

# FOR LEASE

Baltimore County, MD

876 SF ±  
AVAILABLE

## OFFICE SPACE

22 BLOOMSBURY AVENUE  
CATONSVILLE, MARYLAND 21228



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22 BLOOMSBURY AVENUE | CATONSVILLE, MARYLAND 21228

## AVAILABLE

Suite 300: 876 sf ±

## BUILDING SIZE

5,544 sf ±

## ZONING

BM (Business Major)

## TRAFFIC COUNT

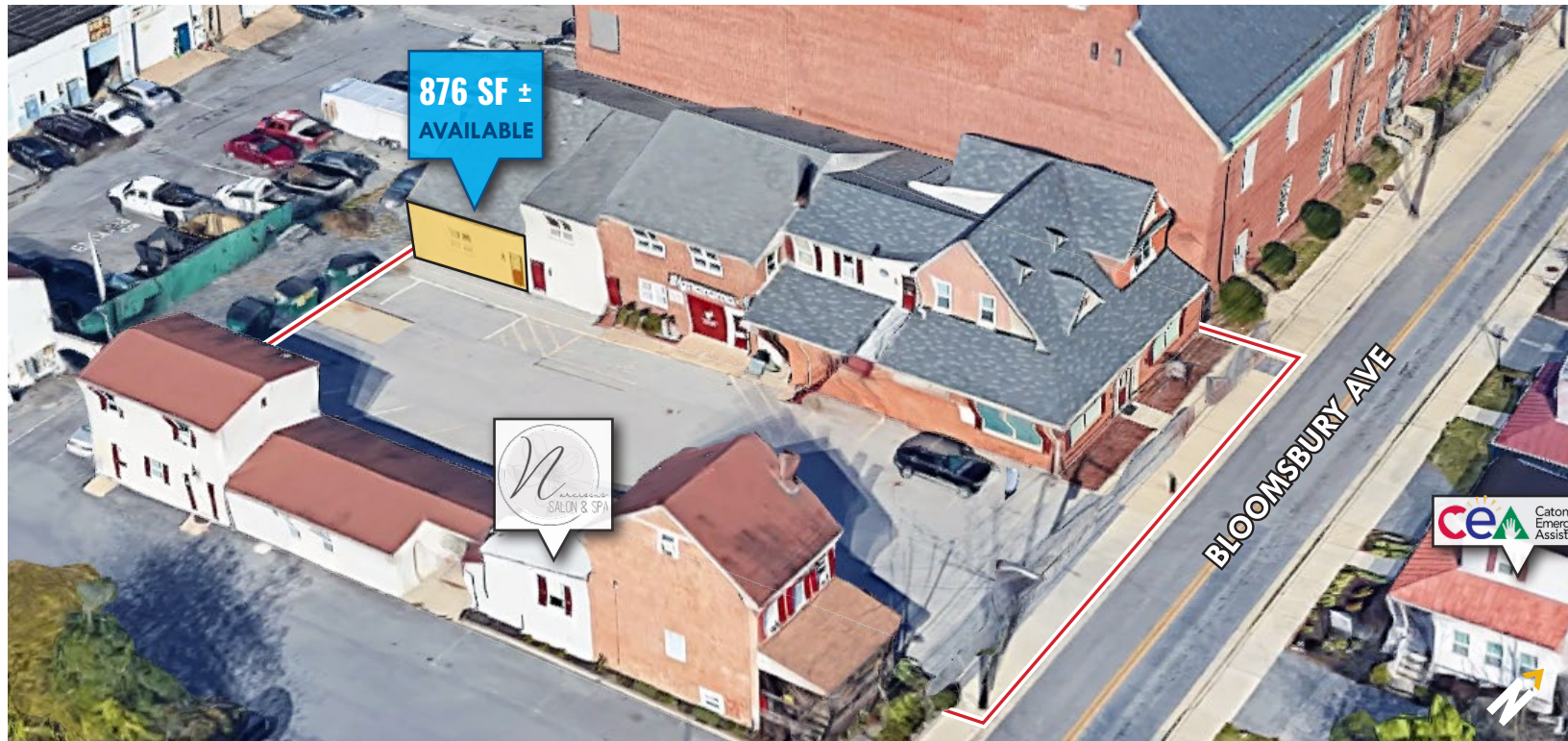
11,531 AADT (Bloomsbury Ave)

