

# FOR LEASE

Baltimore County, MD

# RETAIL PAD SITE: BUILD-TO-SUIT

1576 MERRITT BOULEVARD | DUNDALK, MARYLAND 21222

## SITE SIZE

1.25 Acres ±

## ZONING

BM CCC (Business Major)

## TRAFFIC COUNT

36,580 AADT (Merritt Blvd/Rt. 157)

## LEASE TERM

10-20 years

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Next to Dundalk Professional Center (MedStar Health)
- ▶ Ideal for bank, urgent care or other convenience retailers
- ▶ Very visible location at a signalized intersection with direct access to Merritt Blvd
- ▶ Just north of the Merritt Blvd/Wise Ave/Holabird Ave intersection in the heart of Dundalk
- ▶ Adjacent to the new Merritt Station Apartments



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# MERRITT BLVD RETAIL CORRIDOR

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- 1 Jalapeños Market & Bakery
- 2 YMCA
- 3 Pet Valu
- 4 Dollar Tree
- 5 Save-a-Lot
- 6 Rite Aid
- 7 Texas Roadhouse
- 8 Chili's Grill & Bar
- 9 Baltimore Co. Public Library
- 10 KFC

- 11 Boulevard Diner
- 12 Wells Fargo
- 13 Members First Credit Union
- 14 Palm Beach Tan
- 15 T-Mobile
- 16 Pat's Pizzeria
- 17 Family Dollar
- 18 Kids First Swim School
- 19 Friendly's
- 20 IHOP

- 21 Vet Center
- 22 Aaron's
- 23 Cosmo Prof
- 24 GameStop
- 25 Pep Boys Auto Parts
- 26 Shell
- 27 Bank of America
- 28 Payless ShoeSource
- 29 Subway
- 30 Papa John's

- 31 Rent-A-Center
- 32 Octapharma Plasma
- 33 Ollie's Bargain Outlet
- 34 Planet Fitness
- 35 ALDI
- 36 Denny's
- 37 AutoZone
- 38 Pizza Hut
- 39 Giant
- 40 Big Lots!

- 41 Wendy's
- 42 NTB National Tire & Battery
- 43 Enterprise Rent-A-Car
- 44 Jiffy Lube
- 45 Exxon
- 46 Popeyes Louisiana Kitchen
- 47 Capital One
- 48 ExpressCare
- 49 Rosedale Federal Savings & Loan
- 50 Leslie's Pool Supplies

- 51 Dollar General
- 52 Sherwin-Williams
- 53 Chicken Rico
- 54 Filletti's Pizza
- 55 Edible Arrangements
- 56 Gold's Gym
- 57 M&T Bank
- 58 AMF Dundalk Lanes
- 59 Dunkin' Donuts
- 60 Burger King



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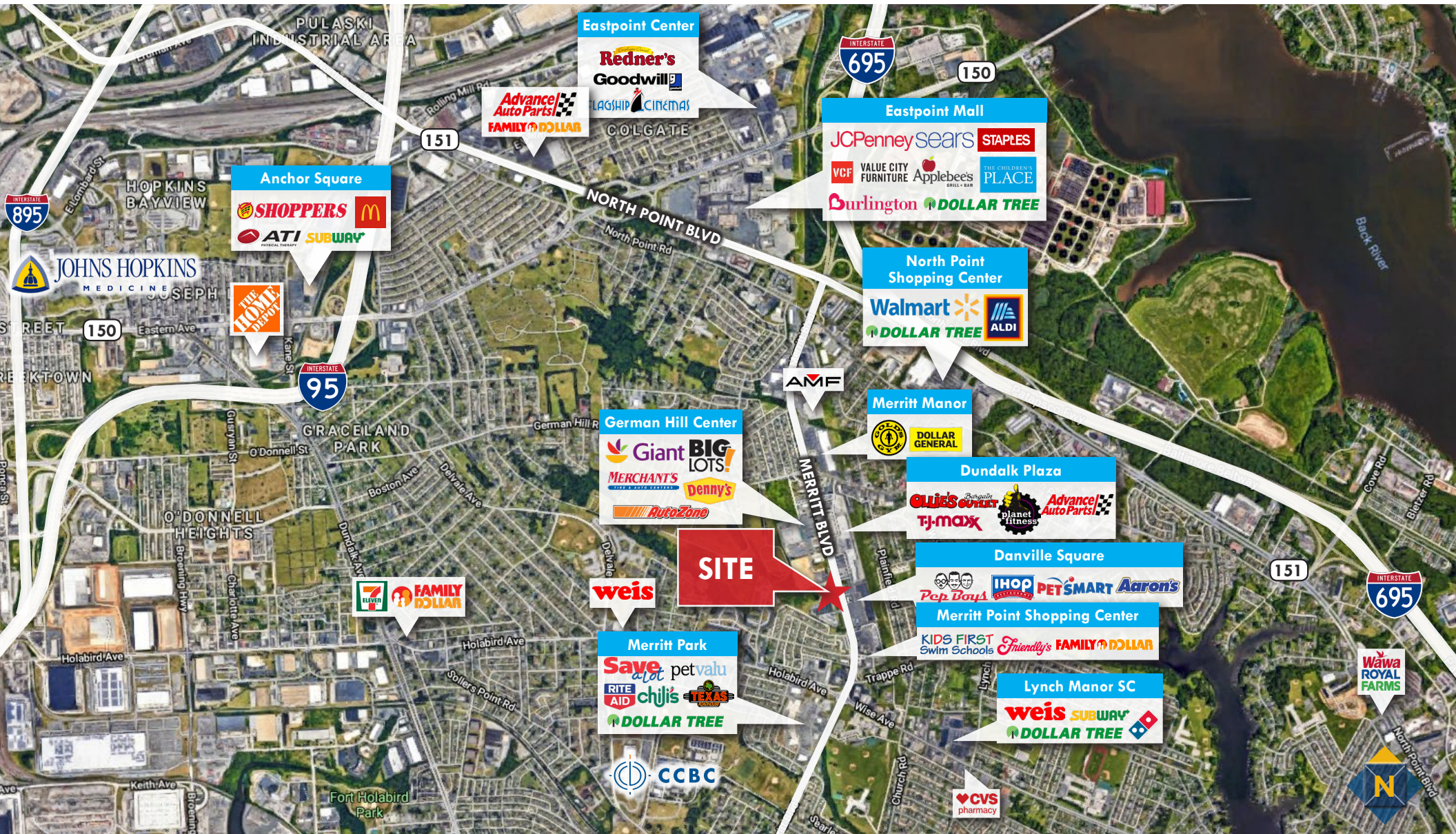


