

# FOR LEASE

Baltimore County, MD

# RETAIL PAD SITES

BELTWAY BUSINESS PARK | BALTIMORE, MARYLAND 21227



## HIGHLIGHTS

- ▶ Multiple retail/restaurant opportunities on Washington Boulevard / Rt. 1 in Arbutus
- ▶ Three existing office/flex buildings totaling 139,400 sf at "Beltway Business Park"
- ▶ Future buildings at "Beltway Business Park" to include three retail pad sites and two 70,000-80,000 sf multi-story office buildings
- ▶ Located at the intersection of Washington Boulevard and Lansdowne Boulevard
- ▶ Quick access to I-95 and I-695
- ▶ Located in the Southwest Enterprise Zone
- ▶ High visibility on Washington Boulevard / Rt. 1: 28,080 vehicles per day

## ZONING

BM-IM (office, retail, restaurant)

## TRAFFIC COUNT

28,080 AADT (Washington Blvd.)



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# AERIAL OVERVIEW

PROPERTIES

## BELTWAY BUSINESS PARK

4.7 AC AVAILABLE

.78 AC AVAILABLE

2.1 AC AVAILABLE

Kaiser Permanente

Building 5: 1705

Building 6: 1715

1710

1730

1740

Twin Springs Road

ROYAL FARMS

LA FITNESS

MATTRESS FIRM

DUNKIN' DONUTS

IHOP

McS

Chick-fil-A

petco Office



95.1 SHINE™



Bank of America



PATAPSCO AVE

ROSALIE RD

HILLTOP AVE

GARDEN AVE

SMITH AVE

COMMERCE DR

ROBERT A YOUNG WAY

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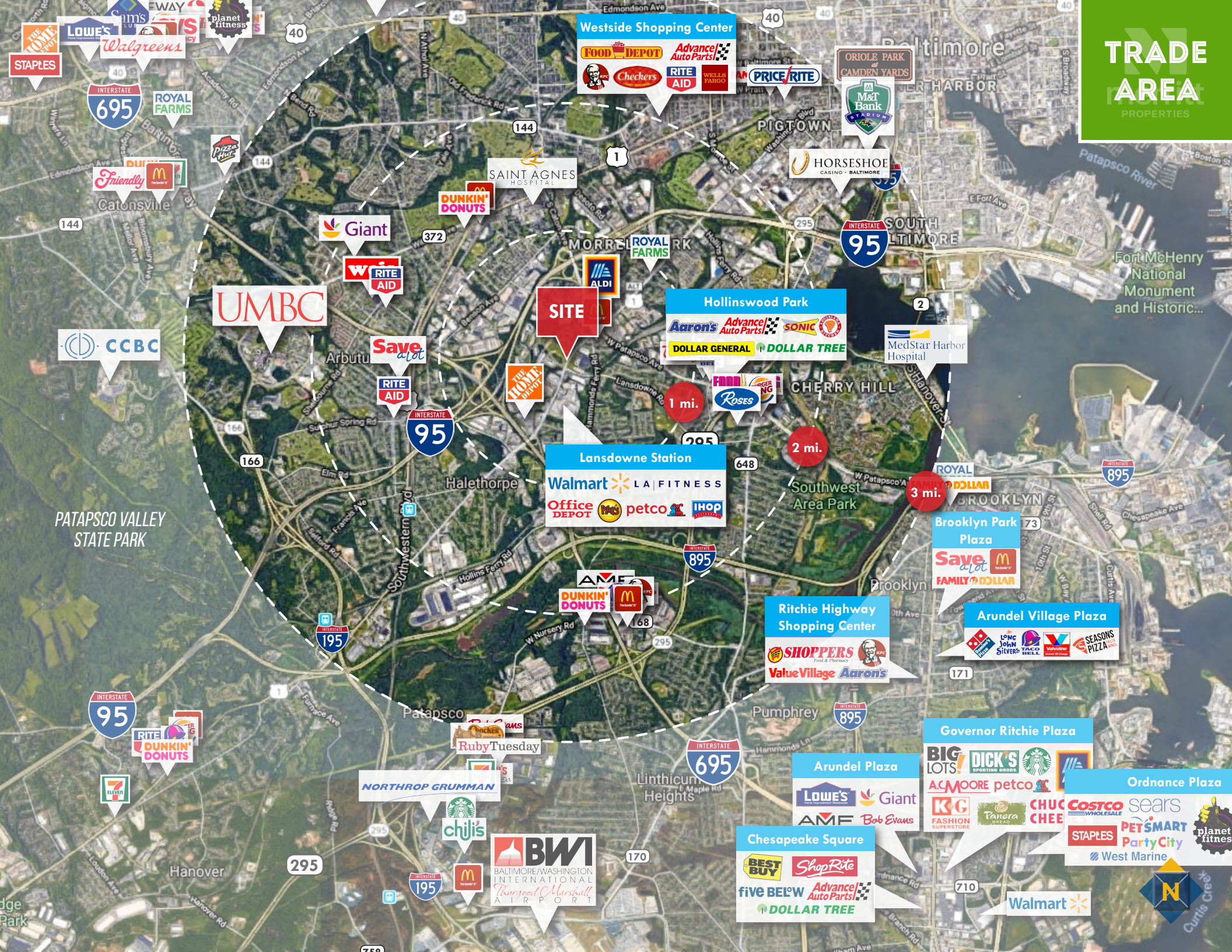
WASHINGTON BLVD

