

# FOR LEASE

Baltimore County, MD



## FREESTANDING RETAIL

504 EDMONDSON AVENUE

CATONSVILLE, MARYLAND 21228



**John Harrington**

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## BUILDING SIZE

2,520 sf ±

## LOT SIZE

.26 Acres ±

## ZONING

BL (Business Local)

## TRAFFIC COUNT

8,922 AADT (Edmondson Ave)  
200,703 AADT (I-695)

## REAL ESTATE TAXES

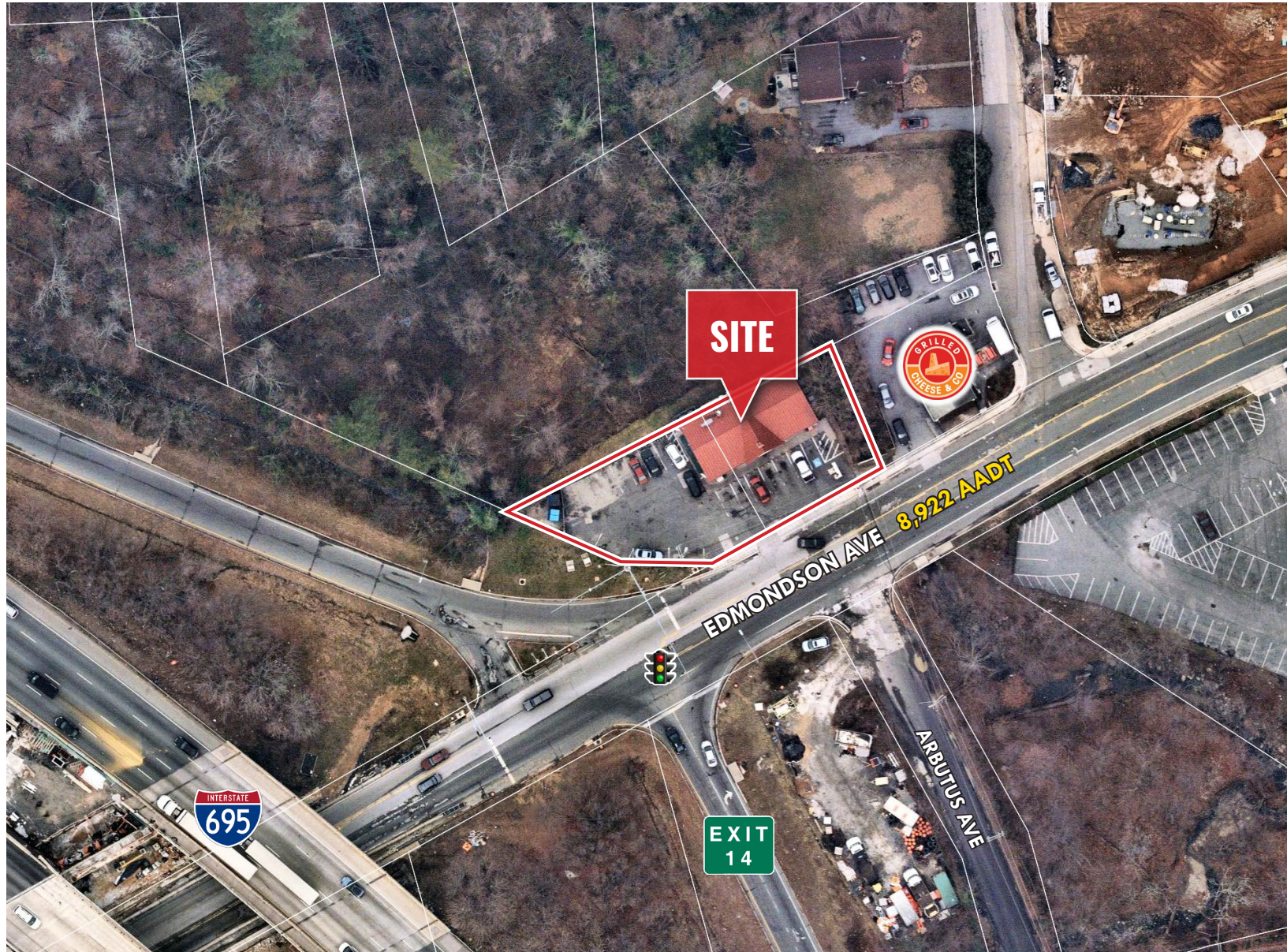
\$5,045.16 (2020-2021)

