

FOR LEASE Available Late Spring 2019



Painters Mill Center

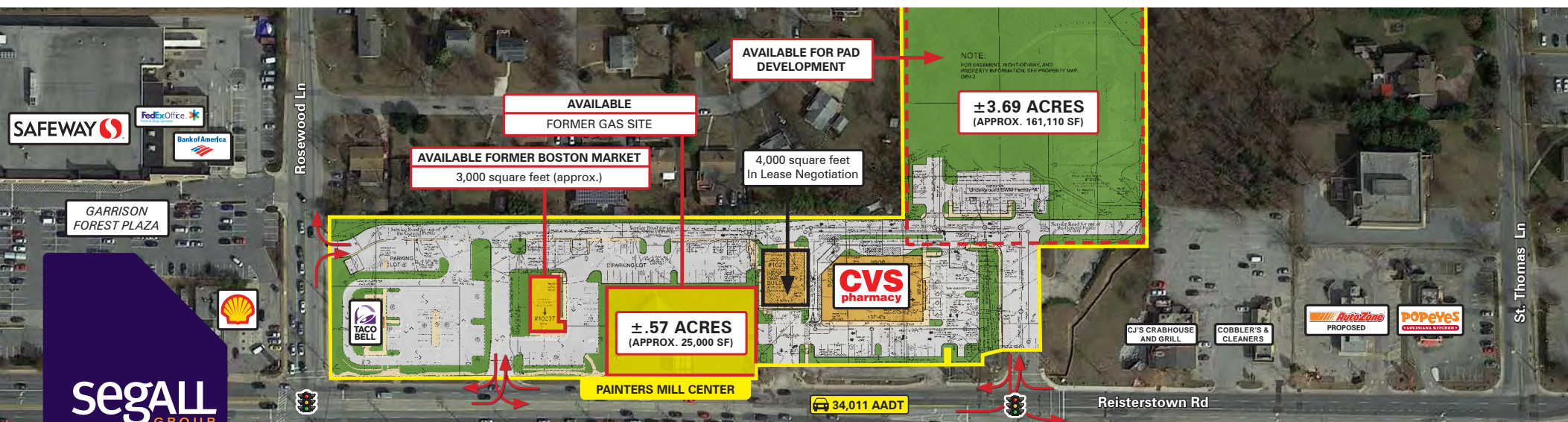
Owings Mills, MD 21117

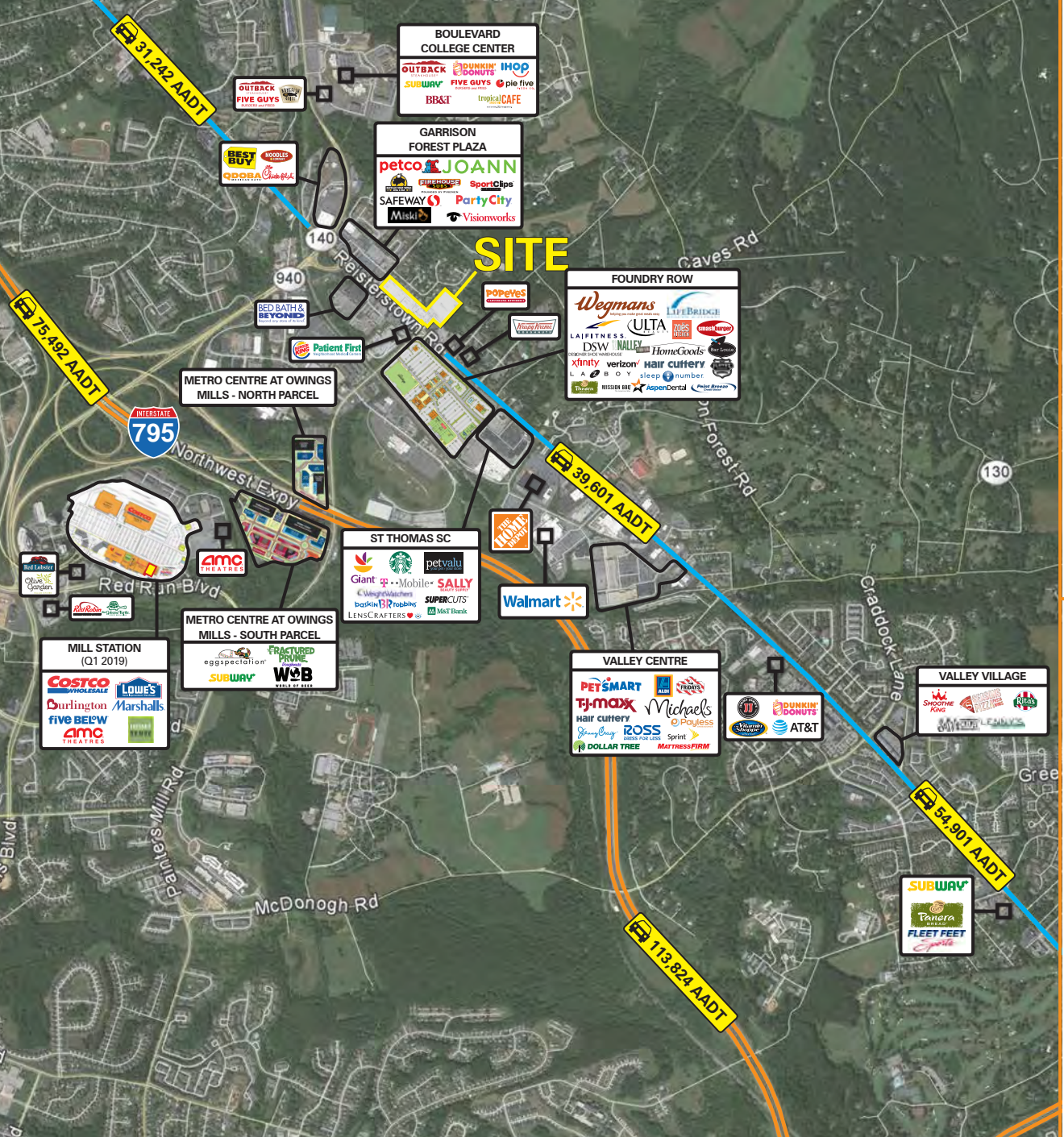
Overview

Three outstanding retail opportunities on busy Reisterstown Road (MD 140). Property is situated between two traffic signals and diagonally opposite Wegman's-anchored Foundry Row.

Quick Facts

Opportunity	Former Boston Market: 3,000 square feet Pad Site: 3.69 acres Pad Site: 0.57 acres
Rental Rate	Negotiable
Net Charges	Projected at \$7.00 per square foot (In Review)
Traffic Counts	34,011 AADT (Reisterstown Road) 22,590 AADT (Painters Mill Road)





2018 Demographics	1 mile	3 miles	5 miles
POPULATION	6,800	76,872	170,879
HOUSEHOLDS	2,284	30,540	66,601
AVG. HH INCOME	\$64,513	\$101,598	\$102,132
DAYTIME POPULATION	13,612	66,588	141,646
TRAFFIC COUNTS	34,011 AADT (Reisterstown Road)		

2018 Drive Time	5 minutes
POPULATION	19,764
EDUCATION	92% High School or Greater
AVG. HH INCOME	\$78,972
DAYTIME POPULATION	24,024
MILLENNIALS (Ages 15-39)	46% (Born 1980 - mid 2000's)



AVAILABLE FOR PAD DEVELOPMENT

±3.69 ACRES (APPROX. 161,110 SF)

AVAILABLE FORMER GAS SITE

AVAILABLE FORMER BOSTON MARKET 3,000 square feet (approx.)

4,000 square feet In Lease Negotiation

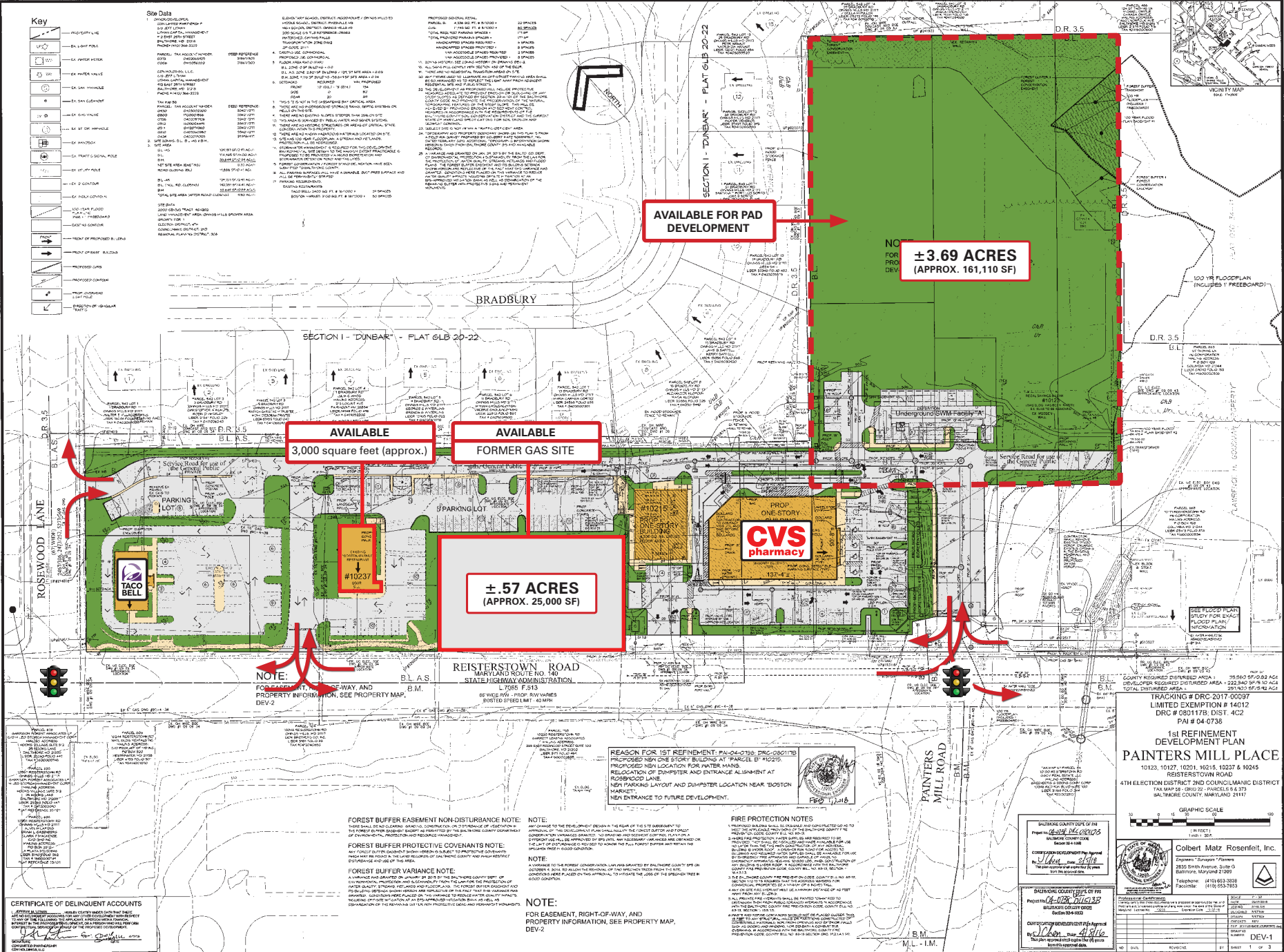
±.57 ACRES (APPROX. 25,000 SF)

PAINTERS MILL CENTER

34,011 AADT

22,590 AADT

REDEVELOPMENT SITE



Development Plan

Painters Mill Center / Owings Mills, MD 21117



Colbert Matz Rosefield, Inc.
 Engineers / Surveyors / Planners
 2635 Smith Avenue, Suite 5
 Baltimore, Maryland 21209
 Telephone: (410) 653-3388
 Facsimile: (410) 653-7883

SALISBURY COUNTY DEPT OF PA
 Project No. **04-028-0161323**
 SALISBURY COUNTY DEPT OF PA
 Section No. **04-028-0161323**

CORRECTION ENGINEER
 No. **4886** Date **4/8/16**

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 No. **4886** Date **4/8/16**

CERTIFICATE OF DELINQUENT ACCOUNTS

OFFICE LISTED: **Segall Group**
 10000 RIVERCHASE DRIVE, SUITE 200
 OWINGS MILLS, MARYLAND 21117
 PHONE: (410) 653-3388
 FAX: (410) 653-7883
 E-MAIL: info@segallgroup.com

FOREST BUFFER EASEMENT NON-DISTURBANCE NOTE:
 THIS PROJECT IS LOCATED ADJACENT TO FORESTED LAND. THE FOREST BUFFER EASEMENT IS A CONDITION OF DEVELOPMENT IN SALISBURY COUNTY. THE FOREST BUFFER EASEMENT IS A CONDITION OF DEVELOPMENT IN SALISBURY COUNTY. THE FOREST BUFFER EASEMENT IS A CONDITION OF DEVELOPMENT IN SALISBURY COUNTY.

FOREST BUFFER PROTECTIVE COVENANTS NOTE:
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FOREST BUFFER VARIANCE NOTE:
 A VARIANCE HAS GRANTED ON JANUARY 24, 2013 BY THE SALISBURY COUNTY DEPT OF PA. THE VARIANCE IS A CONDITION OF DEVELOPMENT IN SALISBURY COUNTY. THE VARIANCE IS A CONDITION OF DEVELOPMENT IN SALISBURY COUNTY.

NOTE:
 REFERENCED TO THE DEVELOPMENT DESIGN IN THE REAR OF THIS IS TO SUBMIT TO APPROVAL BY THE SALISBURY COUNTY DEPT OF PA. THE DEVELOPMENT DESIGN IS TO SUBMIT TO APPROVAL BY THE SALISBURY COUNTY DEPT OF PA. THE DEVELOPMENT DESIGN IS TO SUBMIT TO APPROVAL BY THE SALISBURY COUNTY DEPT OF PA.

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NOTE:
 FOR EASEMENT, RIGHT-OF-WAY, AND PROPERTY INFORMATION, SEE PROPERTY MAP, DEV-2

FIRE PROTECTION NOTES

1. ALL BUILDINGS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE SALISBURY COUNTY DEPT OF PA. THE BUILDINGS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE SALISBURY COUNTY DEPT OF PA.
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1st REFINEMENT DEVELOPMENT PLAN
PAINTERS MILL PLACE
 10123, 10127, 10201, 10215, 10237 & 10245
 REISTERSTOWN ROAD
 4TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
 TAX MAP 58 - CRD 32 - PARCELS 6 & 373
 SALISBURY COUNTY, MARYLAND 21117

GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100
 FEET

COUNTY REQUIRED DISTURBED AREA = 39,960 SF/0.92 AC
DEVELOPER REQUIRED DISTURBED AREA = 22,940 SF/0.52 AC
TOTAL DISTURBED AREA = 62,900 SF/1.44 AC

TRACKING # DRC-2017-00097
LIMITED EXEMPTION # 14012
DRC # 0801178, DIST. 4C2
PAI # 04-0738

Interested? Contact:

