

FOR LEASE

Baltimore County, MD

6430 BALTIMORE NATIONAL PIKE

CATONSVILLE, MARYLAND 21228

AVAILABLE

- ▶ Unit 1: 13,922 sf ±
- ▶ Unit 2: 4,485 sf ±

LOT SIZE

2.67 Acres

ZONING

BR-AS (Business Roadside)
Automotive Service Overlay on front portion of property

TRAFFIC COUNT

42,732 AADT (Baltimore Nat'l Pike)

RENTAL RATE

\$18.00 psf, NNN

HIGHLIGHTS

- ▶ Superior visibility on Route 40 (Baltimore National Pike)
- ▶ Easy access to I-695 and I-70
- ▶ Building and pylon signage available
- ▶ Baltimore National Pike East-West access via median cut



Short-Term Leases Only



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SITE PLAN

6430 BALTIMORE NATIONAL PIKE | CATONSVILLE, MARYLAND 21228

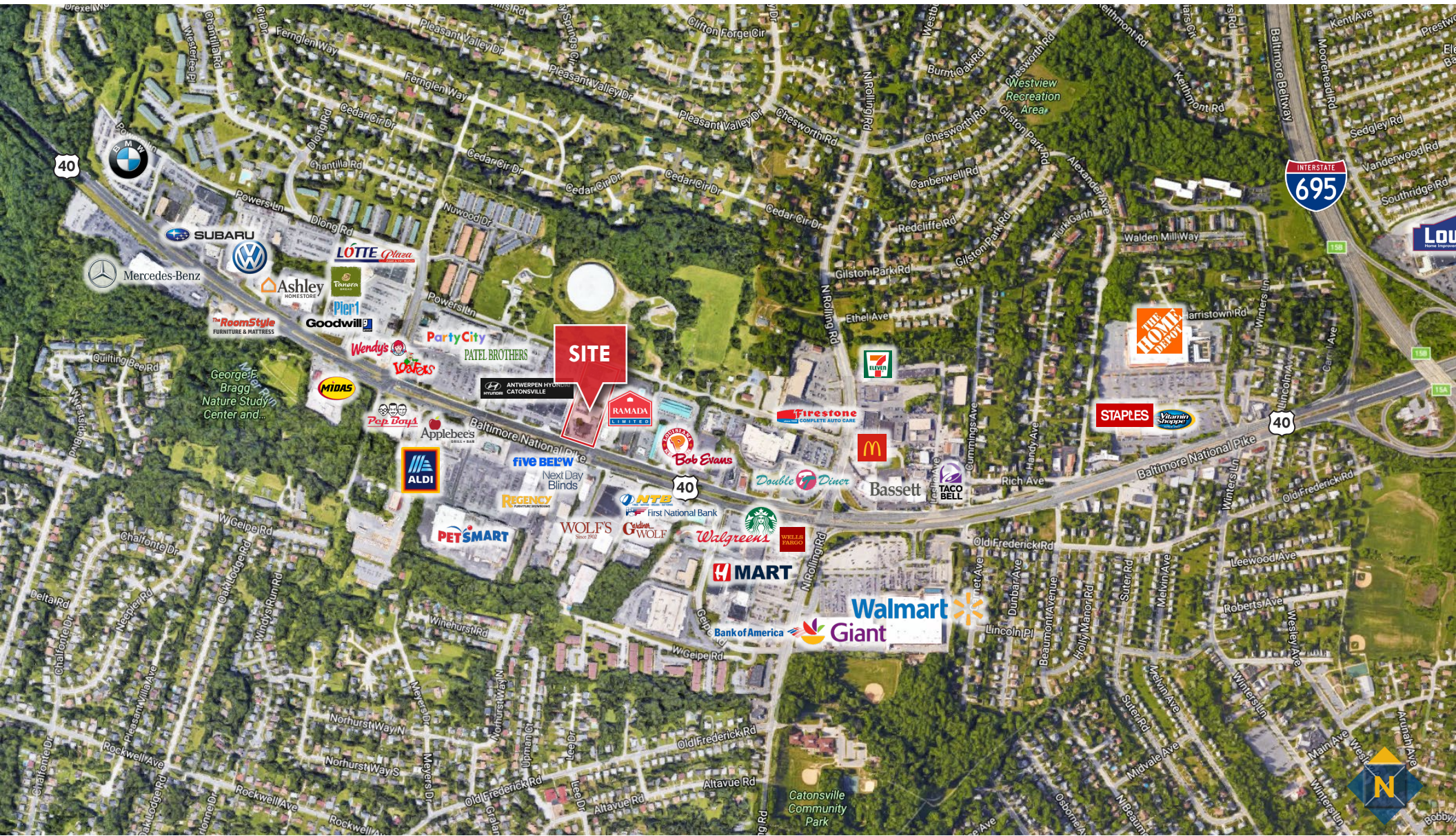


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LOCAL TRADE AREA

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REGIONAL TRADE AREA

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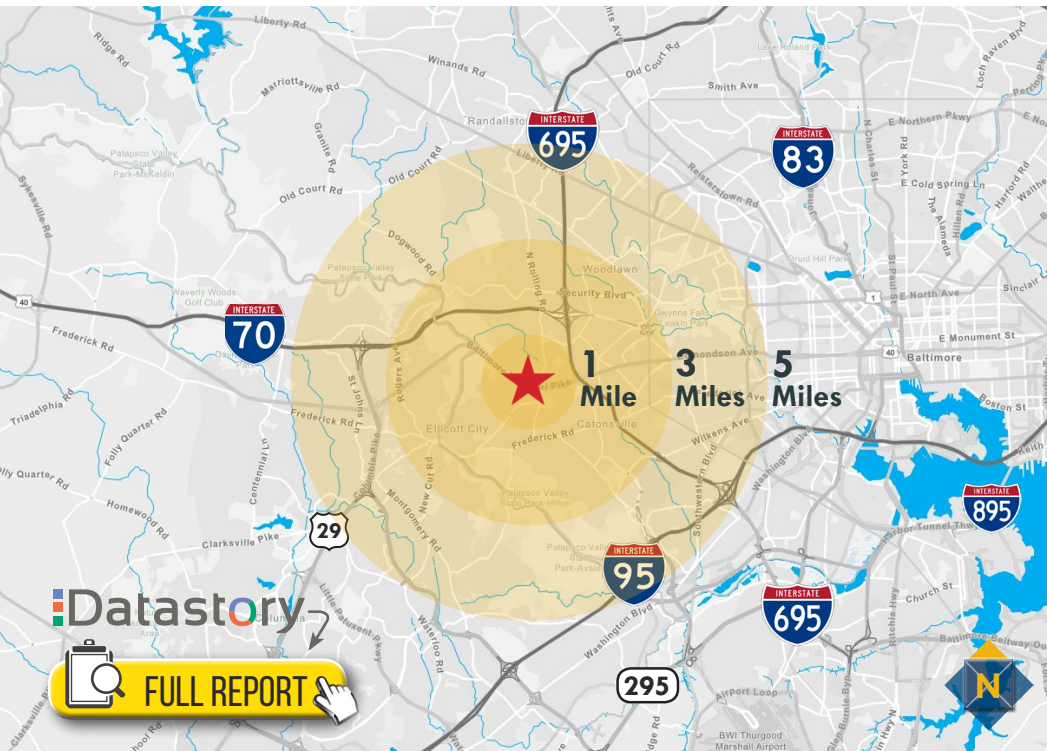


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LOCATION / DEMOGRAPHICS

6430 BALTIMORE NATIONAL PIKE | CATONSVILLE, MARYLAND 21228



RESIDENTIAL POPULATION 12,776 1 MILE 91,726 3 MILES 263,476 5 MILES	NUMBER OF HOUSEHOLDS 4,884 1 MILE 35,465 3 MILES 99,215 5 MILES	AVERAGE HH SIZE 2.61 1 MILE 2.54 3 MILES 2.58 5 MILES	MEDIAN AGE 44.0 1 MILE 39.7 3 MILES 39.2 5 MILES
AVERAGE HH INCOME \$94,778 1 MILE \$92,416 3 MILES \$87,026 5 MILES	EDUCATION (COLLEGE+) 71.5% 1 MILE 70.1% 3 MILES 65.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 94.8% 1 MILE 94.4% 3 MILES 93.6% 5 MILES	DAYTIME POPULATION 11,130 1 MILE 93,490 3 MILES 235,808 5 MILES

19%
PARKS AND REC
2 MILES

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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.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

19%
PLEASANTVILLE
2 MILES

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Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

12%
IN STYLE
2 MILES

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In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME

10%
ENTREPRISING PROFESSIONALS
2 MILES

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These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME