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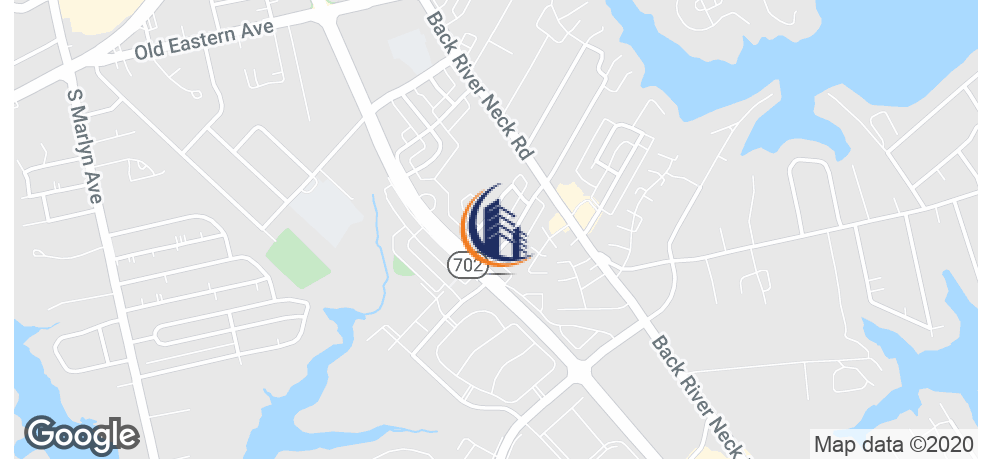
RETAIL PROPERTY FOR LEASE

Country Ridge Shopping Center

1500-1552 COUNTRY RIDGE LN, BALTIMORE, MD 21221

EXECUTIVE SUMMARY

Country Ridge Shopping Center 1500-1552 Country Ridge Ln, Baltimore, MD 21221



OFFERING SUMMARY

Available SF:	1,992 - 41,628 SF
Lease Rate:	\$15.00 - 18.75 SF/yr (NNN)
Lot Size:	11.6 Acres
Year Built:	1963
Building Size:	139,449
Renovated:	2020
Market:	Washington Suburbs
Submarket:	Baltimore

PROPERTY OVERVIEW

K & M Commercial is happy to present Country Ridge Shopping Center for LEASE. This shopping center sits in front of a traffic signal, enjoys excellent visibility and access with approximately 16,101 cars daily. The property is conveniently located on a bus route anchored by Family Dollar and Dollar Tree; the tenant mix includes a restaurant, daycare, dental, pharmacy, and personal services. Ideal uses include grocers, entertainment, restaurant, and personal and professional services. Many upgrades to the property are already completed. More to come!

PROPERTY HIGHLIGHTS

- Anchored by Family Dollar and Dollar Tree
- Big Box Space Available
- 7,000 + Households w/in 1 mile
- Avg. HHI of \$61K + w/in 3 miles
- Stand Alone Retail Pad Site Available

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

AVAILABLE SPACES

Country Ridge Shopping Center 1500-1552 Country Ridge Ln, Baltimore, MD 21221



LEASE TYPE	NNN
TOTAL SPACE	1,992 - 41,628 SF
LEASE TERM	36 to 120 months
LEASE RATE	\$15.00 - \$18.75 SF/yr



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AVAILABLE SPACES

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1500	Available	10,000 - 41,628 SF	NNN	\$15.00 SF/yr	Main anchor space. Open floor with Loading Dock
1534	Available	1,992 SF	NNN	\$15.00 SF/yr	This open space is ideal for a Cell phone company or a business with a showroom. The landlord will provide a buildout. Potential other uses are restaurants or sandwich shops.
1540	Available	3,978 SF	NNN	\$15.00 SF/yr	The previous tenant was a Liquor store with refrigerators.
1552	Available	2,650 SF	NNN	\$16.50 SF/yr	Previous Bank with Existing Vault and functioning two drive-thrus Can be fully built out Ample parking

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SPACE BREAK DOWN

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Country Ridge Plaza

Essex, Maryland



Space	SF	Tenant
1	50,166	Future Anchor
2	10,000	Country Ridge Bingo Hall
3	3,574	Giggle Box Daycare
4	1,563	Mel's Barber Shop
5	2,078	Mt. of Fire Church
6	10,597	Dollar Tree
7	9,890	Family Dollar
8	3,697	El Piquin Restaurant
9	6,338	USA Beauty Supply
10	2,916	Dr. Amsterdam Dentist
11	1,118	Nail Fashion
12	2,000	GNS Nutrition
13	1,192	Vacant
14	6,018	Children R US Daycare
15	3,978	Vacant
16	2,496	Giggle Box Daycare
17	3,171	New Bethel Church
18	2,623	Grocery
19	2,835	Pharmacy
20	1,608	Mr. Twist
21	2,620	Future Bank

TOTAL GLA 130,478 SF



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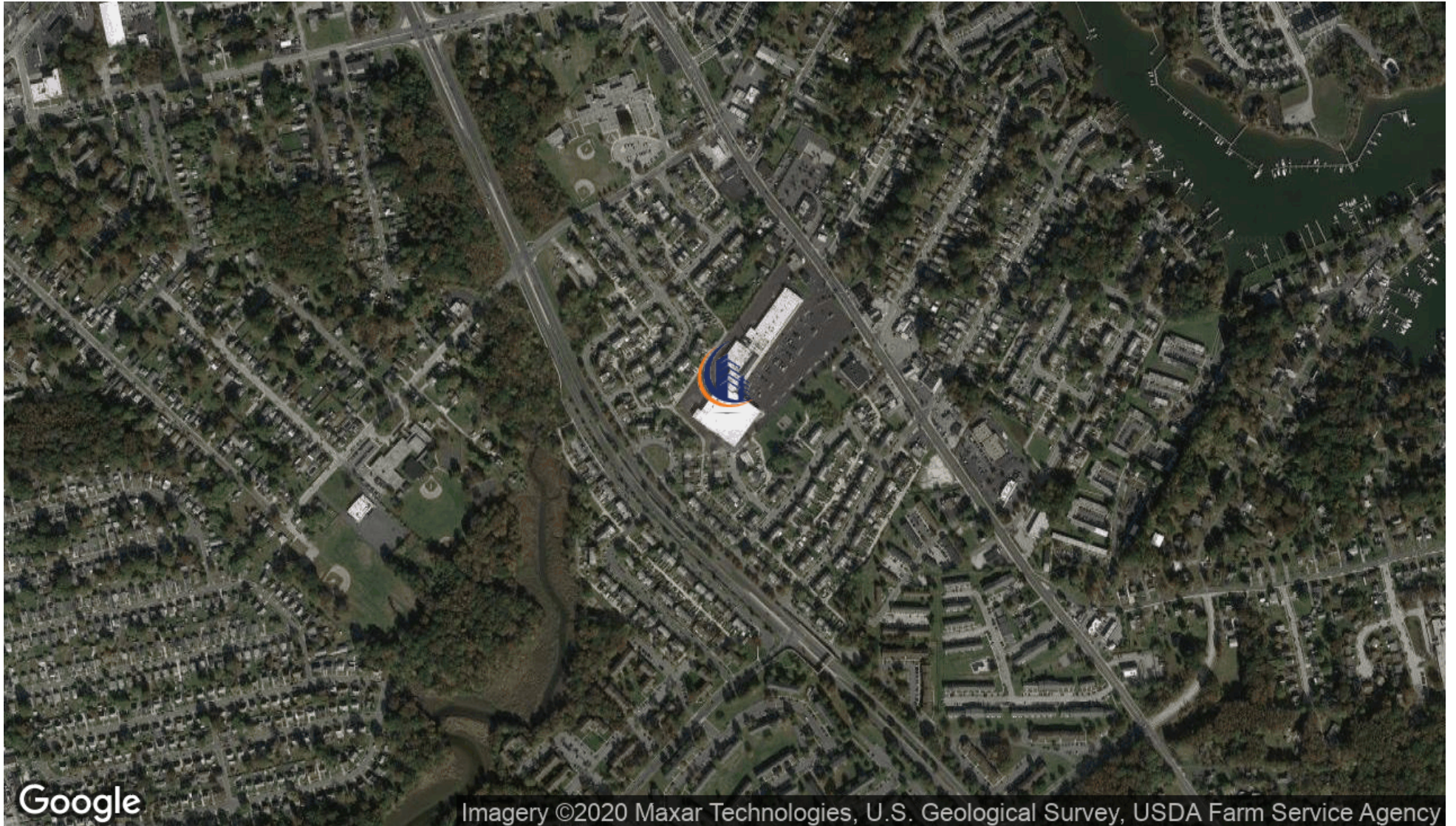
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AERIAL MAPS

