZE

1.24 Acres ±

YEAR BUILT

1983

ZONING

BM CCC (Business Major)

TRAFFIC COUNT

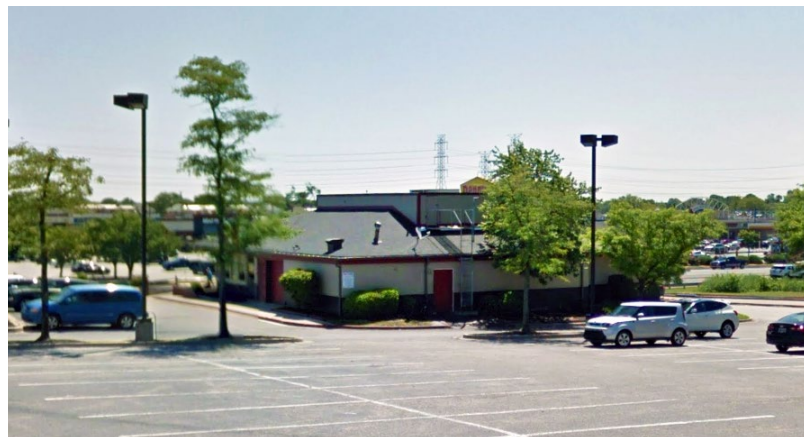
37,772 AADT (Merritt Blvd)

PARKING

89 surface spaces

HIGHLIGHTS

- ▶ High visibility corner location at a signalized intersection
- ▶ 200 ft. ± of frontage on Merritt Boulevard, Dundalk's preeminent retail corridor
- ▶ Adjacent to German Hill Center (anchored by Giant & Big Lots!), a 46 acre ± project boasting tremendous visibility and superior access