## RENTAL RATE

\$1,500/mo., plus Utilities

## HIGHLIGHTS

- ▶ (2) private offices and (1) restroom
- ▶ 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

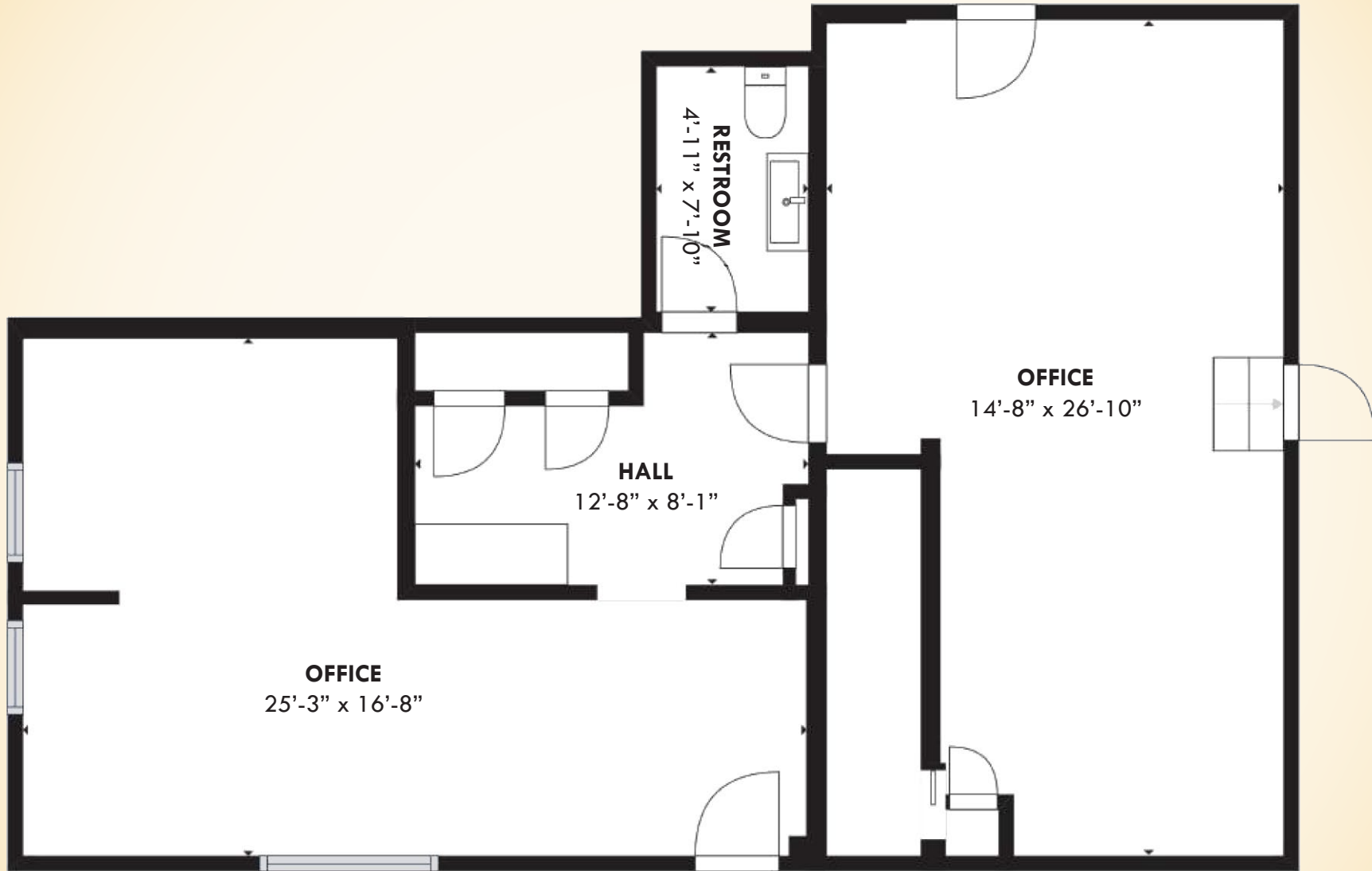


