

# FOR LEASE

Baltimore County, MD

# WATERVIEW TOWN CENTER

101-165 ORVILLE ROAD | ESSEX, MARYLAND 21221



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## AVAILABLE

- ▶ 1,600 sf
  - ▶ 1,600 sf
  - ▶ 1,600 sf
- CAN BE COMINED UP TO 4,800 SF**
- ▶ 0.7 Acre ± Pad Site
  - ▶ 0.8 Acre ± Pad Site

## TRAFFIC COUNT

39,851 AADT (Eastern Blvd/Rt. 150)

## HIGHLIGHTS

- ▶ 97,000+ sf shopping center
- ▶ Anchored by high-volume Weis Markets
- ▶ Located at the signalized intersection of Eastern Boulevard & Orville Road
- ▶ 39,502 AADT on Eastern Blvd
- ▶ Surrounded by densely populated neighborhoods
- ▶ Easy access to I-695 and I-95
- ▶ Join Weis, Denny's, Marco's Pizza, ATI Physical Therapy, Great Clips, SunTrust & more!



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# BIRDSEYE

WATERVIEW TOWN CENTER | 101-165 ORVILLE ROAD | ESSEX, MARYLAND 21221



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# SITE PLAN

WATERVIEW TOWN CENTER | 101-165 ORVILLE ROAD | ESSEX, MARYLAND 21221

- A** Weis Markets
- B** AVAILABLE: 1,600 sf
- C** AVAILABLE: 1,600 sf
- D** AVAILABLE: 1,600 sf
- E** Integrity Childcare
- F** Marco's Pizza
- G** Jackson Hewitt
- H** Waterview Liquors
- I** Diva Nails
- J** Great Clips
- K** ATI Physical Therapy
- L** SunTrust
- M** Denny's
- N** TD Bank
- O** AVAILABLE: 0.8 Acres ±
- P** AVAILABLE: 0.7 Acres ±