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AERIAL

1412 MERRITT BOULEVARD | DUNDALK, MARYLAND 21222



MERRITT STATION
APARTMENTS
2018 | 99 UNITS

270' ±

200' ±

MERRITT BLVD 37,772 AADT

157



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BIRDSEYE

1412 MERRITT BOULEVARD | DUNDALK, MARYLAND 21222



MERRITT STATION
APARTMENTS
2018 | 99 UNITS

SITE

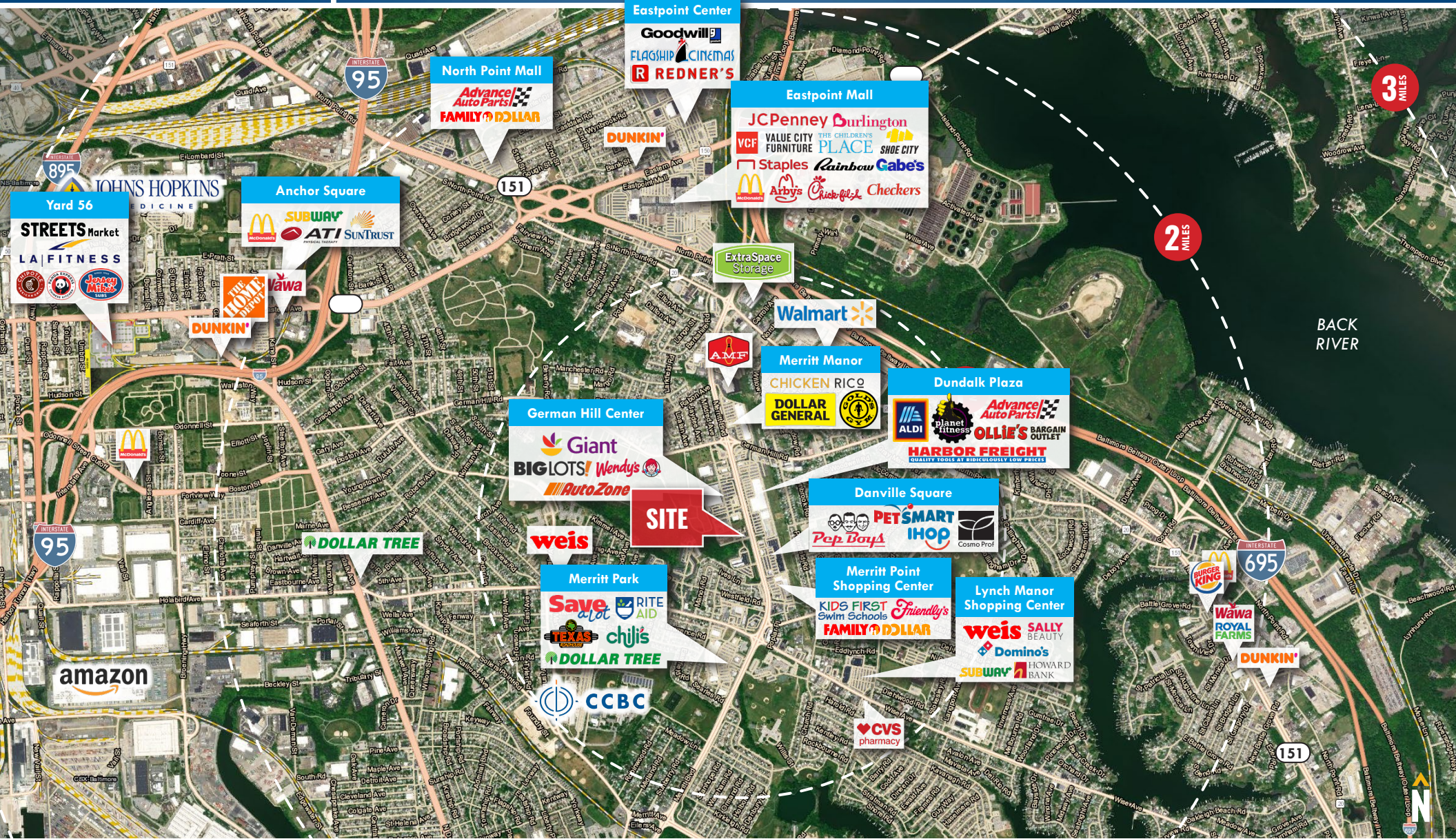
MERRITT BLVD 37,772 AADT

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DUNDALK TRADE AREA

1412 MERRITT BOULEVARD | DUNDALK, MARYLAND 21222

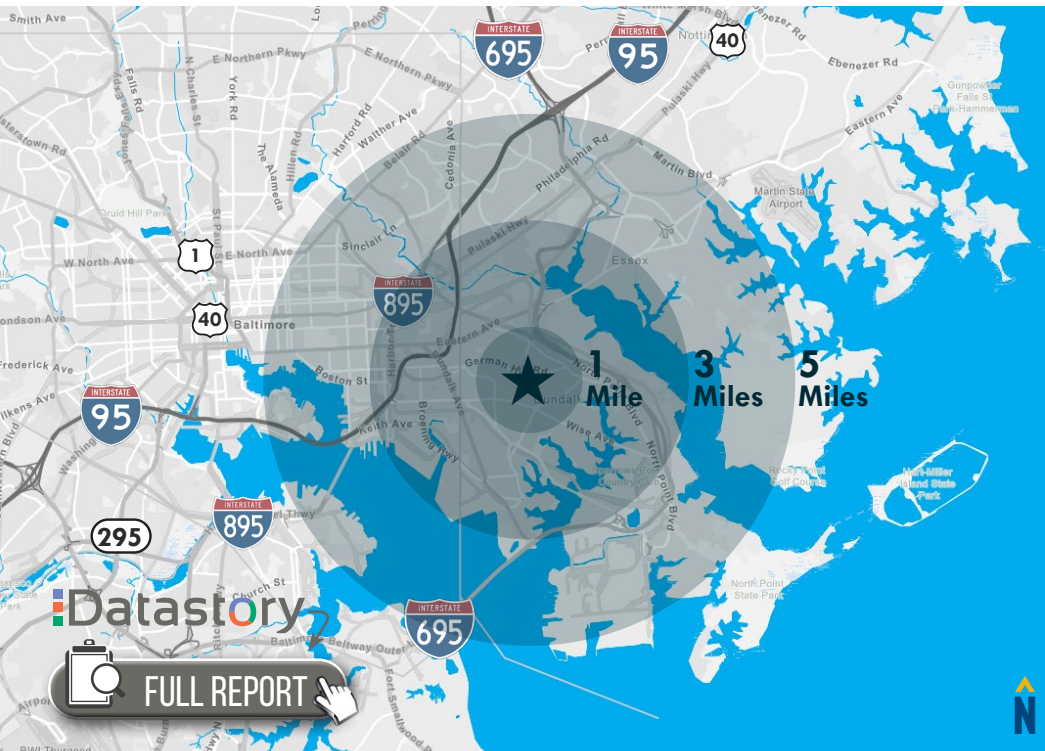


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LOCATION / DEMOGRAPHICS (2021)

1412 MERRITT BOULEVARD | DUNDALK, MARYLAND 21222



RESIDENTIAL POPULATION 18,418 1 MILE 85,334 3 MILES 261,671 5 MILES	NUMBER OF HOUSEHOLDS 6,856 1 MILE 32,399 3 MILES 102,321 5 MILES	AVERAGE HH SIZE 2.65 1 MILE 2.61 3 MILES 2.54 5 MILES	MEDIAN AGE 40.2 1 MILE 39.4 3 MILES 37.3 5 MILES
AVERAGE HH INCOME \$70,605 1 MILE \$68,309 3 MILES \$80,684 5 MILES	EDUCATION (COLLEGE+) 41.3% 1 MILE 40.4% 3 MILES 50.0% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 91.7% 1 MILE 92.2% 3 MILES 92.2% 5 MILES	DAYTIME POPULATION 17,218 1 MILE 80,184 3 MILES 246,469 5 MILES

41%
FRONT PORCHES
2 MILES

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.

41%
PARKS AND REC
2 MILES

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.

4%
SOCIAL SECURITY SET
2 MILES

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

3%
RUSTBELT TRADITIONS
2 MILES

This large market of stable, hard-working consumers boasts an above average net worth, is family-oriented and values time spent at home. They are budget aware shoppers that favor American-made products.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

[LEARN MORE](#)

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

[LEARN MORE](#)

1.73
AVERAGE HH SIZE

45.6
MEDIAN AGE

\$17,900
MEDIAN HH INCOME

[LEARN MORE](#)

2.47
AVERAGE HH SIZE

39.0
MEDIAN AGE

\$51,800
MEDIAN HH INCOME

[LEARN MORE](#)



CHRIS WALSH

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