LANSDOWNE RD

RIDGE AVE



# TRADE AREA PROPERTIES



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# LOCATION / DEMOGRAPHICS

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## POPULATION

1 MI. **8,416**  
 3 MI. **130,634**  
 5 MI. **387,504**



## NUMBER OF HOUSEHOLDS

1 MI. **3,298**  
 3 MI. **48,771**  
 5 MI. **155,030**



## AVERAGE HH INCOME

1 MI. **\$53,658**  
 3 MI. **\$54,351**  
 5 MI. **\$64,152**



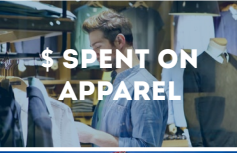
## DAYTIME POPULATION

1 MI. **19,017**  
 3 MI. **146,131**  
 5 MI. **493,754**



## MEDIAN AGE

1 MI. **37.8**  
 3 MI. **35.5**  
 5 MI. **35.8**



## \$ SPENT ON APPAREL

1 MI. **\$4.7M**  
 3 MI. **\$71.6M**  
 5 MI. **\$270.8M**



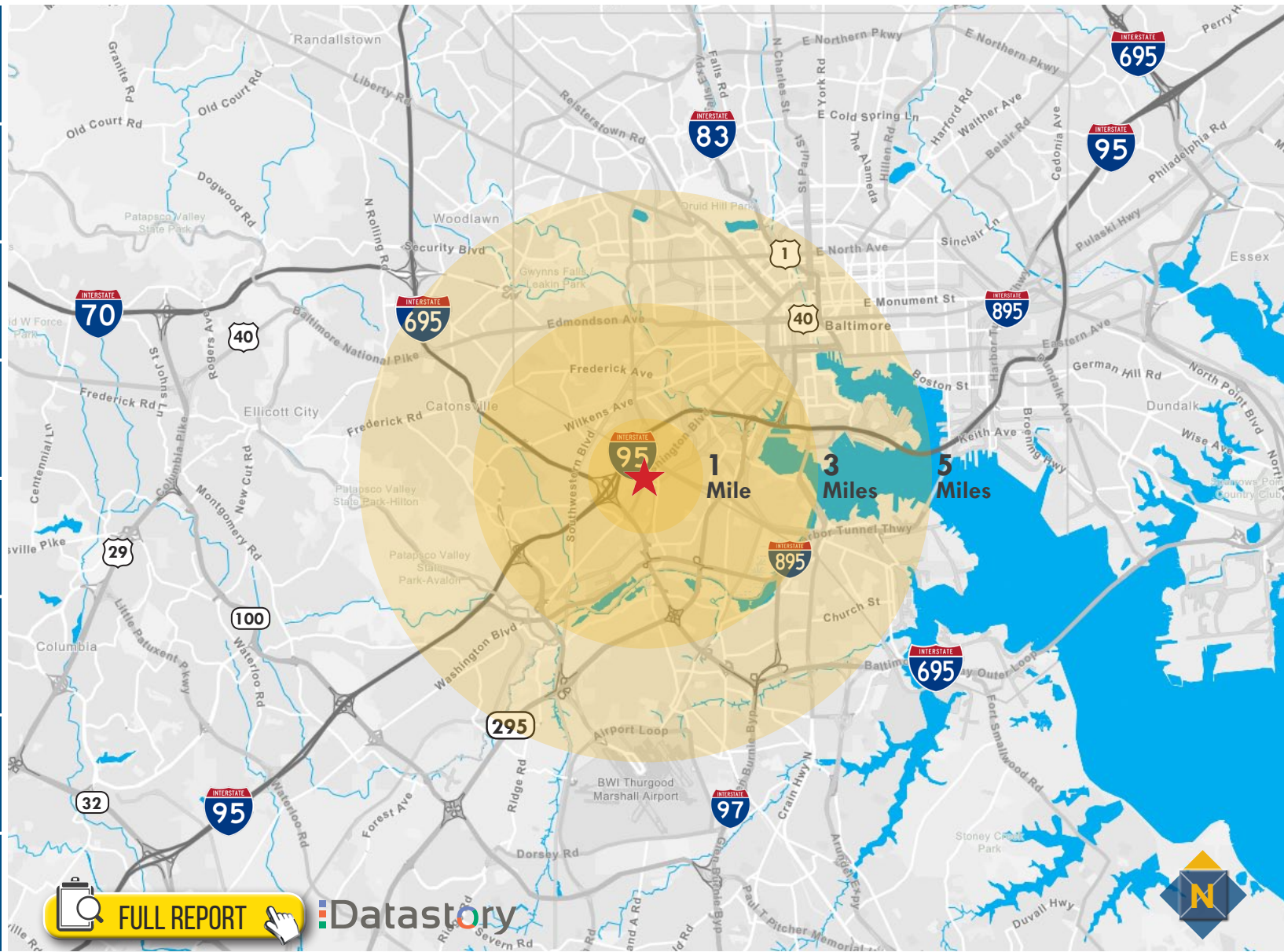
## \$ SPENT ON ENTERTAINMENT & RECREATION

1 MI. **\$6.8M**  
 3 MI. **\$102.1M**  
 5 MI. **\$380.9M**



## \$ SPENT ON FOOD AWAY FROM HOME

1 MI. **\$7.3M**  
 3 MI. **\$111.0M**  
 5 MI. **\$420.7M**



FULL REPORT



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