



STREET LEVEL OFFICE/RETAIL SPACE

22 BLOOMSBURY AVENUE | CATONSVILLE, MARYLAND 21228

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,450 SF \pm street level office/retail suite
- Convenient and complimentary on-site parking
- Located in the heart of Historic/Downtown Catonsville, MD, within walking distance of a multitude of amenities and dining options
- Easy access to I-695, Route 40
- 4 minute drive to/from UMBC and CCBC Catonsville
- Excellent opportunity for sales/service business

AVAILABLE:

2,450 SF \pm

TRAFFIC COUNT:

11,53 AADT (BLOOMSBURY AVE)

ZONING:

BM (BUSINESS MAJOR)

RENTAL RATE:

\$21.00 PSF, MODIFIED GROSS

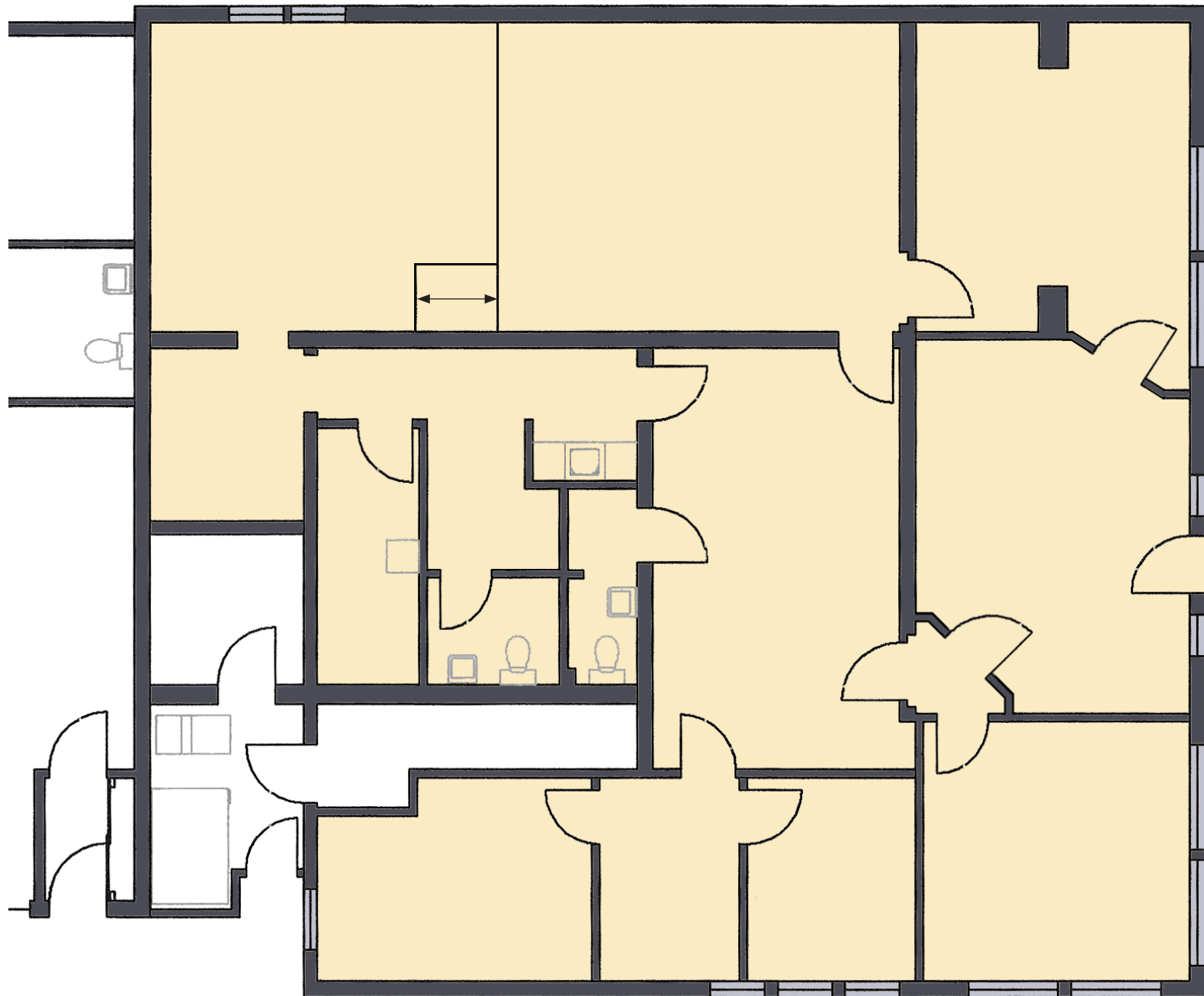
FRONT ENTRY



GOOGLE STREET VIEW



FLOOR PLAN

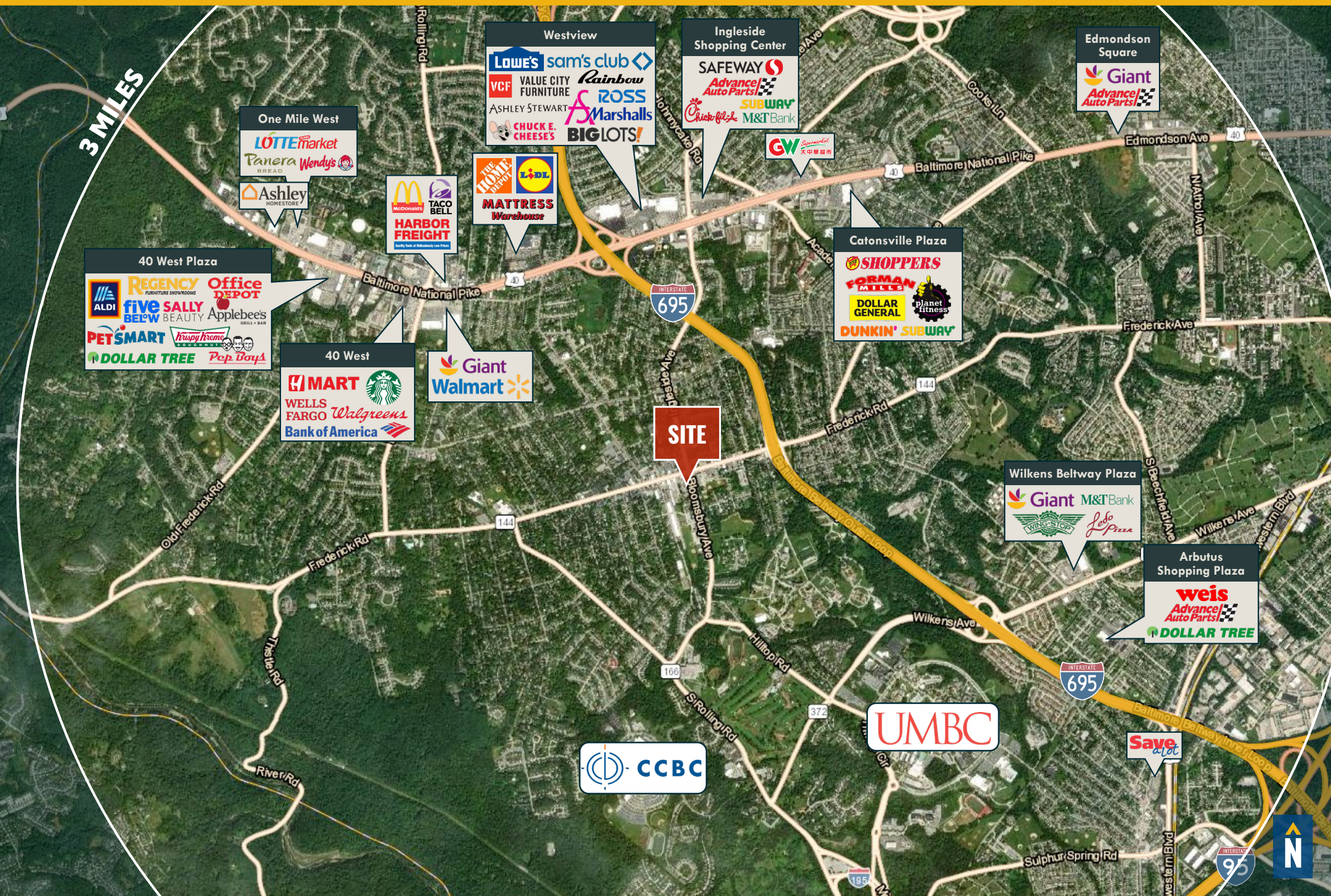


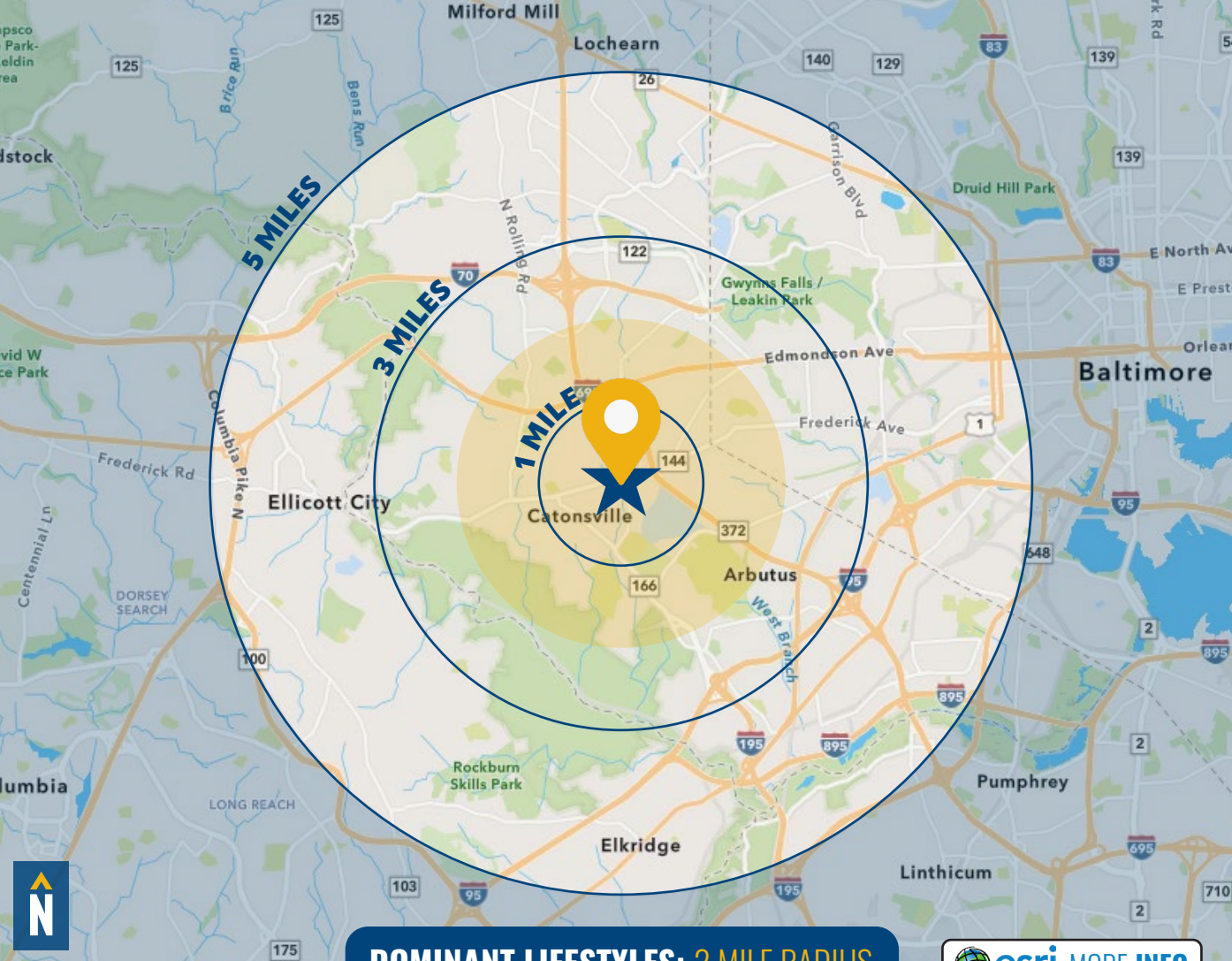
2,450 SF ±
AVAILABLE

LOCAL BIRDSEYE



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

 **esri** MORE INFO

16%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

9%

MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

9%

FAMILY FOUNDATIONS



MEDIAN

AGE: 41.0

HH INCOME: \$58,089

Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. They earn middle-tier incomes and tend to shop at discount stores.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



14,602

108,101

290,599

DAYTIME POPULATION



14,162

103,716

274,613

AVERAGE HOUSEHOLD INCOME



\$135,525

\$107,188

\$105,037

NUMBER OF HOUSEHOLDS



5,241

42,117

112,052

MEDIAN AGE



40.4

39.0

39.0

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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