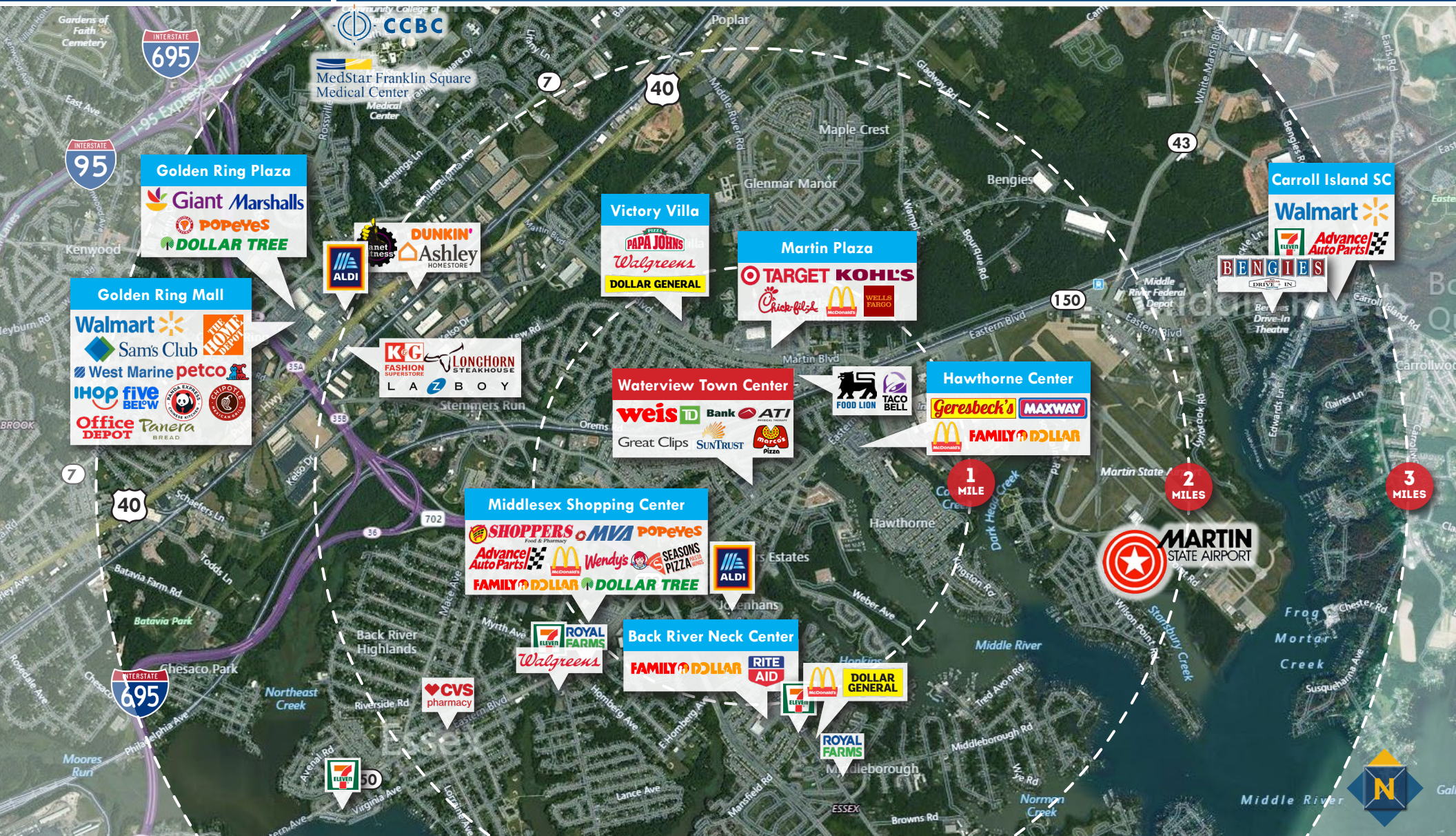


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# TRADE AREA

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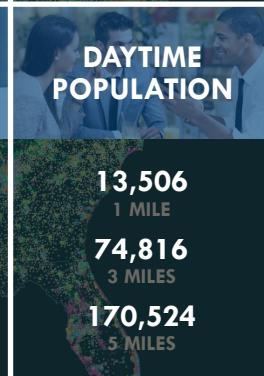
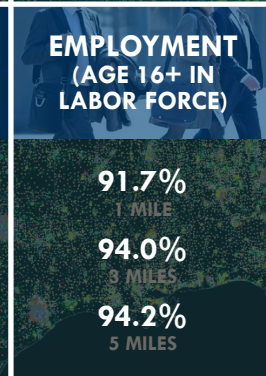
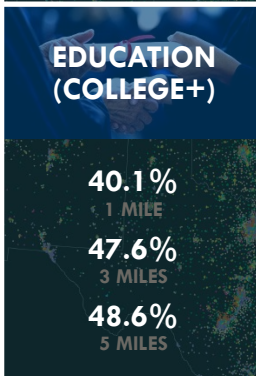
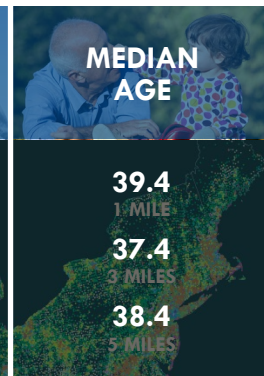
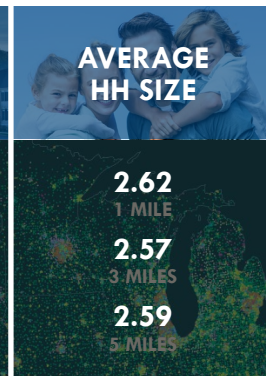
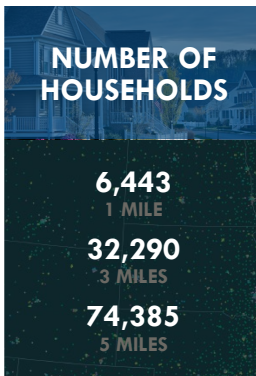


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# LOCATION / DEMOGRAPHICS

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## 26% 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

## 17% 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.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

## 15% METRO FUSION

2 MILES

[LEARN MORE](#)

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME

## 14% 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.

**2.41**  
AVERAGE HH SIZE

**33.0**  
MEDIAN AGE

**\$54,000**  
MEDIAN HH INCOME