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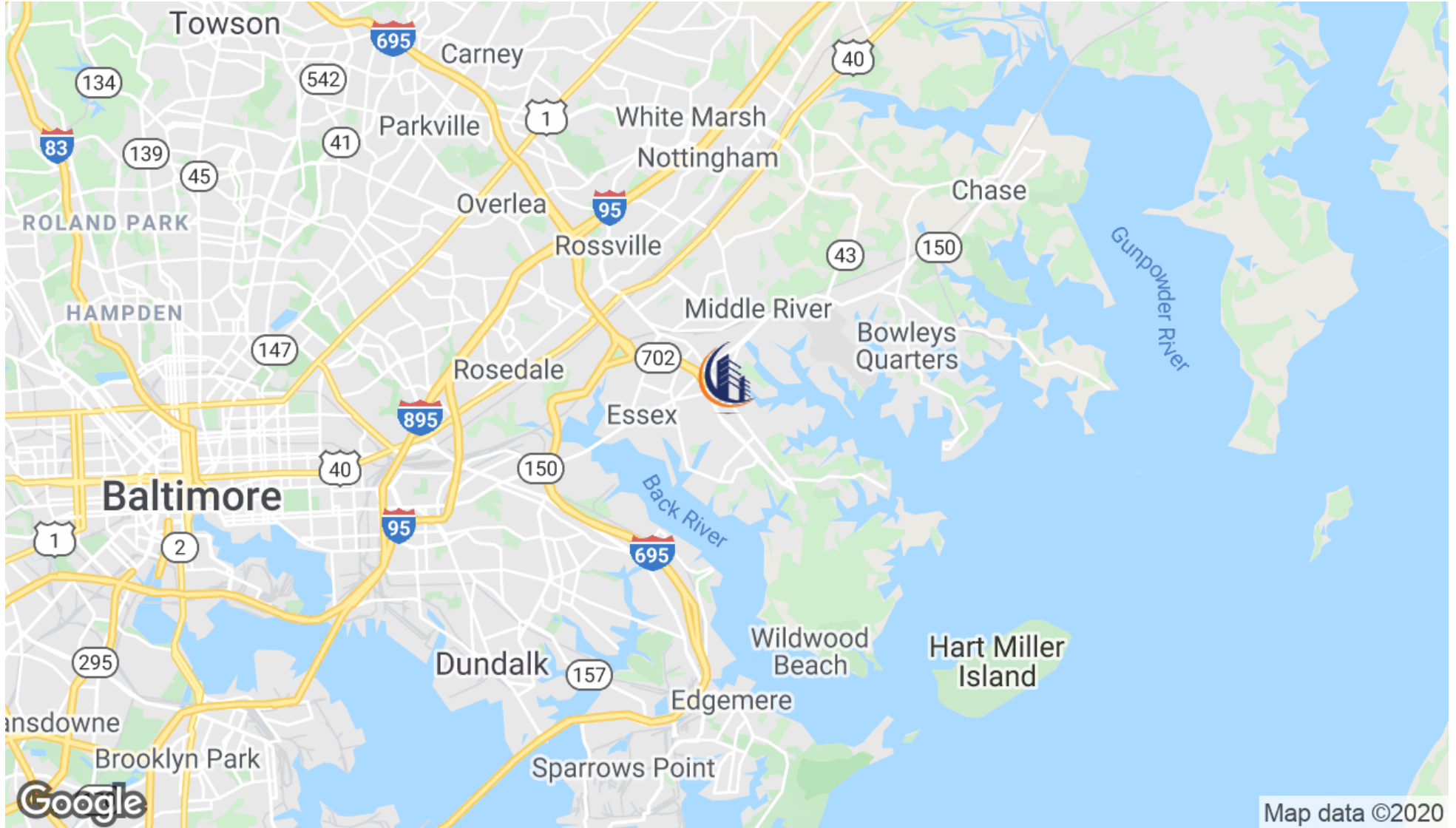
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LOCATION MAPS

