



NEARBY RETAILERS



RETAIL FOR LEASE

- 2,414 SF Free Standing BB&T + Basement - Available March 2021
- Lot size is 0.87 acres [37,984 SF]
- 2 Existing drive thru lanes
- 17 Parking spaces on site
- Surrounded by an affluent residential base in highly desirable Howard County, MD
- Zoned B-2 (Business: General) District which permits a wide variety of uses including financial services, fast food/fast casual/QSR restaurants, service retail, automotive, pet services, and medical office/clinics.
- Pylon signage on highly trafficked Baltimore National Pike [Route 40] which carries over 57,000 vehicles per day.

RYAN WILNER

rwilner@klnb.com | 443-632-2058

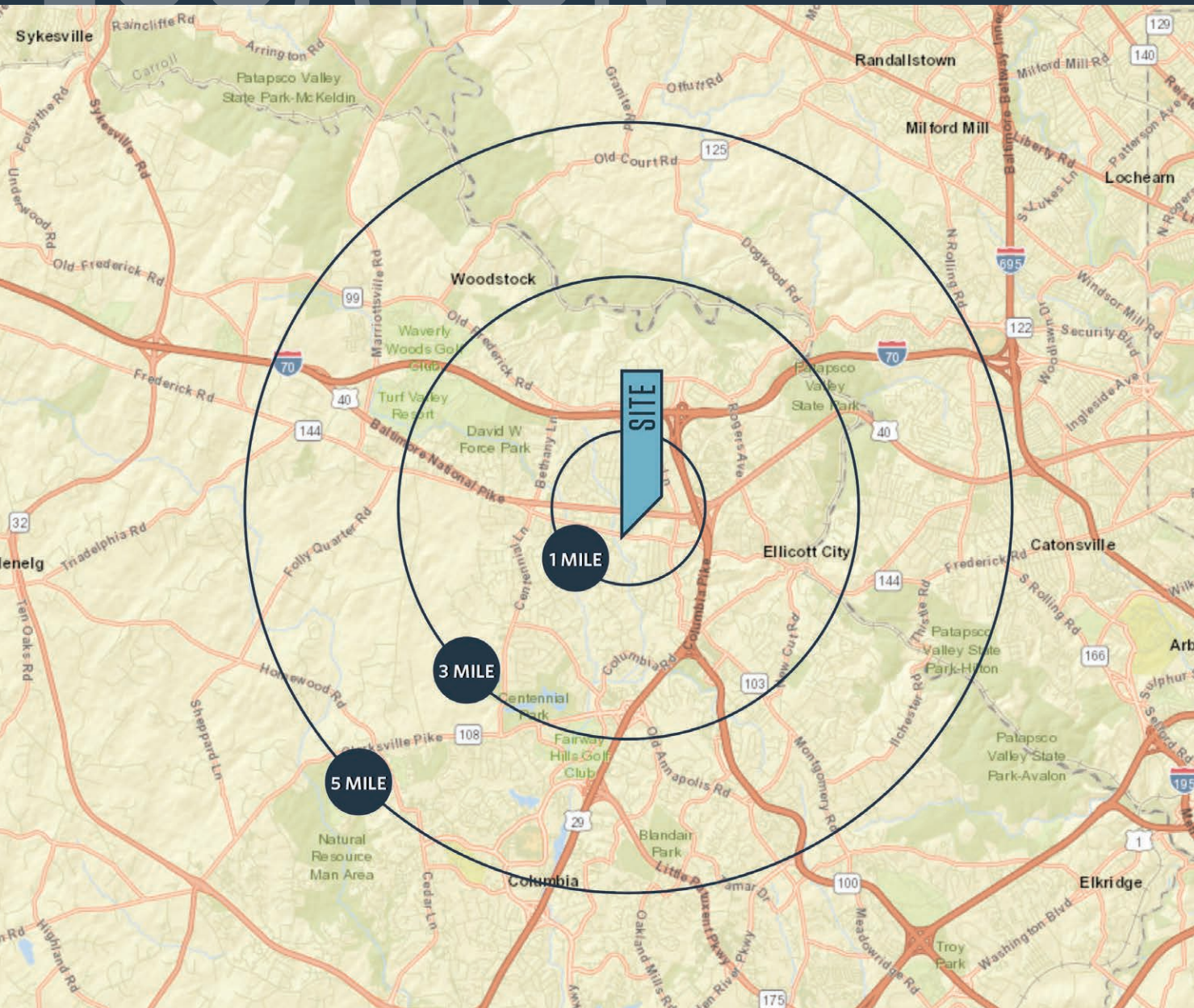
ANDY FELDMAN

afeldman@klnb.com | 443-632-2053

LOCATION

9450 BALTIMORE NATIONAL PIKE

9450 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042, HOWARD COUNTY



PROPERTY HIGHLIGHTS:

- 2,414 SF Free Standing BB&T + Basement
- Lot size - 0.87 acres [37,984 SF]

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
8,308	64,346	161,924
Daytime Population		
3,921	23,709	72,962
Households		
2,958	23,127	60,996
Average HH Income		
\$170,701	\$166,728	\$147,319

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Baltimore National Pike [US-40]	57,131 ADT
---------------------------------	------------

