

FOR SALE | RETAIL SPACE

6901 SECURITY BOULEVARD, WINDSOR MILL, MD 21244

SECURITY SQUARE SOUTH



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PROPERTY SUMMARY

Sale Price:	\$6,350,000
Lot Size:	11.99 Acres
Former JCPenney:	160,413 (+/-) SF on 2 levels
Automotive Building:	13,424 (+/-) SF

PROPERTY OVERVIEW

Situated in the southeast corner of Security Square Mall, Security Square South is currently occupied on a short term basis by local quality retailers and professional office users, both large and small, thus providing maximum flexibility for a sale to a user. The 11.99 acre site is improved by a 160,413 square foot former JCPenney department store on 2 levels, plus a 13,424 square foot automotive service building, presently leased long-term to Signature Collision Center. The former JCPenney is attached and accessible from within to Security Square Mall, a 1,100,000 square foot enclosed regional mall. Additionally, Security Mall South boasts a parking field with over 800 parking spaces.

PROPERTY HIGHLIGHTS

- Site improved by a 160,413 SF former JCPenney department store, as well as a fully leased 13,424 SF automotive service building.
- 11.99 acre site with over 800 parking spaces.
- Attached and accessible from within to Security Square Mall.
- Properties can be purchased either individually or as a package.

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Aerial with Premises Outline & Area Tenants



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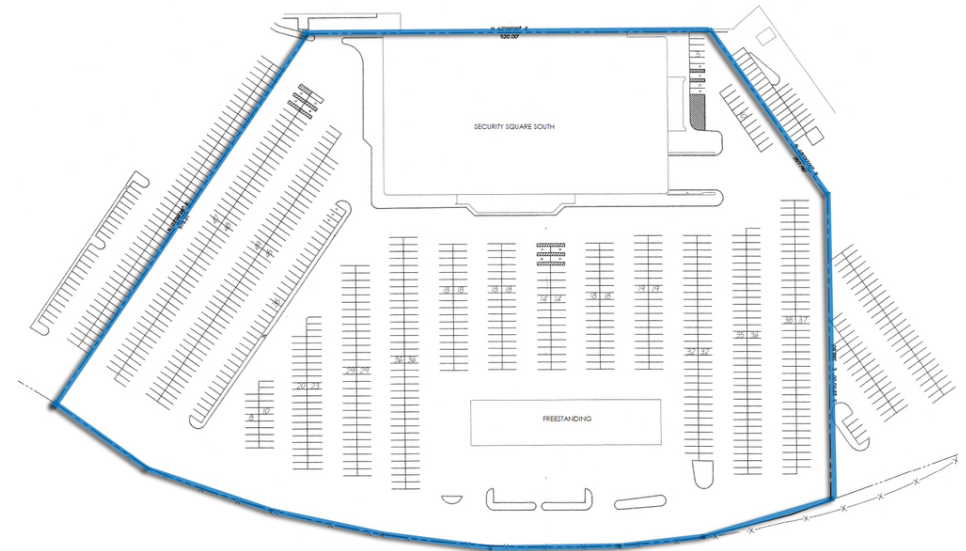
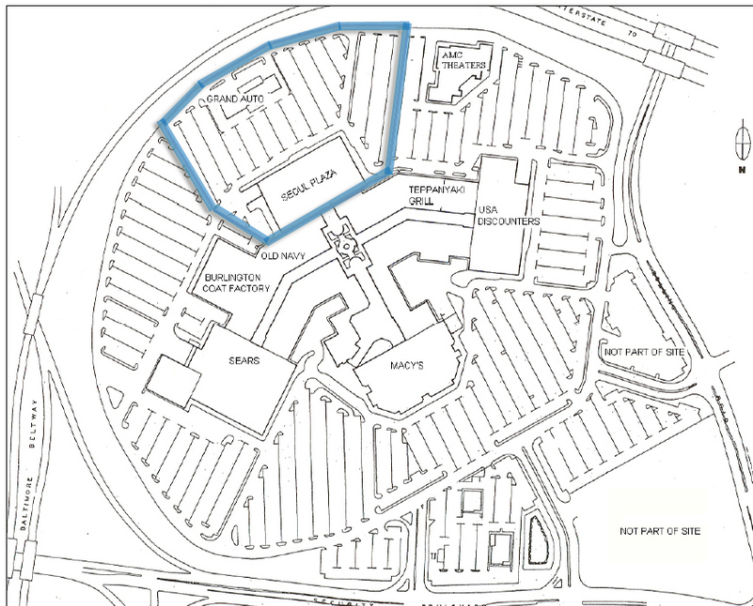
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PROPERTY OVERVIEW (FORMER DEPARTMENT STORE)