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RETAILER MAP

Country Ridge Shopping Center 1500-1552 Country Ridge Ln, Baltimore, MD 21221



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Google

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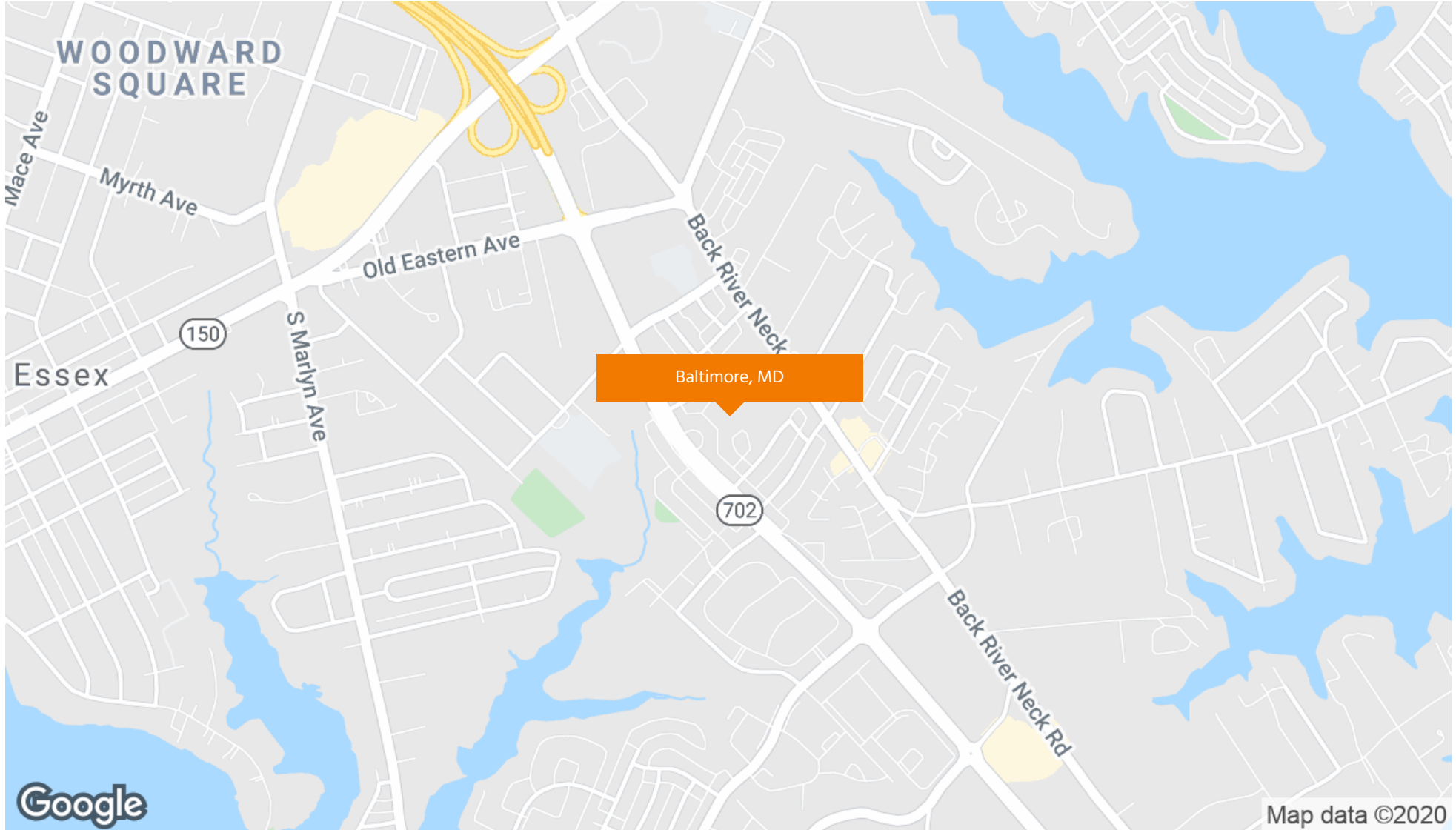
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REGIONAL MAP