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# TRADE AREA

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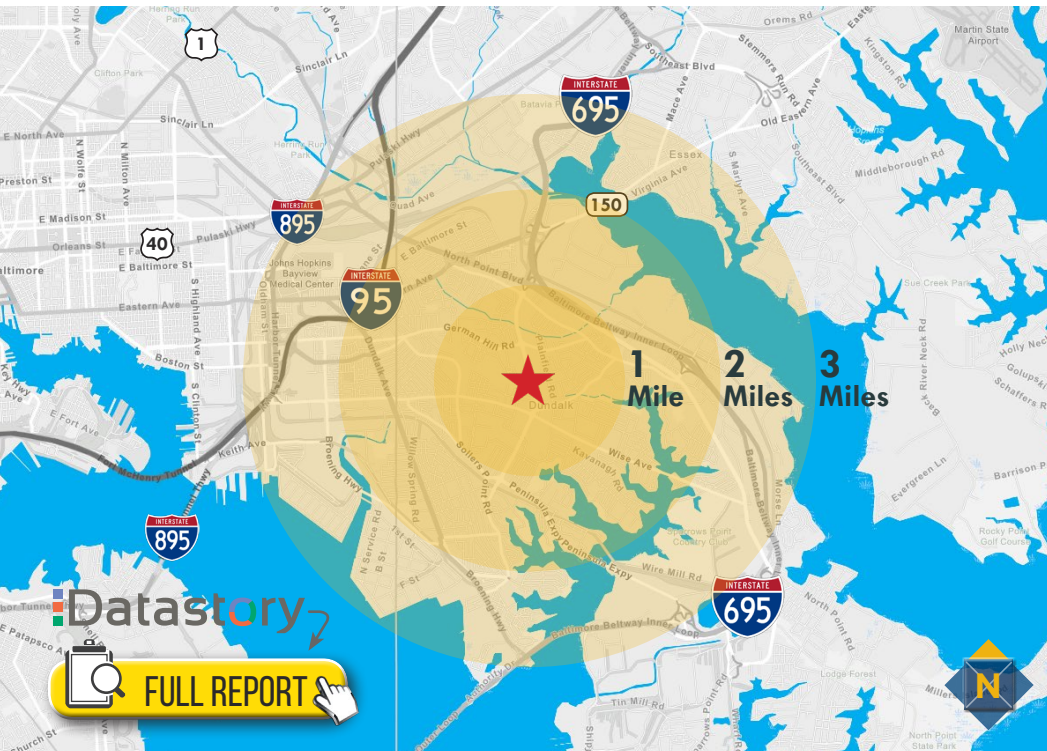


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# LOCATION / DEMOGRAPHICS

1576 MERRITT BOULEVARD | DUNDALK, MARYLAND 21222



**Datastory**  
FULL REPORT

<p><b>RESIDENTIAL POPULATION</b></p> <p>19,600 1 MILE</p> <p>62,698 2 MILES</p> <p>86,610 3 MILES</p>	<p><b>NUMBER OF HOUSEHOLDS</b></p> <p>7,205 1 MILE</p> <p>23,843 2 MILES</p> <p>32,674 3 MILES</p>	<p><b>AVERAGE HH SIZE</b></p> <p>2.68 1 MILE</p> <p>2.61 2 MILES</p> <p>2.63 3 MILES</p>	<p><b>MEDIAN AGE</b></p> <p>39.7 1 MILE</p> <p>39.3 2 MILES</p> <p>38.9 3 MILES</p>
<p><b>AVERAGE HH INCOME</b></p> <p>\$62,968 1 MILE</p> <p>\$59,621 2 MILES</p> <p>\$59,354 3 MILES</p>	<p><b>EDUCATION (COLLEGE+)</b></p> <p>38.2% 1 MILE</p> <p>36.7% 2 MILES</p> <p>38.2% 3 MILES</p>	<p><b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b></p> <p>92.6% 1 MILE</p> <p>92.8% 2 MILES</p> <p>92.8% 3 MILES</p>	<p><b>DAYTIME POPULATION</b></p> <p>19,590 1 MILE</p> <p>56,394 2 MILES</p> <p>87,943 3 MILES</p>

**41%**  
PARKS AND REC  
2 MILES

**LEARN MORE**

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.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

**40%**  
FRONT PORCHES  
2 MILES

**LEARN MORE**

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.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

**4%**  
SOCIAL SECURITY SET  
2 MILES

**LEARN MORE**

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.

**1.73**  
AVERAGE HH SIZE

**45.6**  
MEDIAN AGE

**\$17,900**  
MEDIAN HH INCOME

**3%**  
METRO FUSION  
2 MILES

**LEARN MORE**

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME