

## RETAIL/OFFICE FOR LEASE

# HALETHORPE SHOPPING CENTER

1305 Francis Avenue, Baltimore, MD 21227



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,200 - 5,406 SF
<b>LEASE RATE:</b>	\$16.00 - 21.00 SF/yr (NNN)
<b>EST. NNN (2020):</b>	\$4.40/SF

### PROPERTY OVERVIEW

2 Units and Lower Level storage space available in retail strip known as Halethorpe Shopping Center. Conveniently located in the home of Clipper City Brewing Co. and Guinness Brewery & Barrell House. Less than .3 miles from MARC-Penn Halethorpe station. Ideal for office and retail use. Can be contiguous.

### PROPERTY HIGHLIGHTS

- Lower Level storage unit has roll door and walk-in level entry in rear
- Well established, 7-Eleven anchored 7-unit neighborhood shopping strip
- Only shopping center in neighborhood within US-1, I-95, I-195 corridor
- 188 ft Francis Ave frontage with signage
- 6 Minute walk to Halethorpe station (MARC)

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1305	\$21.00 SF/yr	1,200 SF
1307	\$21.00 SF/yr	2,100 SF
LL	\$16.00 SF/yr	2,106 SF

**KW COMMERCIAL**  
6250 Old Dobbin Lane,  
Suite 140  
Columbia, MD 21045

**HELEN DELLHEIM, ESQ.**  
Managing Director, Win Commercial Group  
O: 410.312.0000  
C: 410.258.4136  
helen@wincommercial.com  
MD #579141 - DC #SP200200625  
Keller Williams Realty Centre 410-312-0000

**RETAIL/OFFICE FOR LEASE**

**CENTRALLY LOCATED; <1MIN TO I-95**

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