

RETAIL/OFFICE SPACE FOR LEASE

Fairwinds Shopping Center | Middle River, Maryland 21220



BUILDING NAME:	Fairwinds Shopping Center
STREET ADDRESS:	3009-B Eastern Boulevard Middle River, MD 21220
AVAILABLE SPACE:	1,000 SF
LEASE TYPE:	Triple Net
LEASE RATE:	\$16.00 per square foot, NNN (\$1,770 per month)
LEASE TERM:	2 plus years
OCCUPANCY:	Immediate
BUILDING CLASS:	B
ZONING:	Business Local
PROPERTY TYPE:	One story spaces
SITE SIZE:	.91 acres
PARKING SPACES:	Ample
UTILITIES:	Sewer, water, electric
ELECTRICAL SERVICES:	Yes
HIGHLIGHTS:	<ul style="list-style-type: none">• Community center• Near Martin's State Airport and MD 43• High traffic count – 33,441 daily• Demographics available• Ideal for retail sales, office for real estate, lawyer or insurance agency, etc.

4/1/2021