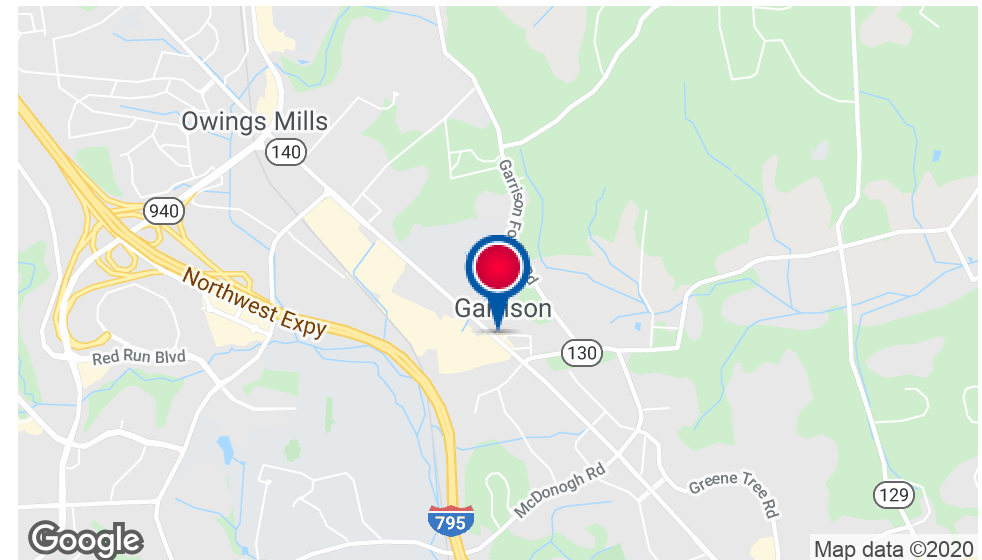




PROPERTY HIGHLIGHTS

- 1500 SF (+/-) on 1/4 Acre Site
- BL Zoned (Business Local)
- Presently occupied by and set up for retail food business
- Exclusive use of all on-site parking
- Outstanding exposure to heavy traffic volume
- Approximately 45,000 cars per day
- Close to I-695, I-795, Liberty Road (Rt 26), Westminster Pike (Rt 140)
- Signalized Access across from Valley Centre Main Entrance
- Free-standing building with rare "Billboard"-type sign opportunity
- Absolute Net Lease
- Pass-thru Expense: Real Estate Taxes (2018-19) = \$8091.85
- Insurance and Maintenance independently secured by Tenant
- Available June, 2019



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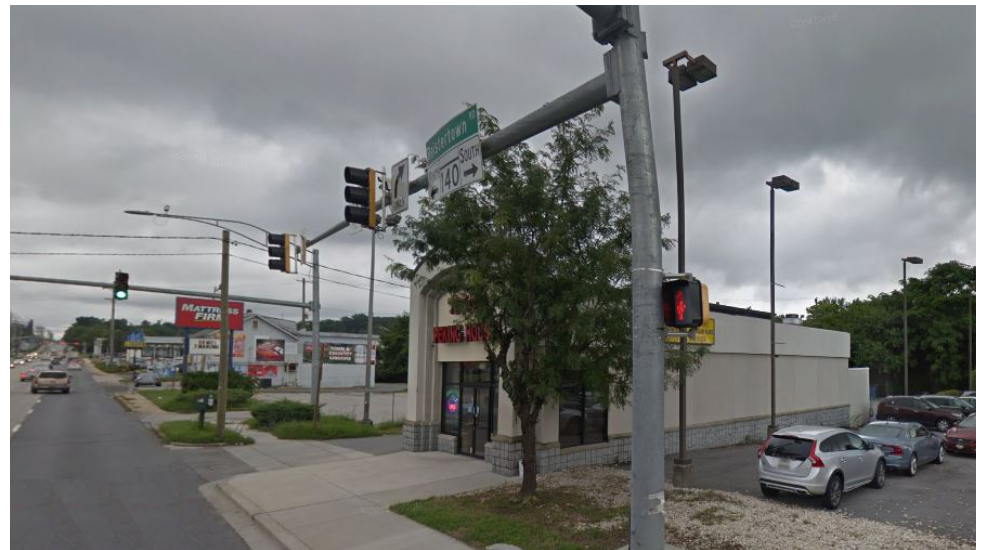
9635 REISTERSTOWN ROAD, OWINGS MILLS, MD 21117

