

FREESTANDING RETAIL

1712 CRAIN HIGHWAY S.
GLEN BURNIE, MARYLAND 21061



John Schultz | *Senior Vice President & Principal*

☎ 410.494.4894

✉ jschultz@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Anne Arundel County, MD

FREESTANDING RETAIL

1712 CRAIN HIGHWAY S | GLEN BURNIE, MARYLAND 21061

BUILDING SIZE

13,627 sf (+ 3,680 sf basement)

LOT SIZE

4.46 Acres

ZONING

C3 (Commercial - General)

R5 (Residential)

TRAFFIC COUNT

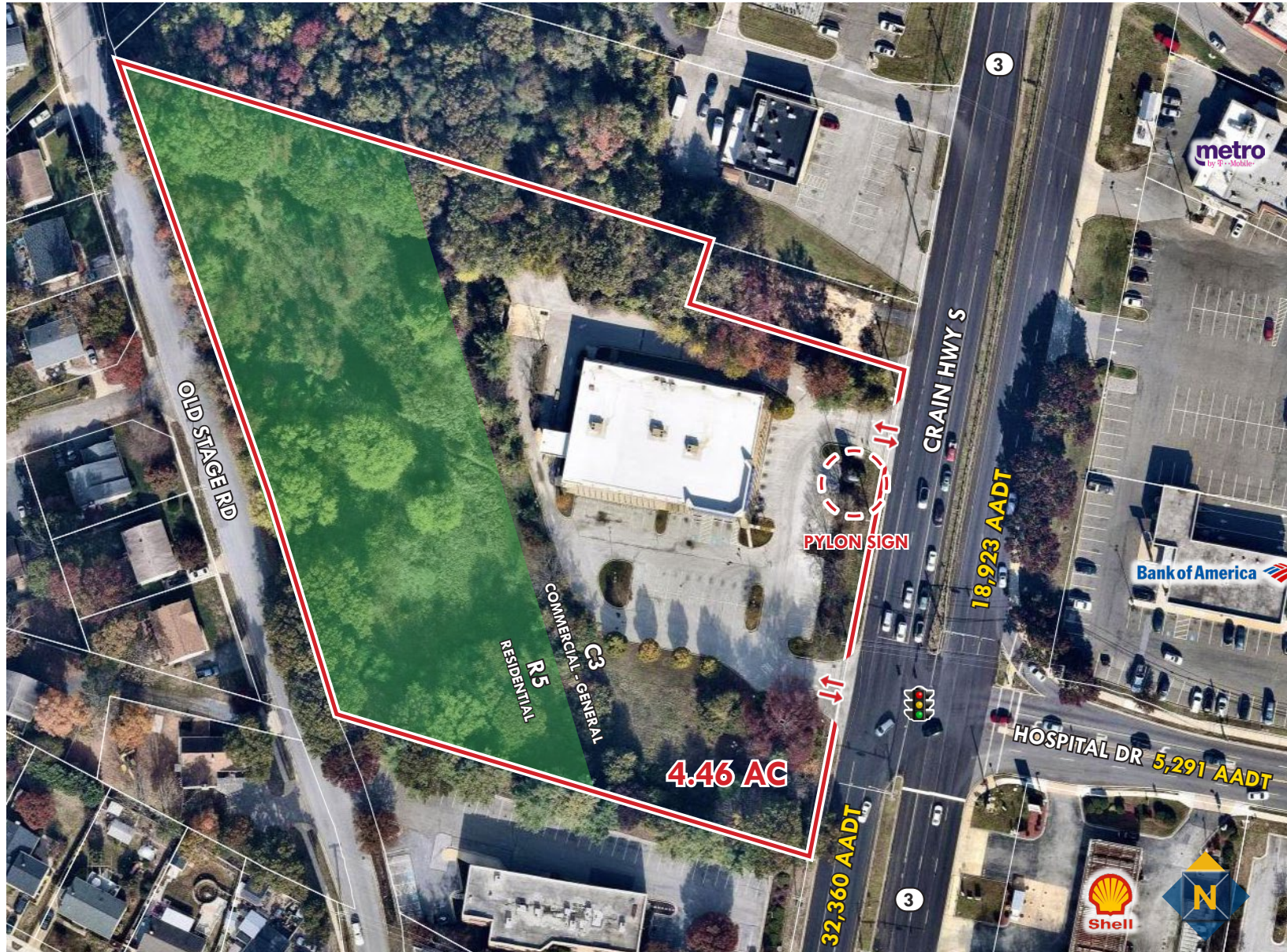
32,360 AADT (Crain Hwy S)