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# FLOOR PLAN: SUITE 300

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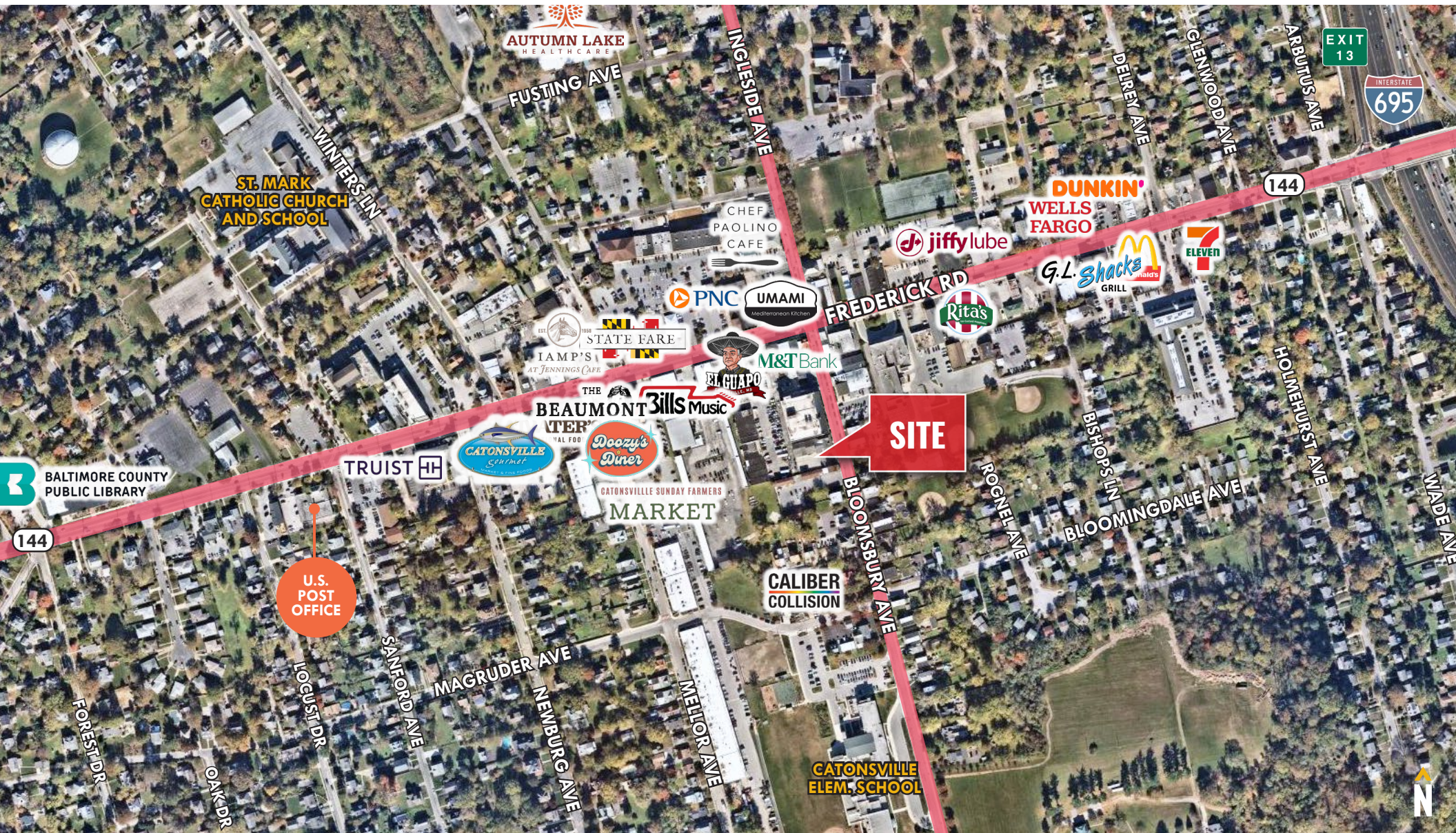