FOOD-SERVICE PROPERTY FOR LEASE



TROUT DANIEL & ASSOCIATES

Additional Photos



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Aerial



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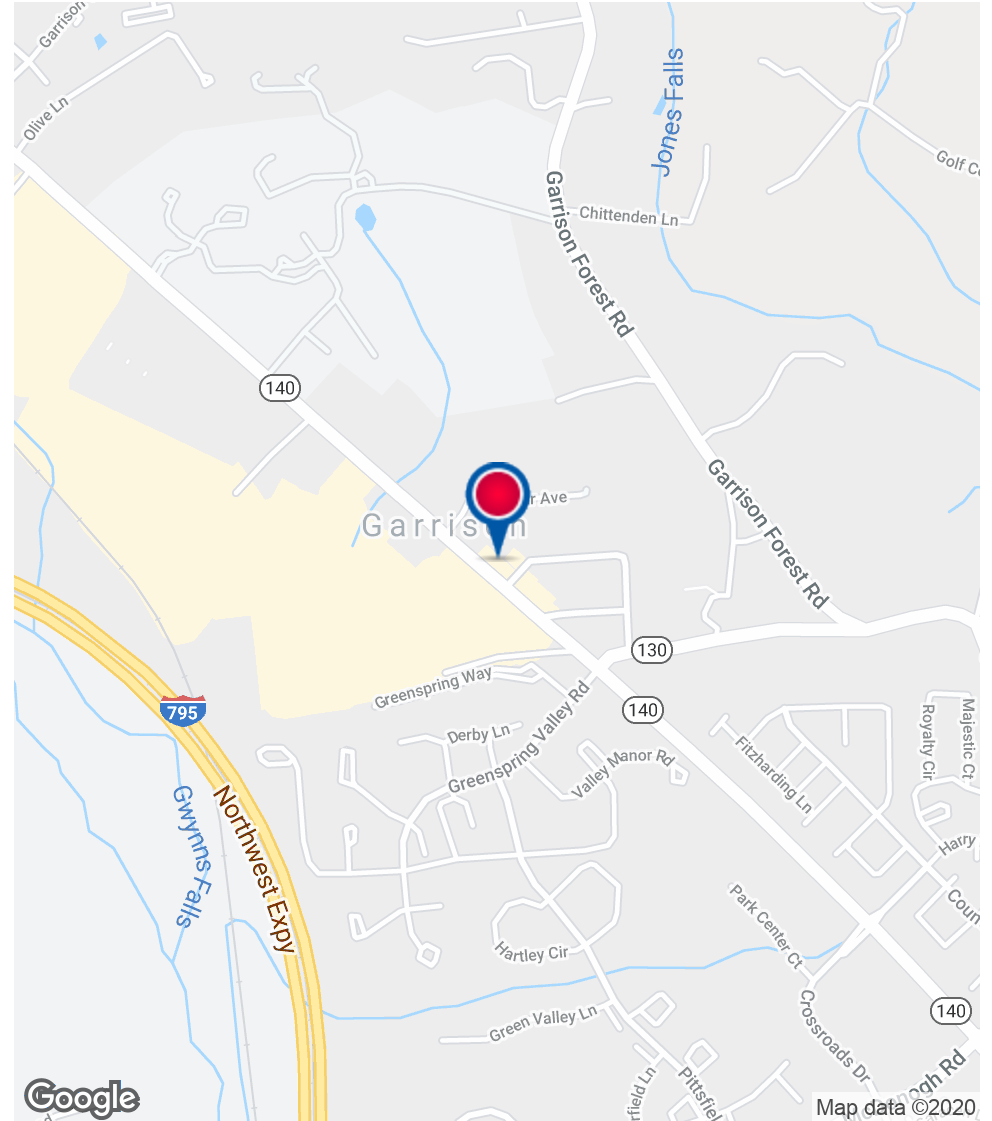
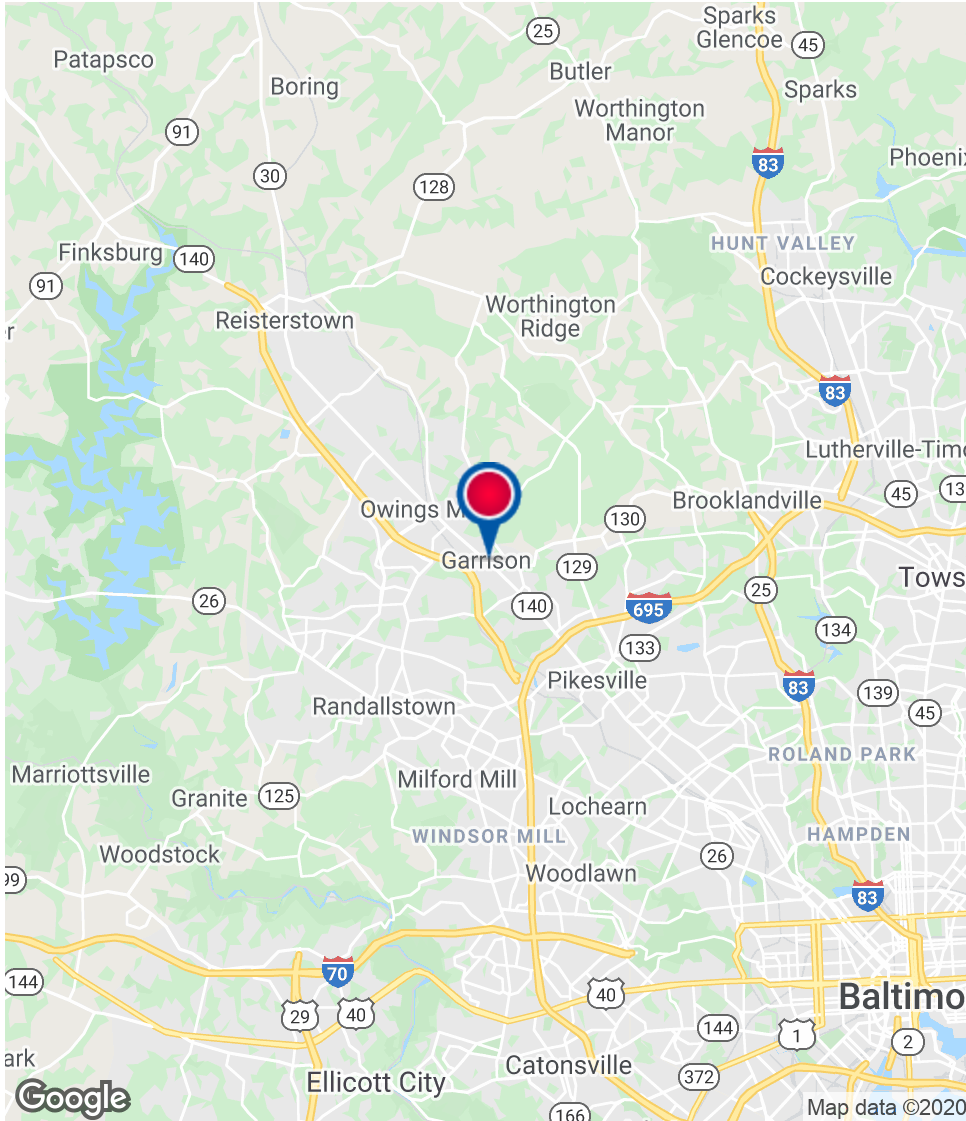
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FOOD-SERVICE PROPERTY FOR LEASE