Jamie Lanham

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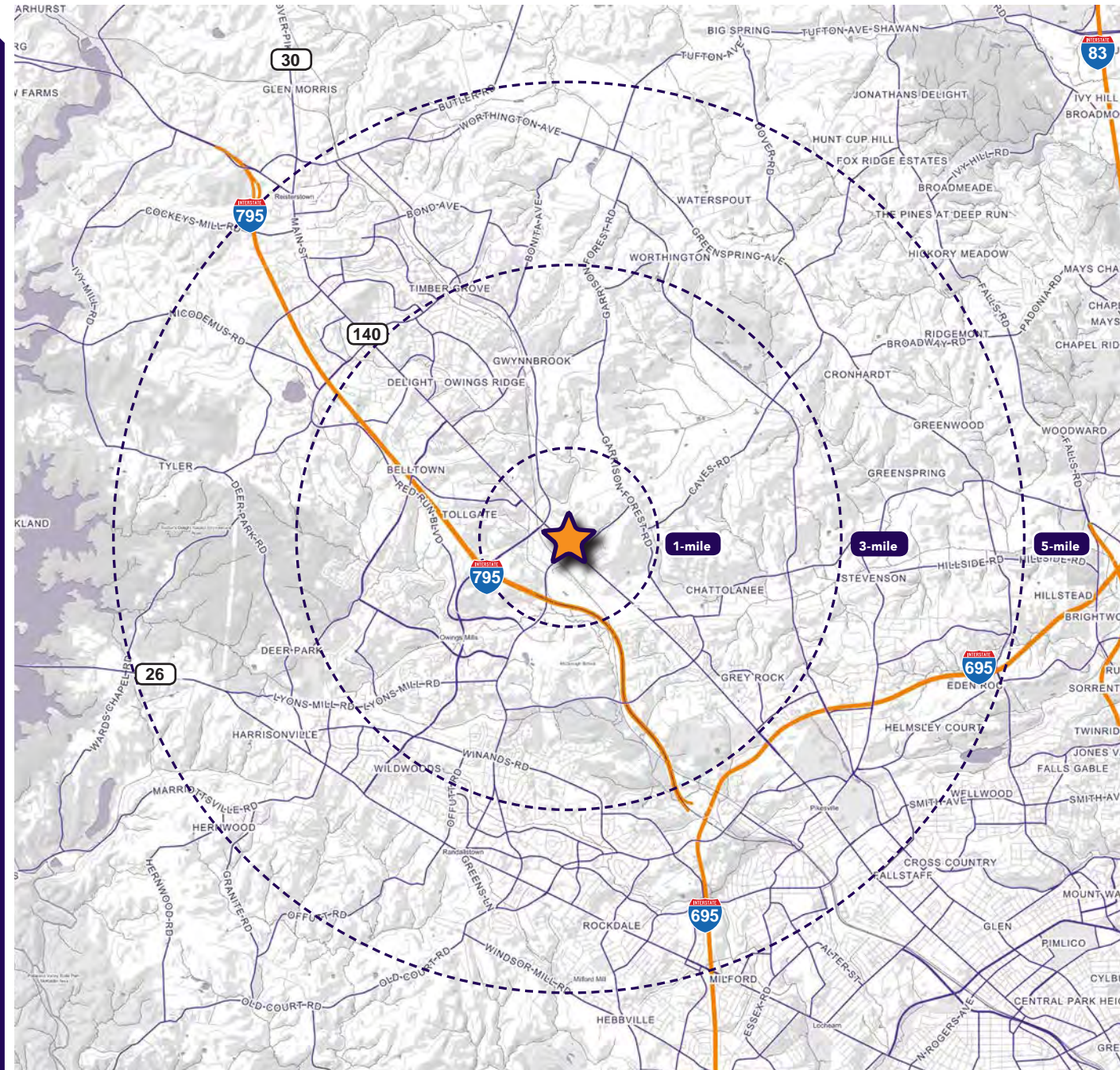
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RESOURCES**