RENTAL RATE

\$17.50 psf, NNN

HIGHLIGHTS

- ▶ Large, freestanding retail opportunity on spacious 4.46 ac
- ▶ Existing 2-lane drive-thru
- ▶ Fully signalized intersection
- ▶ Over 370 feet of frontage on busy Crain Highway S/MD Rt. 3
- ▶ Directly across from Southgate Plaza (Big Lots!, Dollar General, Hardee's, Bank of America)
- ▶ Easy access to I-97, Route 100, Route 2 and BWI Airport
- ▶ Large pylon sign available



John Schultz | Senior Vice President & Principal

410.494.4894

jschultz@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Anne Arundel County, MD

BIRDSEYE

1712 CRAIN HIGHWAY S | GLEN BURNIE, MARYLAND 21061



FOR LEASE

Anne Arundel County, MD

TRADE AREA

1712 CRAIN HIGHWAY S | GLEN BURNIE, MARYLAND 21061

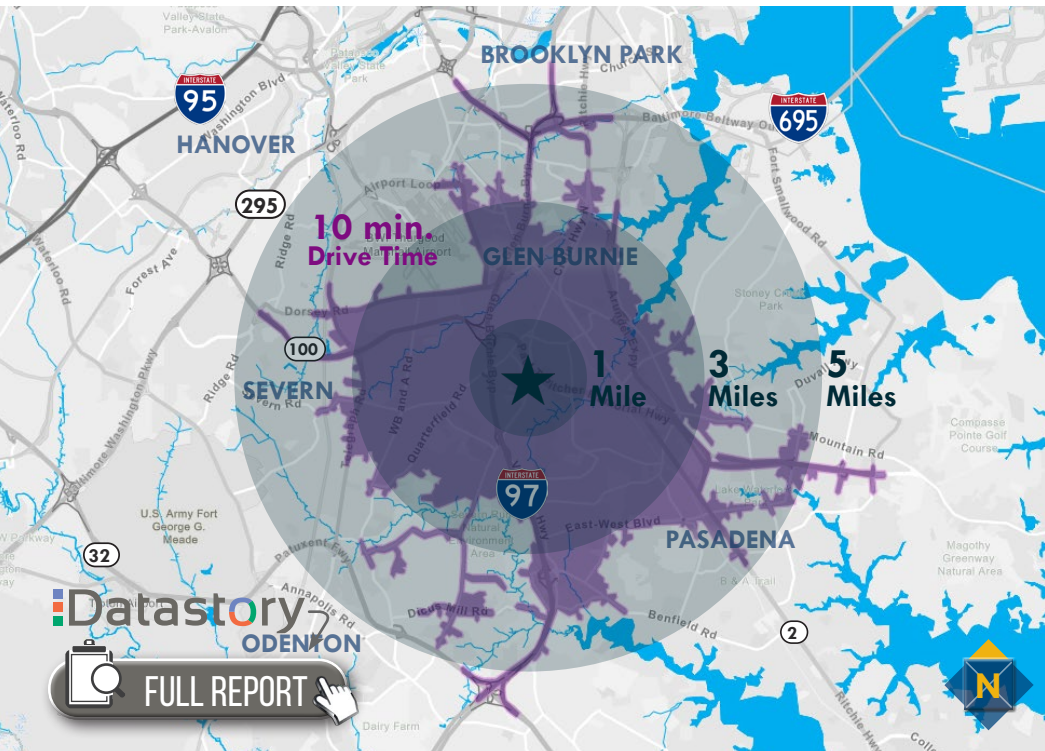


FOR LEASE

Anne Arundel County, MD

LOCATION / DEMOGRAPHICS

1712 CRAIN HIGHWAY S | GLEN BURNIE, MARYLAND 21061



RESIDENTIAL POPULATION 22,796 1 MILE 86,221 3 MILES 193,981 5 MILES	NUMBER OF HOUSEHOLDS 9,424 1 MILE 32,659 3 MILES 71,128 5 MILES	AVERAGE HH SIZE 2.40 1 MILE 2.63 3 MILES 2.71 5 MILES	MEDIAN AGE 34.7 1 MILE 38.3 3 MILES 38.5 5 MILES
AVERAGE HH INCOME \$75,934 1 MILE \$95,801 3 MILES \$108,921 5 MILES	EDUCATION (COLLEGE+) 56.2% 1 MILE 58.0% 3 MILES 62.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.0% 1 MILE 95.7% 3 MILES 95.8% 5 MILES	DAYTIME POPULATION 19,296 1 MILE 80,481 3 MILES 189,279 5 MILES

28%
PARKS AND REC
TO MIN. DRIVE

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

16%
BRIGHT YOUNG PROFESSIONALS
TO MIN. DRIVE

LEARN MORE

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

9%
SAWY SUBURBANITES
TO MIN. DRIVE

LEARN MORE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

9%
YOUNG AND RESTLESS
TO MIN. DRIVE

LEARN MORE

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.04
AVERAGE HH SIZE

29.8
MEDIAN AGE

\$40,500
MEDIAN HH INCOME