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# DOWNTOWN CATONSVILLE

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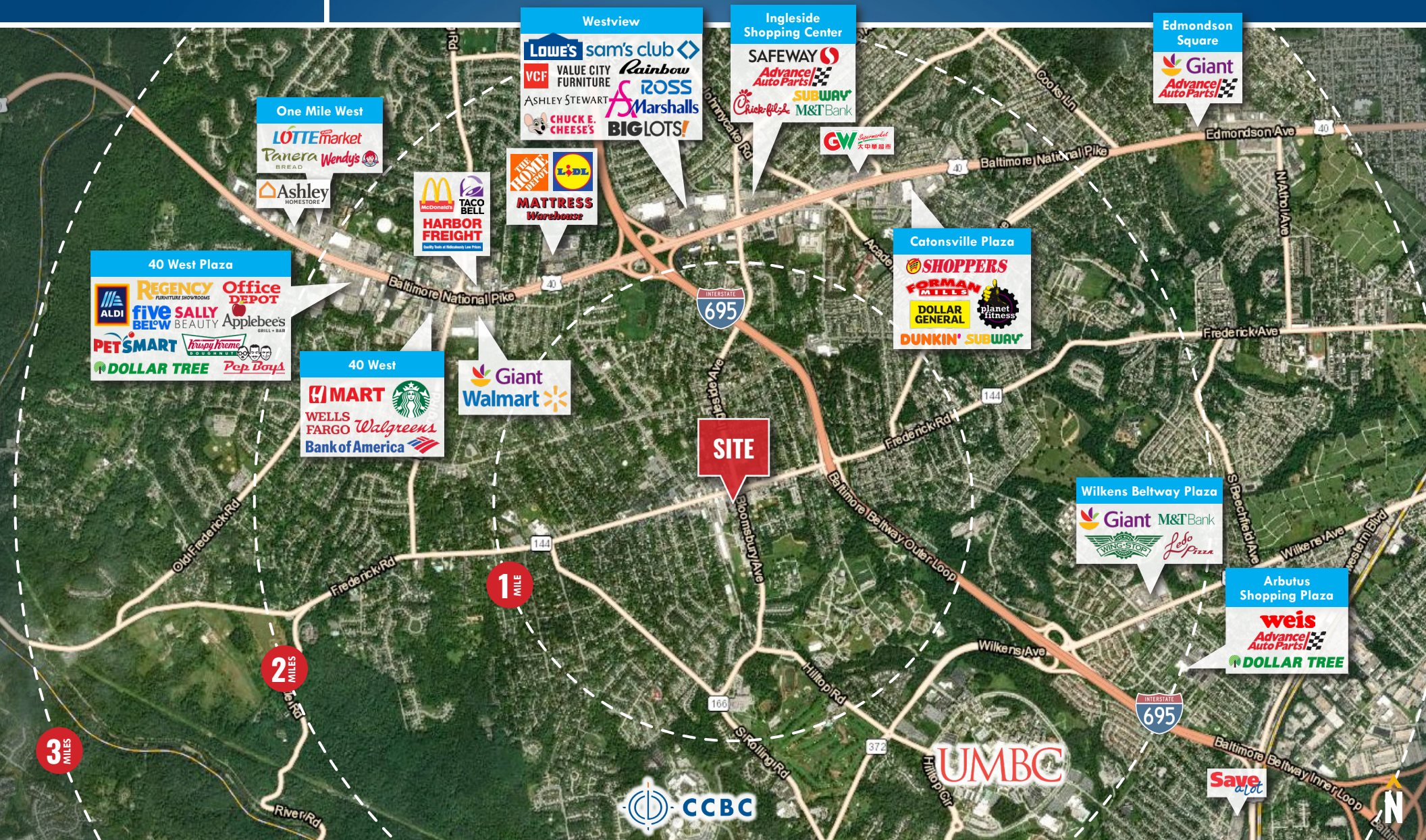


