

FOR LEASE

Baltimore County, MD

BELTWAY BUSINESS COMMUNITY

3720 WASHINGTON BOULEVARD | HALETHORPE, MARYLAND 21227



AVAILABLE

3,874 sf 2nd generation restaurant space (drive-thru available)

ZONING

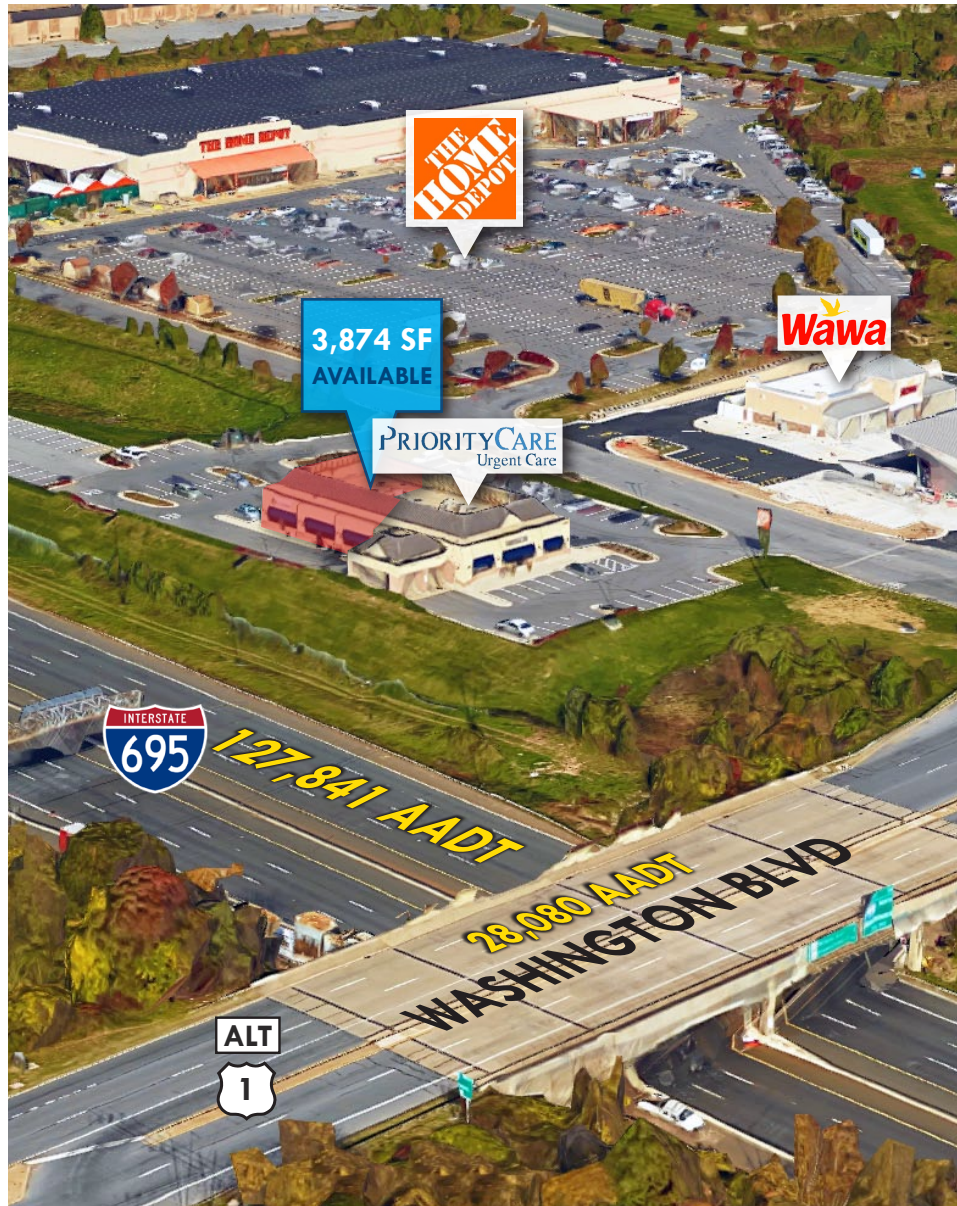
BR-IM (Business Roadside)

TRAFFIC COUNT

127,841 AADT (I-695)