## RENTAL RATE

\$85,000/yr., NNN

## HIGHLIGHTS

- ▶ Immediately off of the I-695 Baltimore Beltway (Exit 14)
- ▶ 16 parking spaces
- ▶ Surrounded by dense residential neighborhoods
- ▶ 5 min. drive to UMBC and CCBC
- ▶ Nearby retailers include Lidl, Walmart, The Home Depot, Lowe's Home Improvement, Sam's Club, Safeway, ALDI



STREET VIEW



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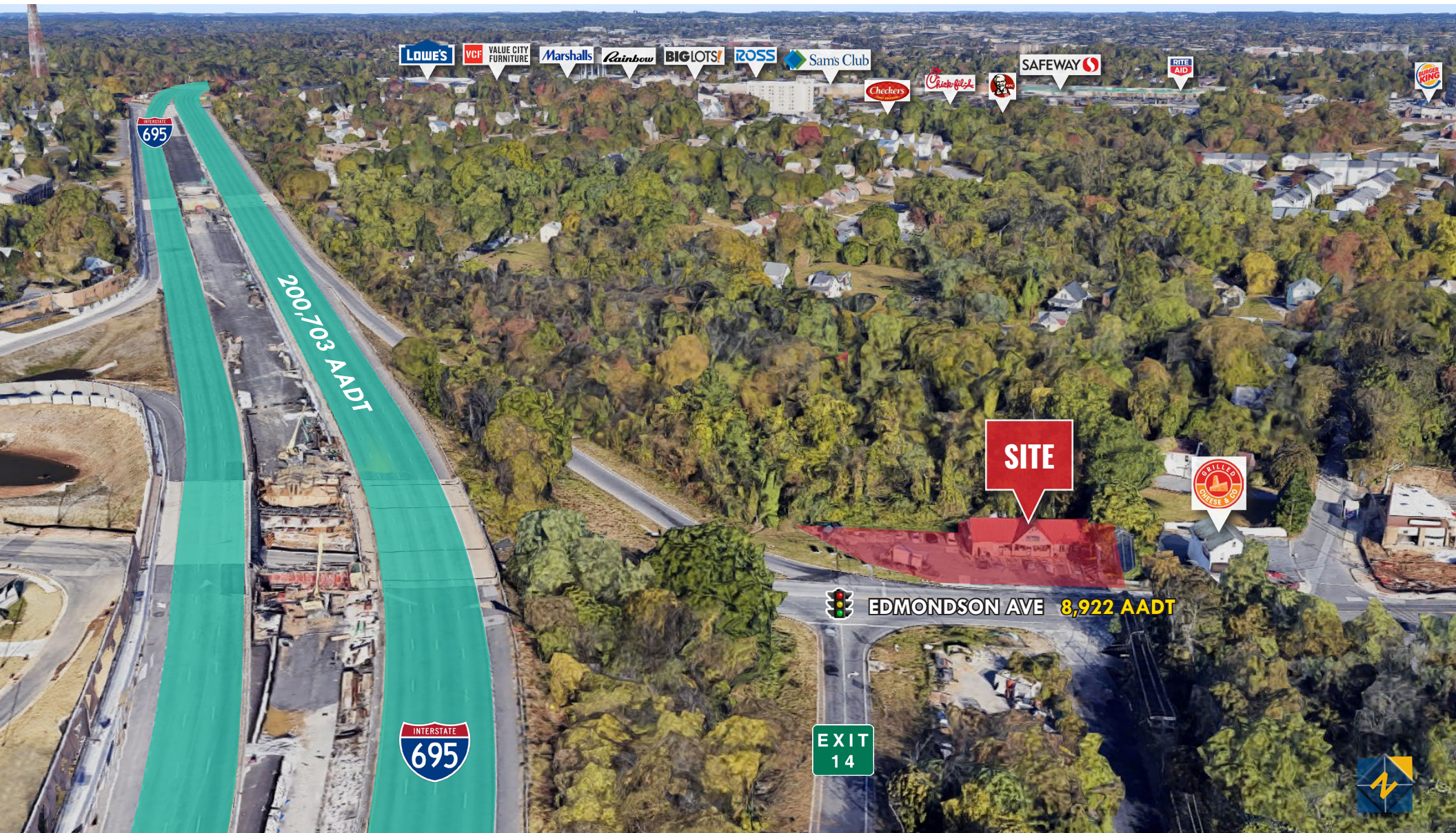