At 160,413 square feet, this two level former JCPenney Department Store is adjacent and accessible from within to Security Square Mall, one of Baltimore's busiest shopping centers. Security Square South features exposure to Security Boulevard and Rolling Road, and offers immediate access to I-695 and I-70. These interstates have a daily traffic count of over 200,000 cars per day, in addition to Security Boulevard's daily traffic count of approximately 50,000 cars. Combining both high traffic counts, and a centralized location, Security Square South affords users unparalleled access and visibility that only a regional mall can provide.

PROPERTY HIGHLIGHTS

- New 20 year rubber roof in 2015.
- Recently upgraded modern lighting and HVAC system.
- Ample parking with over 800 dedicated spaces.
- Major Tenants in the shopping center include Macy's, Old Navy, Sears, and Burlington Coat Factory.
- Easy access and visibility from I-695 and I-70.
- Attached and accessible from within to Security Square Mall, a 1,100,000 square foot enclosed regional mall.
- Major daytime employers include: Social Security Administration - over 50,000 employees & Rutherford Business Park - largest business park in Baltimore County (1,500,000 SF)
- Electronic roadside message board and 102' tall pylon sign overlook the Baltimore Beltway
- On a case by case-by-case basis, Owner will consider leasing the Property in "as-is" condition.

PROPERTY SUMMARY

Building Size:	160,413 SF
Lot Size:	11.99 Acres
Zoning:	BM-CT (Business Major-Town Center)
Real Estate Taxes:	\$43,316.06 (2016-2017)
Utilities:	Gas, Electric, Public Water & Sewer
Entrances:	2 exterior entrances & 1 Interior entrance through the mall
Loading:	2 loading docks
Elevator:	1 passenger & 1 freight

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JCPENNEY Photos



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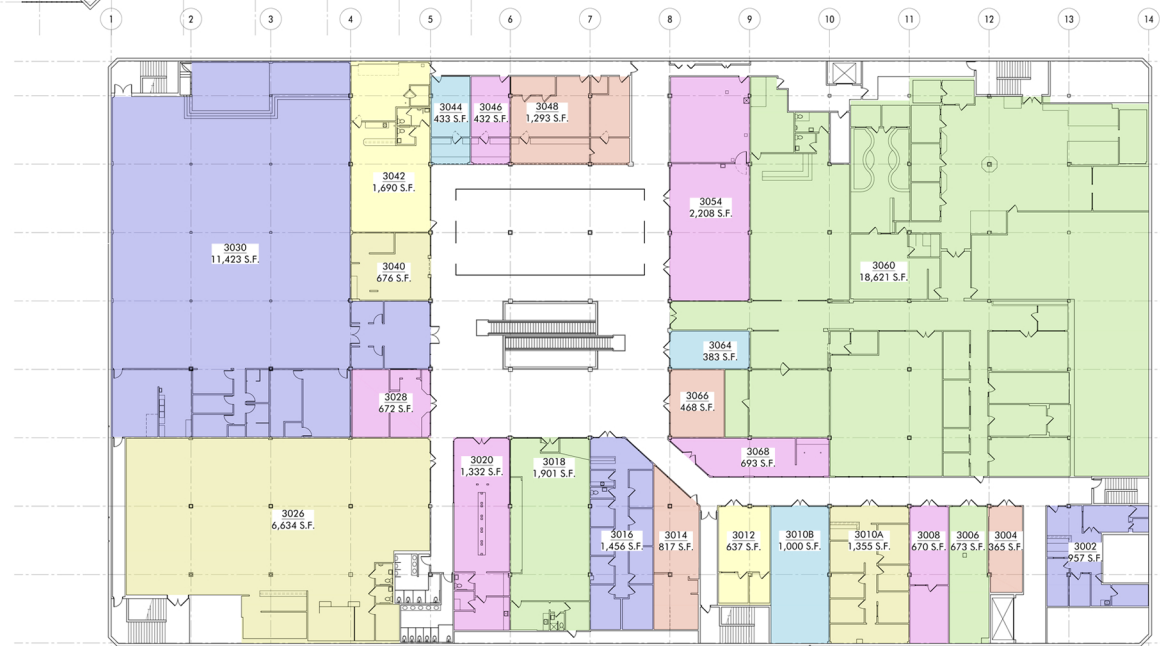
SECURITY SQUARE SOUTH