HIGHLIGHTS

- ▶ 7,280 sf retail strip center (join PriorityCare Urgent Care)
- ▶ Excellent visibility and signage opportunities fronting I-695 & U.S. Route 1
- ▶ Located in the Southwest Baltimore Enterprise Zone
- ▶ Easy access via U.S. Route 1, I-695 and Caton Avenue
- ▶ Located within Beltway Business Community, an 850,000 sf flex/office park including Home Depot
- ▶ FiOS service available
- ▶ Gas heat/public utilities
- ▶ Ample parking



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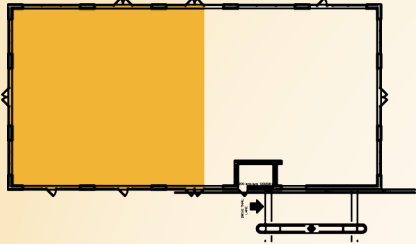
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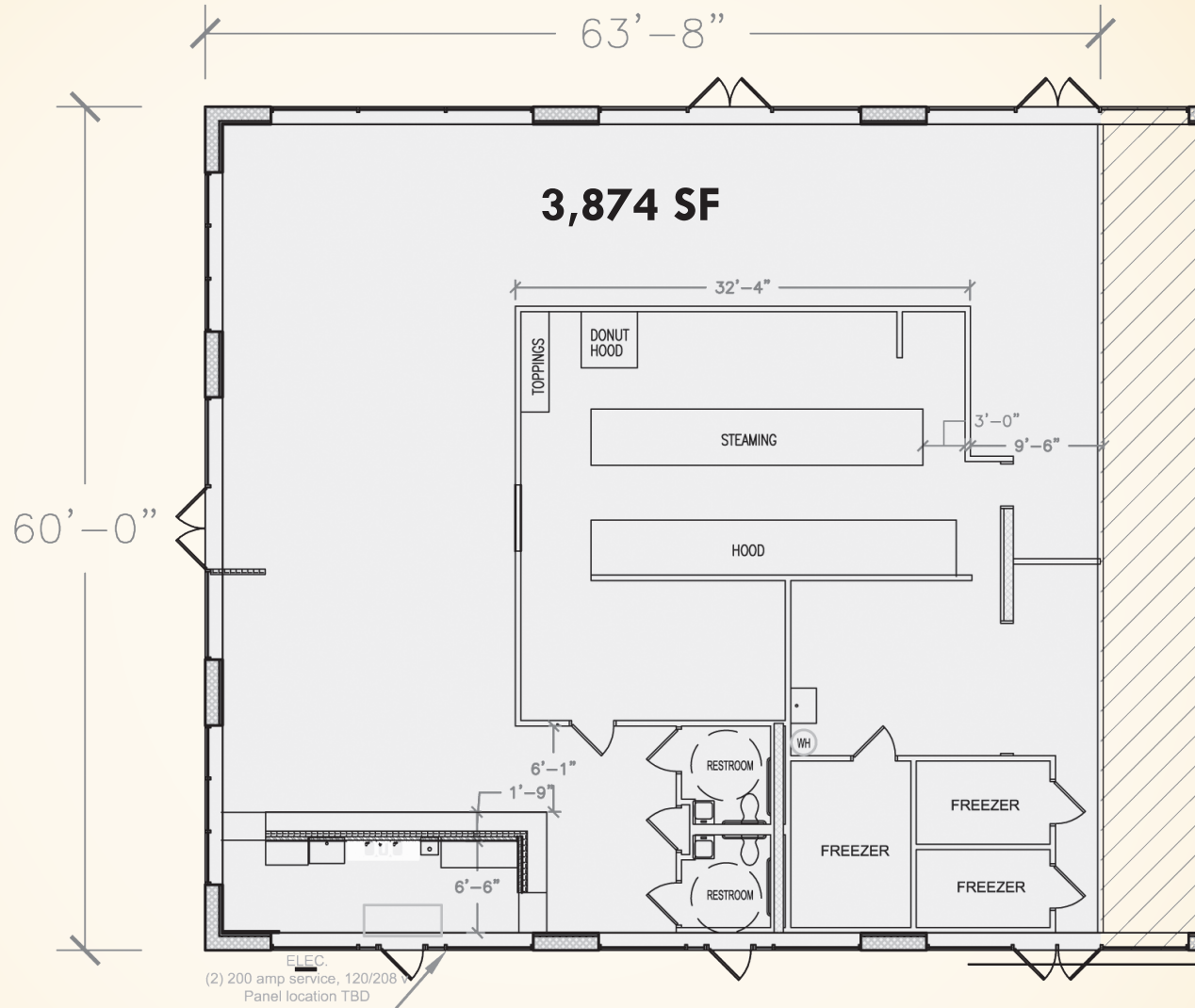
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FLOOR PLAN: SUITES 120-140