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# TRADE AREA

22 BLOOMSBURY AVENUE | CATONSVILLE, MARYLAND 21228



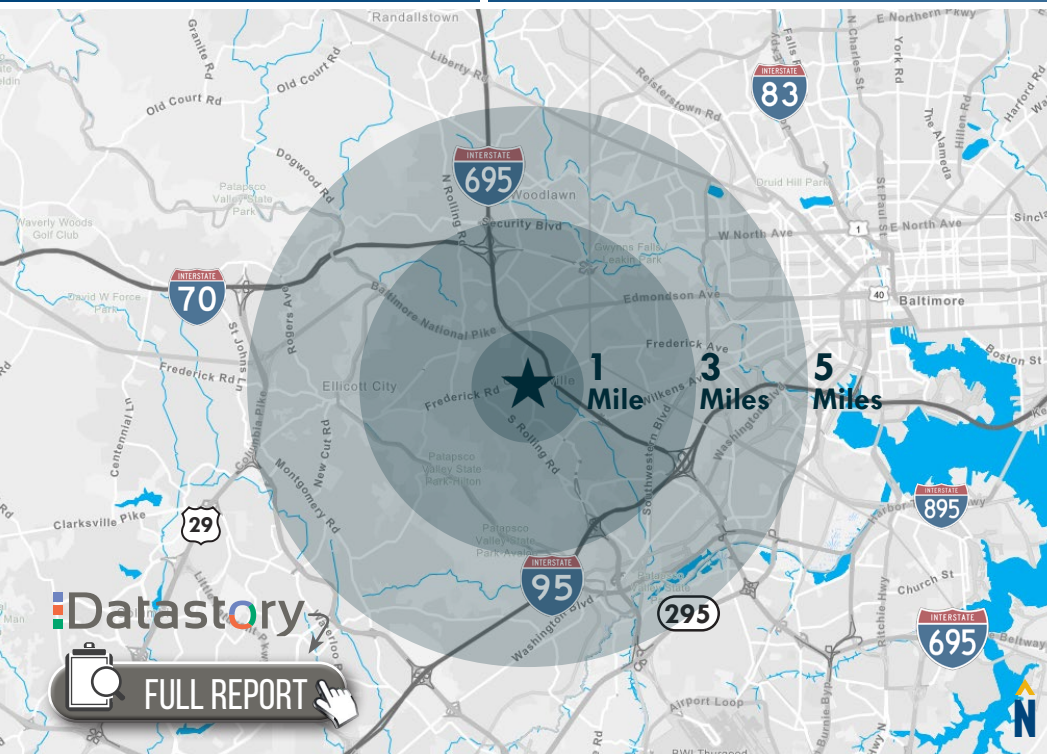


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# LOCATION / DEMOGRAPHICS (2022)

22 BLOOMSBURY AVENUE | CATONSVILLE, MARYLAND 21228



Datastory

FULL REPORT

## RESIDENTIAL POPULATION

14,729

1 MILE

110,206

3 MILES

295,011

5 MILES

## NUMBER OF HOUSEHOLDS

5,278

1 MILE

42,305

3 MILES

111,945

5 MILES

## AVERAGE HH SIZE

2.65

1 MILE

2.47

3 MILES

2.57

5 MILES

## MEDIAN AGE

41.6

1 MILE

39.3

3 MILES

38.7

5 MILES

## AVERAGE HH INCOME

\$143,661

1 MILE

\$108,544

3 MILES

\$103,555

5 MILES

## EDUCATION (COLLEGE+)

76.3%

1 MILE

65.4%

3 MILES

60.9%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.2%

1 MILE

95.6%

3 MILES

94.8%

5 MILES

## DAYTIME POPULATION

13,747

1 MILE

103,034

3 MILES

280,003

5 MILES

%

## 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.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

LEARN MORE

%

## BRIGHT YOUNG PROFESSIONALS

2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97

AVERAGE HH SIZE

37.0

MEDIAN AGE

\$90,500

MEDIAN HH INCOME

LEARN MORE

%

## THE ELDERS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE

%

## CITY LIGHTS

2 MILES

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

2.59

AVERAGE HH SIZE

39.3

MEDIAN AGE

\$69,200

MEDIAN HH INCOME

LEARN MORE





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