

RETAIL FOR LEASE

SHIPLEY-LINTHICUM SHOPPING CENTER

208 Transmission Court, Linthicum Heights, MD 21090



OFFERING SUMMARY

AVAILABLE SF:	500 SF
LEASE RATE:	\$800 per month (MG)
YEAR BUILT:	1954
BUILDING SIZE:	35,000 SF
ZONING:	C-1

PROPERTY OVERVIEW

\$800 per month modified gross (tenant pays taxes and utilities)
500 SF of retail space available, zoned C-1
Ample free parking
Easy access to 695, 97, 195, 295, BWI Airport and MARC Train and Amtrak stations
Renovated in 2015
BGE gas heat

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
208 Transmission Court	\$800 per month	500 SF

KW COMMERCIAL
1997 Annapolis Exchange Pkwy
Annapolis, MD 21401

SUSAN ROSKO-THOMAS
Associate Broker - Director Of Growth
O: 410.972.4000
C: 410.303.1551
susanrt@kwcommercial.com
MD #24038 - MD #17018

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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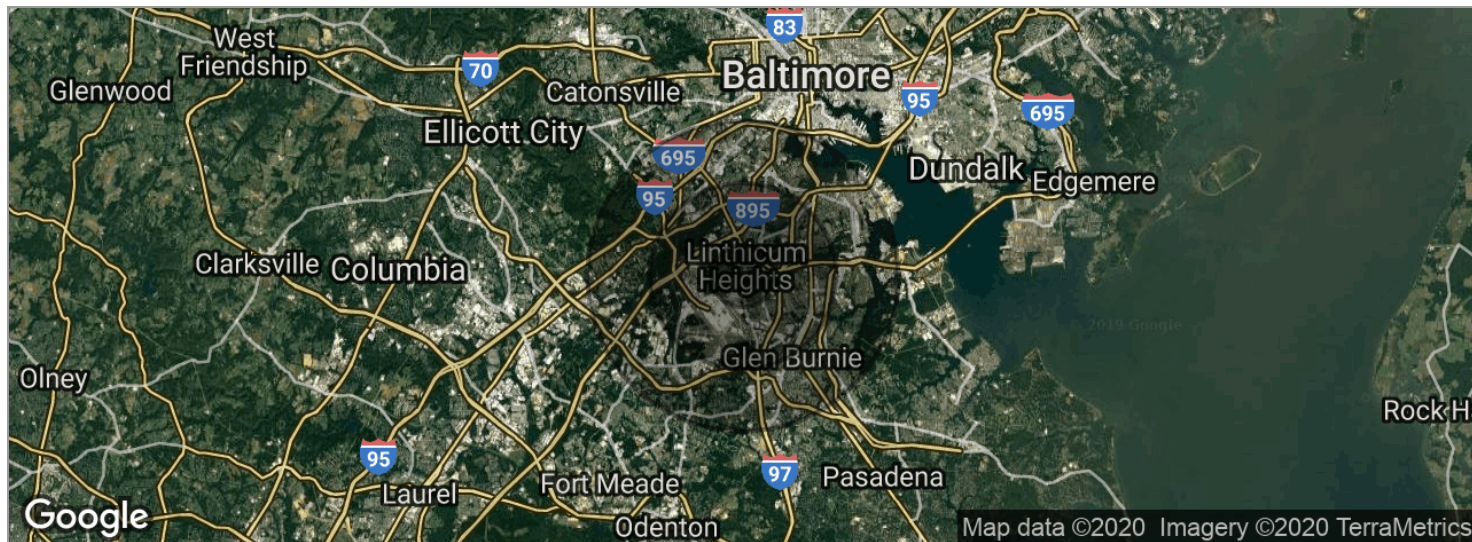
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,149	58,439	199,446
Median age	44.9	37.1	35.7
Median age (male)	44.7	35.4	34.1
Median age (Female)	45.1	38.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,219	21,692	74,329
# of persons per HH	2.8	2.7	2.7
Average HH income	\$92,074	\$68,733	\$65,130
Average house value	\$282,957	\$236,265	\$260,223

** Demographic data derived from 2010 US Census*

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