JCPenney Floor Plans



A FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



A SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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PROPERTY SUMMARY

Building Size:	13,424 (+/-) SF
Lot Size:	1.13 Acres
Zoning:	BM-CT (Business Major-Town Center)
Utilities:	Heavy Power, Gas, Electric, Public water & Sewer
Ceiling Height:	18' clear height
Loading	18 drive-in doors

PROPERTY HIGHLIGHTS (AUTOMOTIVE BUILDING)

- New long term Lease in place with Signature Collision Center
- Freestanding automotive building
- Fully built-out, 18 bay garage
- 2,200 SF (+/-) office area.
- Direct visibility from I-70.
- Ample onsite and reserved parking.
- .45 acre fenced yard / storage area.
- Easy access to I-695 and I-70.
- Auto Body Paint Booth

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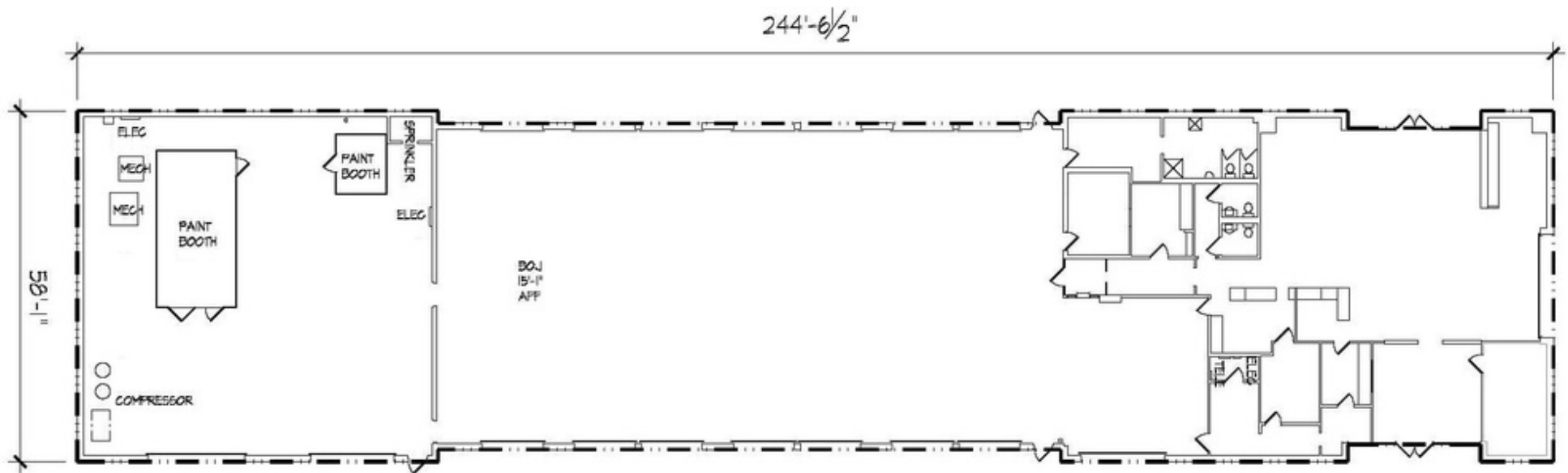
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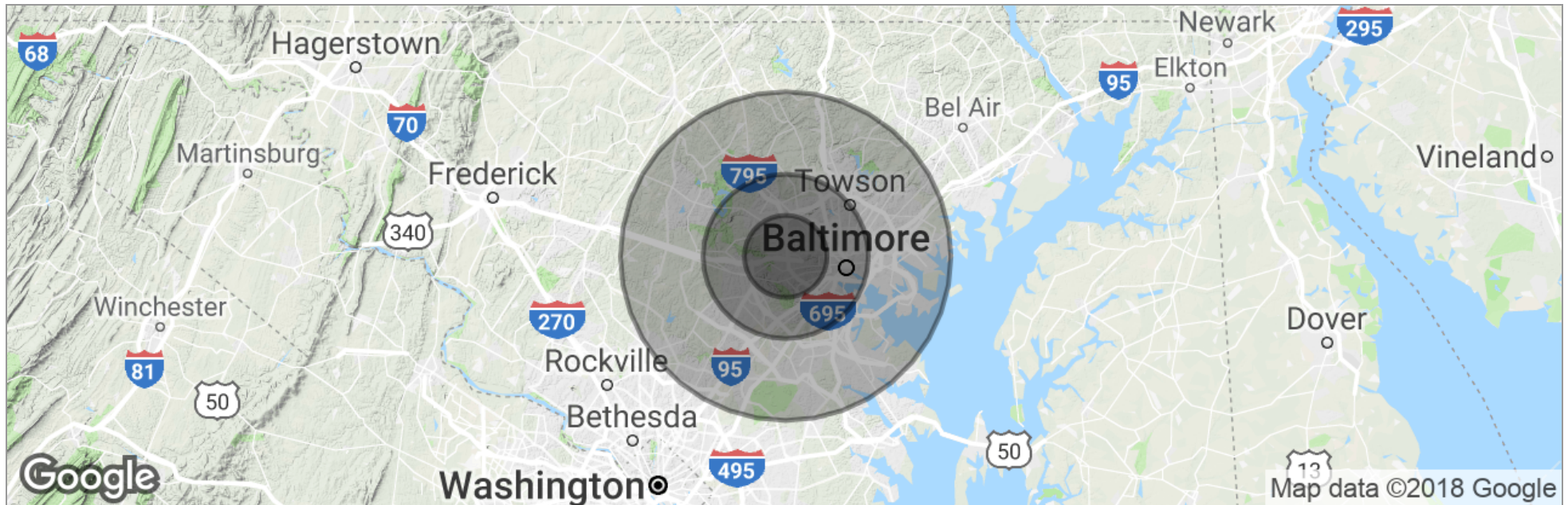
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	5 Miles	10 Miles	20 Miles
Total Population	306,757	1,032,171	2,524,941
Population Density	3,906	3,286	2,009
Median Age	38.7	37.2	37.3
Median Age (Male)	36.9	35.7	35.7
Median Age (Female)	40.4	38.5	38.4
Total Households	118,353	399,784	967,466
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$66,822	\$76,263	\$81,400
Average House Value	\$294,407	\$336,389	\$343,668