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# BIRDSEYE

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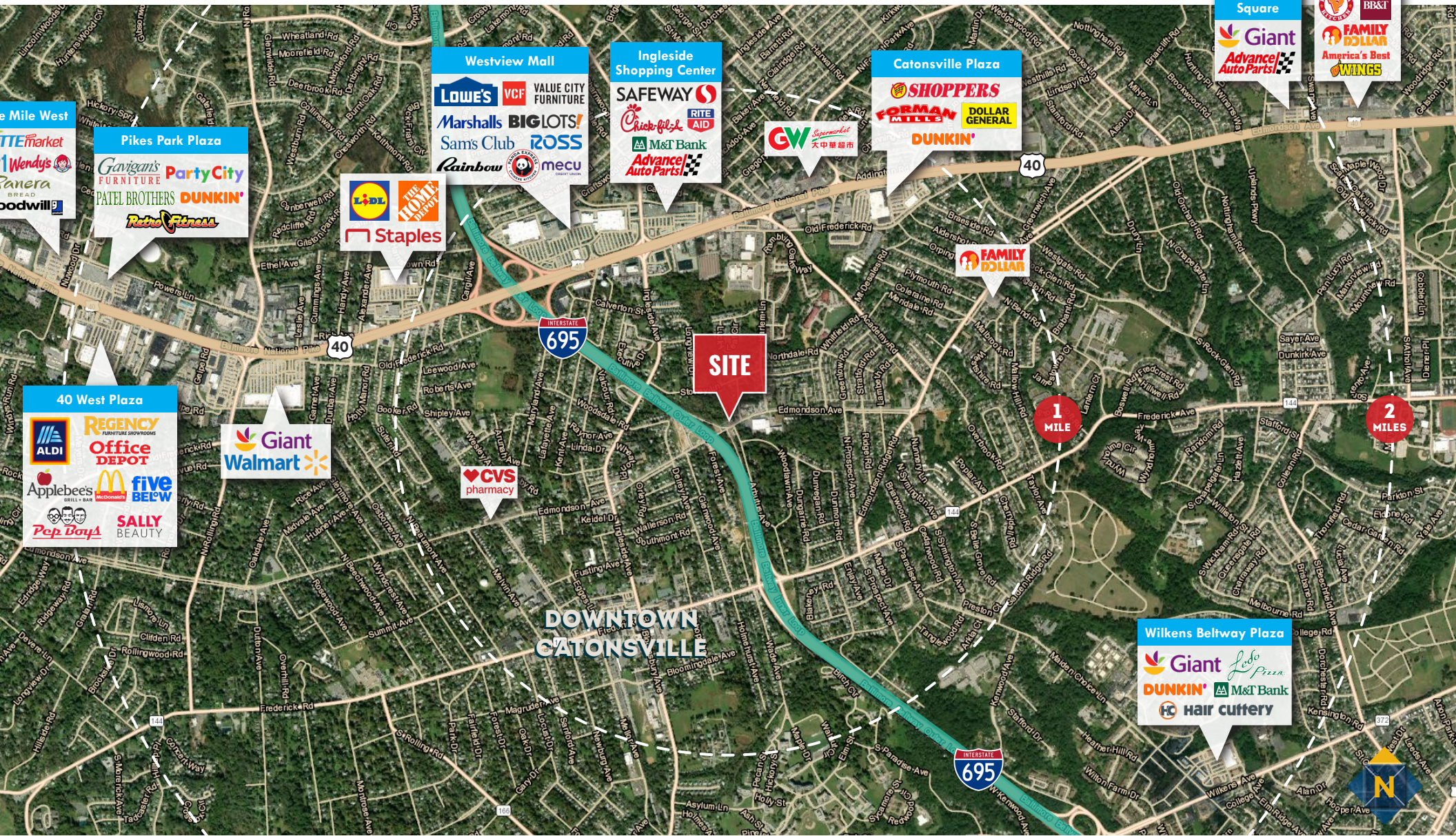