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Location Maps

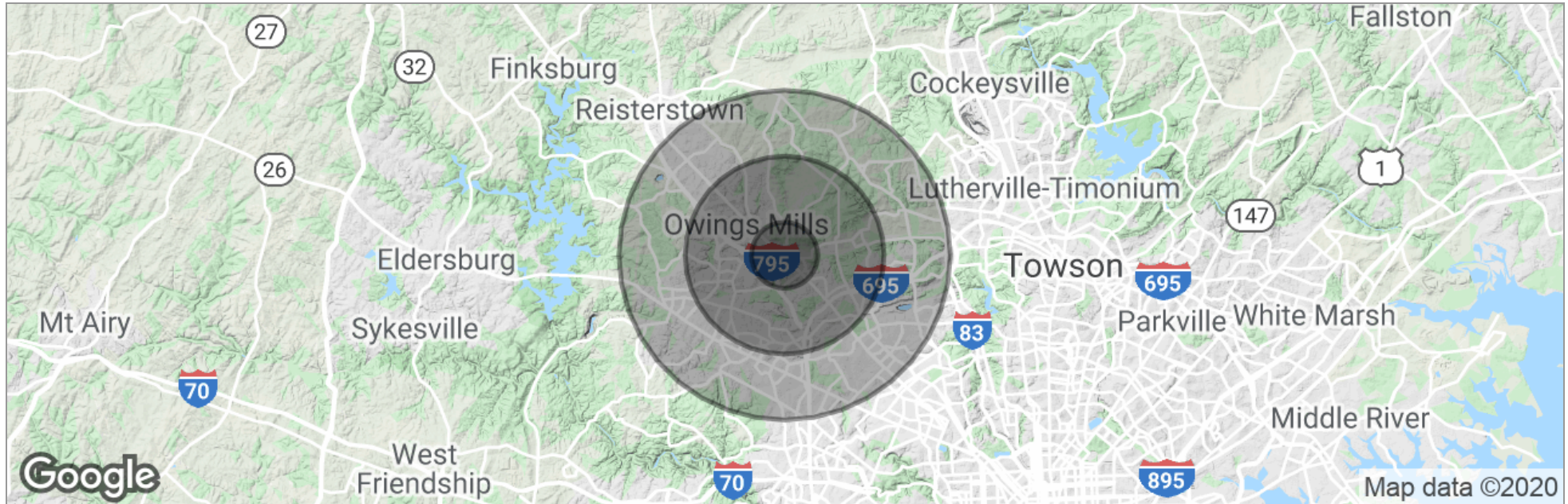


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,403	66,410	199,309
Population Density (Pop/Sq.Mi.)	1,720	2,349	2,538
Median Age	42.4	39.5	38.7
Median Age (Male)	37.5	37.7	36.5
Median Age (Female)	45.2	41.0	40.5
Total Households	2,410	27,410	80,737
# of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$114,587	\$91,516	\$85,589
Average House Value	\$410,104	\$364,215	\$311,270

* Demographic data derived from 2010 US Census

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