


FOR LEASE

 Baltimore County, MD

RETAIL PAD SITE *at*
PAPER MILL VILLAGE

3320-3350 PAPER MILL ROAD
PHOENIX, MARYLAND 21131



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PAPER MILL VILLAGE

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2,150 SF
W/ DRIVE-THRU
AVAILABLE



AVAILABLE

2,150 sf (w/ drive-thru)

ZONING

BL CR (Business Local)

TRAFFIC COUNT

14,280 AADT (Jarrettsville Pike)

RENTAL RATE

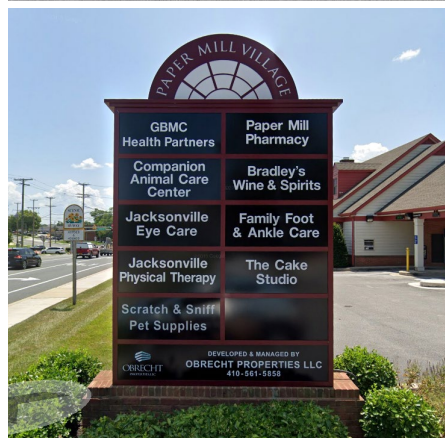
Available upon request

NNN CHARGES (2021)

- ▶ CAM \$3.57 psf
- ▶ Insurance \$0.18 psf
- ▶ Property Taxes \$2.05 psf
- ▶ **TOTAL \$5.80 psf**

HIGHLIGHTS

- ▶ 3,303 sf freestanding retail (w/ 2-lane drive-thru)
- ▶ Existing build-out allows new users to open for business almost immediately
- ▶ Located in one of Baltimore County's most affluent areas, with a 1 mile average household income of \$192,000+



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SITE PLAN

PAPER MILL VILLAGE | 3320-3350 PAPER MILL ROAD | PHOENIX, MARYLAND 21131

A Paper Mill Pharmacy & Gift Shop

B Bradley's Wine & Spirits

C TextBehind, Inc.

D Jacksonville Eye Care

E Family Foot & Ankle Care

F Scratch & Sniff Pet Supplies

G Jacksonville Physical Therapy

H Companion Animal Care Center

I Hunt Manor Medical

J U.S. Post Office

K AVAILABLE: 2,150 sf ±



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AERIAL: RETAIL PAD SITE

PAPER MILL VILLAGE | 14300 JARRETTSVILLE PIKE | PHOENIX, MARYLAND 21131



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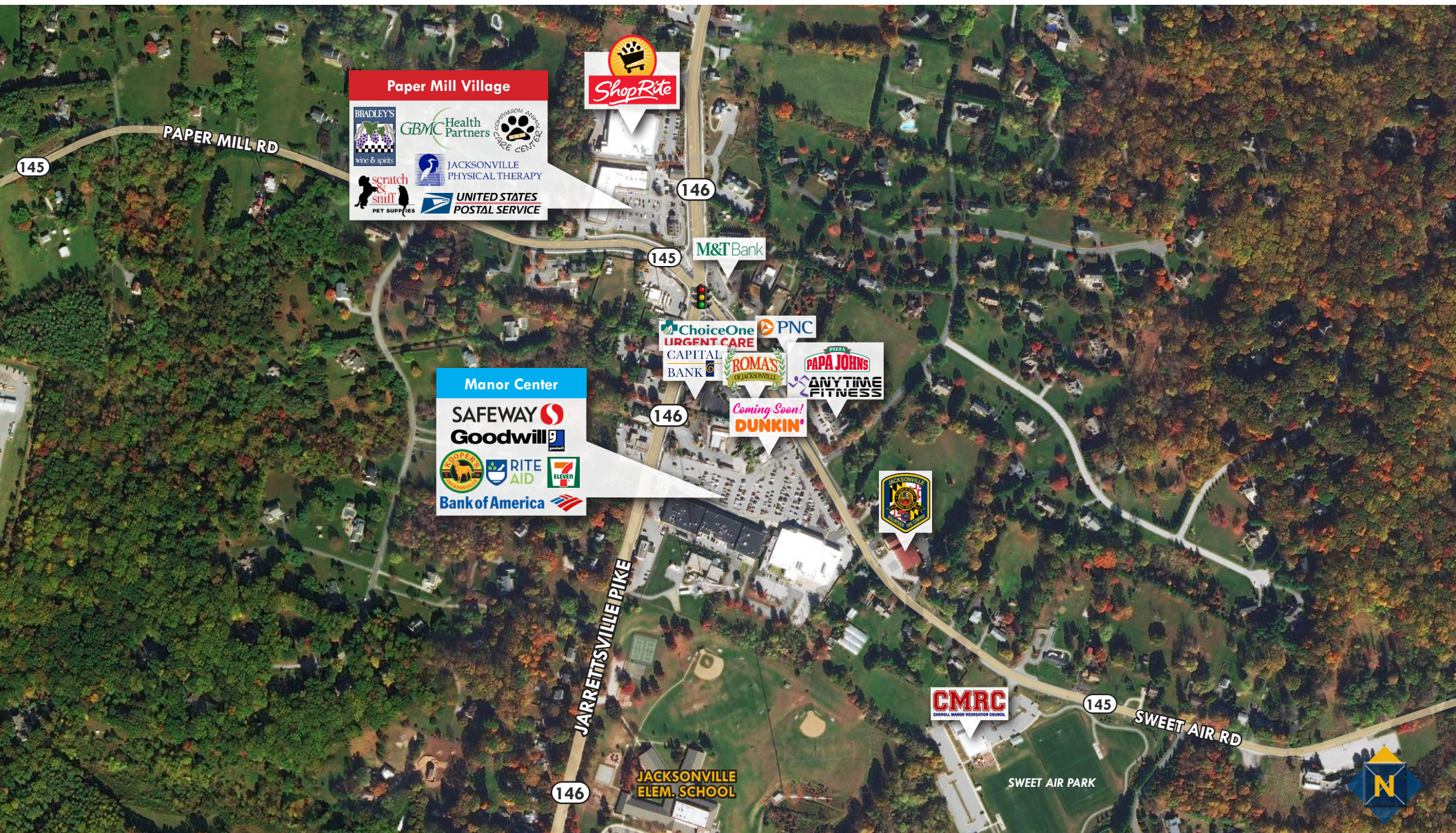
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TRADE AREA