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# TRADE AREA

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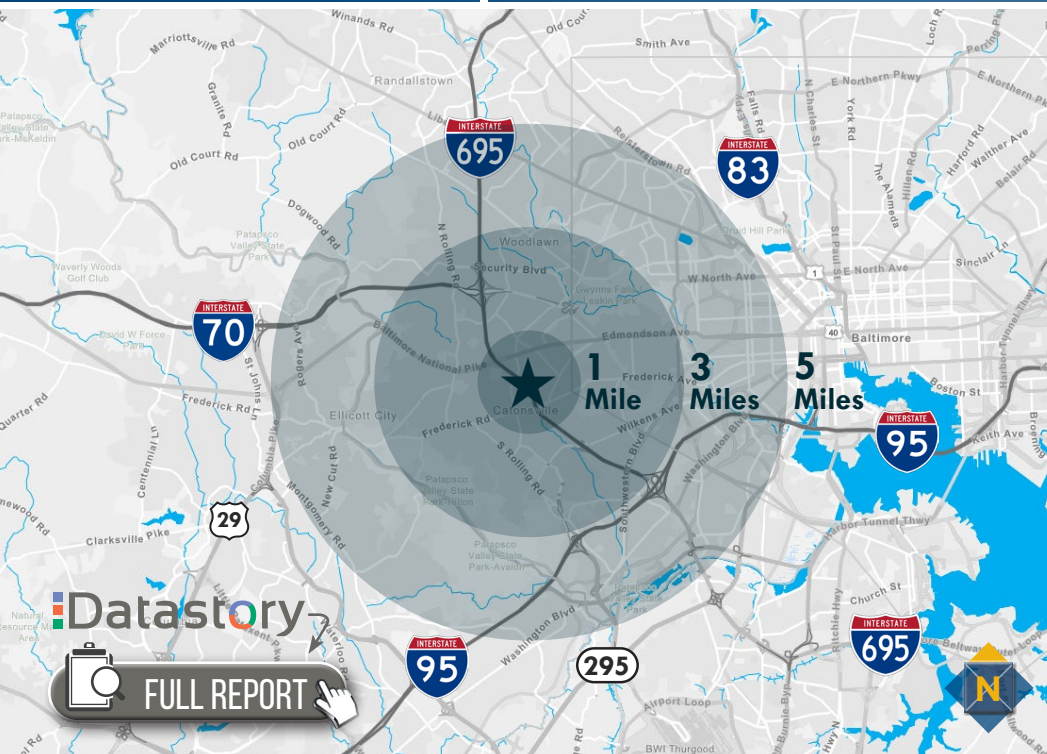


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# LOCATION / DEMOGRAPHICS (2020)

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<b>RESIDENTIAL POPULATION</b> 19,336 1 MILE 124,639 3 MILES 323,837 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 7,659 1 MILE 48,213 3 MILES 122,303 5 MILES	<b>AVERAGE HH SIZE</b> 2.45 1 MILE 2.46 3 MILES 2.57 5 MILES	<b>MEDIAN AGE</b> 38.7 1 MILE 39.5 3 MILES 38.8 5 MILES
<b>AVERAGE HH INCOME</b> \$96,792 1 MILE \$88,511 3 MILES \$82,938 5 MILES	<b>EDUCATION (COLLEGE+)</b> 69.1% 1 MILE 62.1% 3 MILES 57.6% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 89.9% 1 MILE 88.8% 3 MILES 87.6% 5 MILES	<b>DAYTIME POPULATION</b> 18,405 1 MILE 119,140 3 MILES 310,351 5 MILES

**21% PARKS AND REC**  
2 MILES

**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

**9% FAMILY FOUNDATIONS**  
2 MILES

**LEARN MORE**

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

**2.71**  
AVERAGE HH SIZE

**39.6**  
MEDIAN AGE

**\$43,100**  
MEDIAN HH INCOME

**8% IN STYLE**  
2 MILES

**LEARN MORE**

*In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.*

**2.35**  
AVERAGE HH SIZE

**42.0**  
MEDIAN AGE

**\$73,000**  
MEDIAN HH INCOME

**7% BRIGHT YOUNG PROFESSIONALS**  
2 MILES

**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