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Building Key Plan



PROPOSED DRIVE THROUGH WINDOW



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BIRDSEYE

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TRADE AREA

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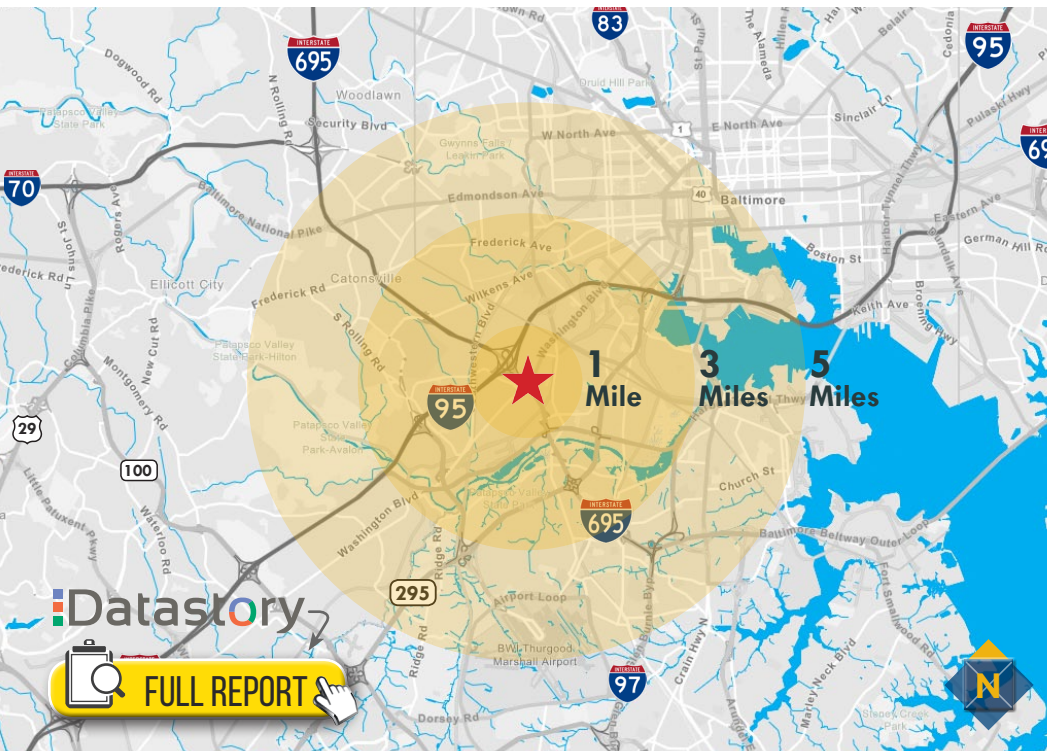
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Baltimore County, MD

LOCATION / DEMOGRAPHICS

3720 WASHINGTON BOULEVARD | HALETHORPE, MARYLAND 21227



Datastory

FULL REPORT

RESIDENTIAL POPULATION 7,463 1 MILE 102,123 3 MILES 346,096 5 MILES	NUMBER OF HOUSEHOLDS 2,739 1 MILE 37,814 3 MILES 136,869 5 MILES	AVERAGE HH SIZE 2.68 1 MILE 2.57 3 MILES 2.44 5 MILES	MEDIAN AGE 38.9 1 MILE 35.5 3 MILES 36.1 5 MILES
AVERAGE HH INCOME \$66,248 1 MILE \$58,838 3 MILES \$65,530 5 MILES	EDUCATION (COLLEGE+) 44.1% 1 MILE 47.3% 3 MILES 53.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.4% 1 MILE 91.4% 3 MILES 91.2% 5 MILES	DAYTIME POPULATION 15,787 1 MILE 119,370 3 MILES 455,782 5 MILES

29% 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.

2.49 AVERAGE HH SIZE
40.3 MEDIAN AGE
\$55,000 MEDIAN HH INCOME

18% FRONT PORCHES
2 MILES

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Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.55 AVERAGE HH SIZE
34.2 MEDIAN AGE
\$39,000 MEDIAN HH INCOME

11% BRIGHT YOUNG PROFESSIONALS
2 MILES

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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.

2.40 AVERAGE HH SIZE
32.2 MEDIAN AGE
\$50,000 MEDIAN HH INCOME

7% METRO FUSION
2 MILES

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These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

2.00 AVERAGE HH SIZE
30.0 MEDIAN AGE
\$,000 MEDIAN HH INCOME



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