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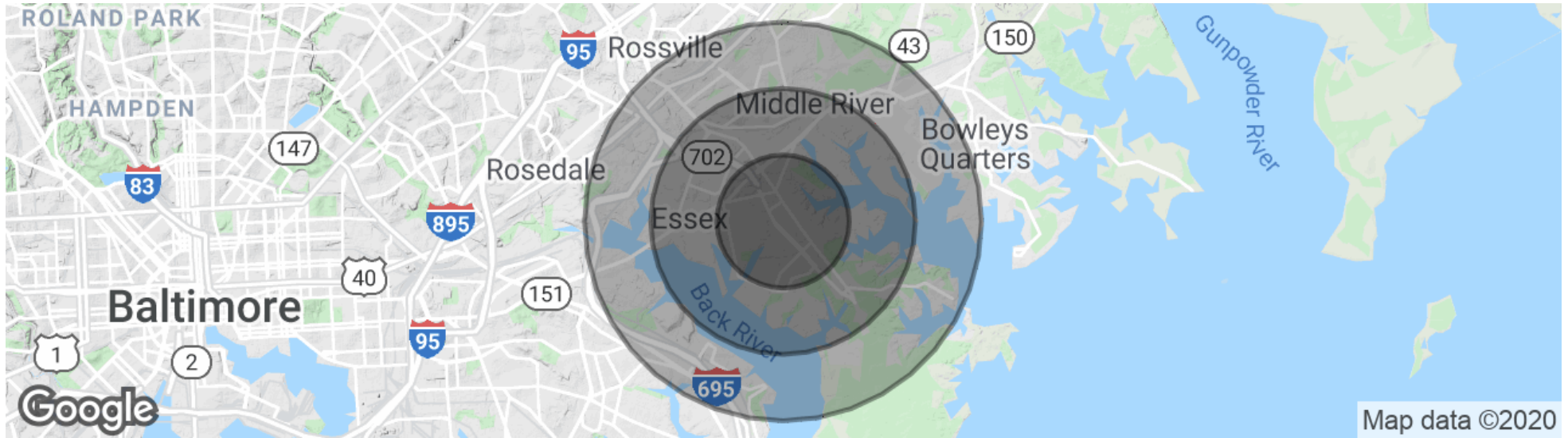
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DEMOGRAPHICS MAP & REPORT

Country Ridge Shopping Center 1500-1552 Country Ridge Ln, Baltimore, MD 21221



POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,004	44,848	71,889
Median age	30.6	35.4	36.8
Median age (Male)	29.4	34.2	35.6
Median age (Female)	31.5	36.1	37.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,310	17,156	27,771
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,582	\$59,604	\$61,269
Average house value	\$195,274	\$220,554	\$218,745

* Demographic data derived from 2010 US Census

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KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

kayvan@svndc.com

Direct: 703.734.2822 | Cell: 703.851.1070

MD #0660396 // VA #0225084011 DC #AB98375922

PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of both Medical properties and Government properties, as well as similar transactions for office facilities outfitted with high-tech networking systems, in the Northern Virginia region.

Throughout his 19 plus year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He continues to diligently monitor market conditions to adequately advise clients and ensure that they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A member of the Northern Virginia Association of Realtors, Mr. Mehrbakhsh, sits as Chairman of the Associations Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues his service as a board member of that organization. He also maintains membership in the following organizations: International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on the board of their Washington DC-Maryland chapter.

Mr. Mehrbakhsh received his Masters of Business Administration from American University holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

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