PAPER MILL VILLAGE | 3320-3350 PAPER MILL ROAD | PHOENIX, MARYLAND 21131

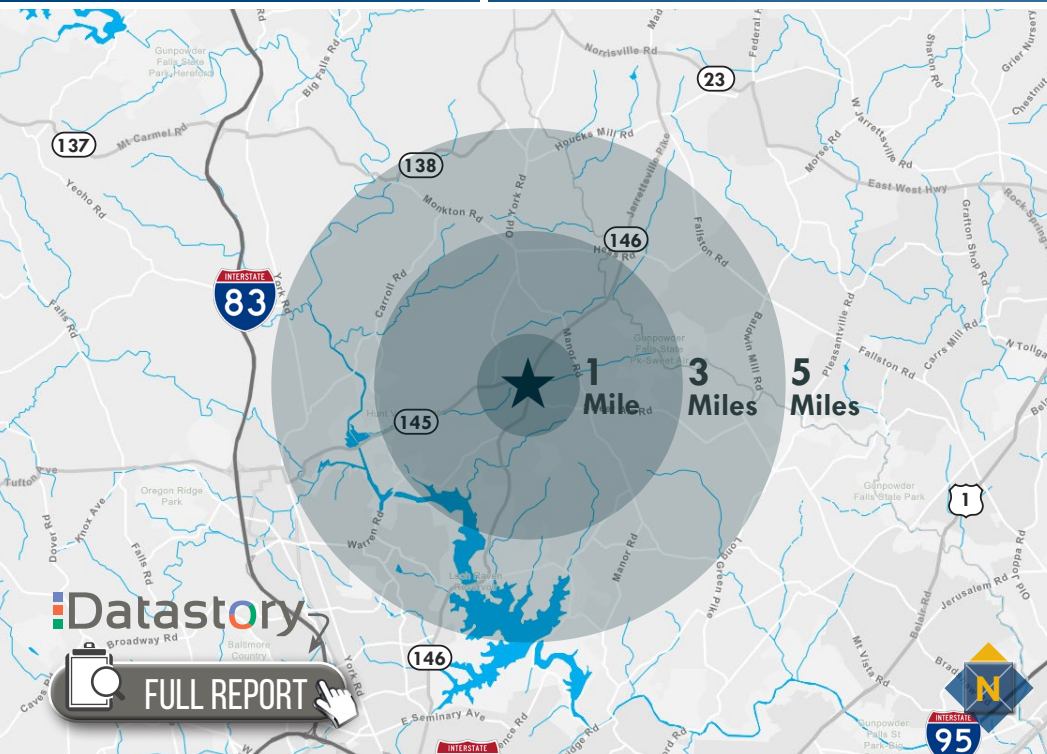


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LOCATION / DEMOGRAPHICS (2021)

PAPER MILL VILLAGE | 3320-3350 PAPER MILL ROAD | PHOENIX, MARYLAND 21131



Datastory

FULL REPORT

RESIDENTIAL POPULATION

1,914
1 MILE
8,182
3 MILES
36,675
5 MILES

NUMBER OF HOUSEHOLDS

677
1 MILE
2,908
3 MILES
14,677
5 MILES

AVERAGE HH SIZE

2.82
1 MILE
2.80
3 MILES
2.45
5 MILES

MEDIAN AGE

49.6
1 MILE
50.1
3 MILES
44.7
5 MILES

AVERAGE HH INCOME

\$198,393
1 MILE
\$211,417
3 MILES
\$141,755
5 MILES

EDUCATION (COLLEGE+)

83.5%
1 MILE
85.2%
3 MILES
79.8%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

98.5%
1 MILE
97.7%
3 MILES
96.7%
5 MILES

DAYTIME POPULATION

2,065
1 MILE
7,598
3 MILES
32,069
5 MILES

48%

TOP TIER

10 MIN. DRIVE

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

LEARN MORE

22%

SAVVY SUBURBANITES

10 MIN. DRIVE

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

LEARN MORE

18%

EXURBANITES

10 MIN. DRIVE

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

LEARN MORE

9%

PROFESSIONAL PRIDE

10 MIN. DRIVE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

LEARN MORE

MACKENZIE
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