RYAN WILNER

rwilner@klnb.com | 443-632-2058

ANDY FELDMAN

afeldman@klnb.com | 443-632-2053

klnb

MARKET

9450 BALTIMORE NATIONAL PIKE

9450 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042, HOWARD COUNTY



RYAN WILNER

rwilner@klnb.com | 443-632-2058

ANDY FELDMAN

afeldman@klnb.com | 443-632-2053

klnb

CLOSE-UP

9450 BALTIMORE NATIONAL PIKE

9450 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042, HOWARD COUNTY



RYAN WILNER

rwilner@klnb.com | 443-632-2058

ANDY FELDMAN

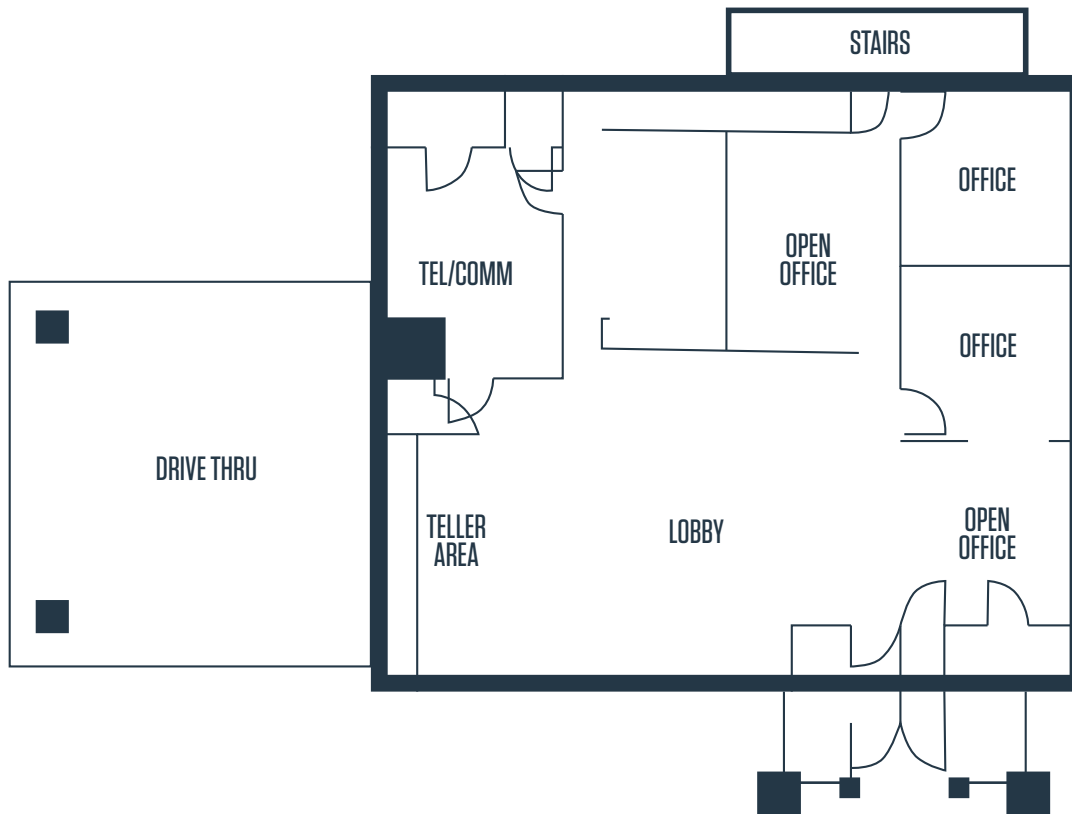
afeldman@klnb.com | 443-632-2053

klnb

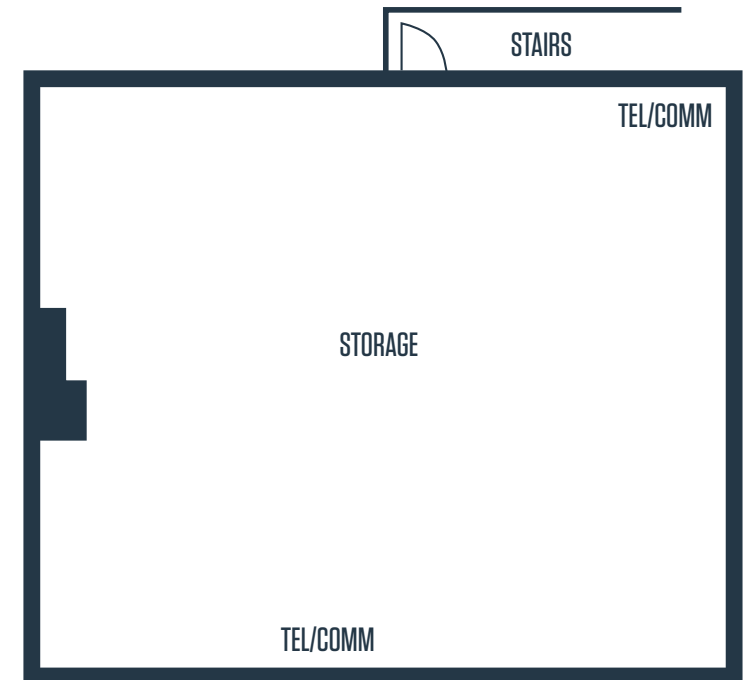
SITE PLAN

9450 BALTIMORE NATIONAL PIKE

9450 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042, HOWARD COUNTY



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

RYAN WILNER

rwilner@klnb.com | 443-632-2058

ANDY FELDMAN

afeldman@klnb.com | 443-632-2053

klnb



9450 BALTIMORE NATIONAL PIKE

9450 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042, HOWARD COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

RYAN WILNER

rwilner@klnb.com
443-632-2058

ANDY FELDMAN

afeldman@klnb.com
443-632-2053

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.