* Demographic data derived from 2010 US Census

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SECURITY SQUARE SOUTH: FORMER JCPENNEY DEPARTMENT STORE FOR SALE

PROPERTY ADDRESS:	6901 Security Boulevard, Baltimore, Maryland 21244 Located at the southeast end of Security Square Mall, adjacent to I-70.
BUILDING SIZE:	Former JCPenney: 160,413 SF (+/-) on two levels Automotive Building: 13,424 SF (+/-)
AVAILABLE SPACE:	173,837 SF (+/-)
ACREAGE:	11.99 Acres (+/-)
ZONING:	BM-CT (Business Major – Town Center)
PURCHASE PRICE:	\$6,350,000
REAL ESTATE TAXES:	\$43,316.06 (2016-2017)
DATE AVAILABLE:	Immediately
UTILITIES:	Gas, Electric, Public Water and Sewer
CEILING HEIGHT:	Suspended acoustical tile with varying heights.
AREA TENANTS:	Major Tenants in the center include Macy's, Sears, & Burlington Coat Factory.
LEASE:	Considered on a case by case-by-case basis.
PROPERTY FEATURES:	Located in the Baltimore County Southwest submarket, Security Square South features exposure to Security Boulevard and Rolling Road and offers immediate access to I-695 and I-70. These interstates have a daily traffic count of over 200,000 cars per day in addition to Security Boulevard's daily traffic count of approximately 50,000 cars.

Situated in the southeast corner of Security Square Mall, Security Square South is currently occupied on a short-term basis by local quality retailers and professional office users, both large and small, thus providing maximum flexibility for a sale to a user. The 11.99 AC site is improved by a 160,413 SF former JCPenney department store on 2 levels, plus a 13,424 SF automotive service building, presently leased long-term to Signature Collision Center. The former JCPenney is attached and accessible from within to Security Square Mall; a 1,100,000 SF enclosed regional mall. Additionally, Security Square South's lot contains over 800 parking spaces.

Ideal uses include: religious institution / place of worship, retail furniture, automotive sales/service, family / youth entertainment, educational, fitness, multi-family, medical office / clinical healthcare facility, government office space.

The properties can be purchased either individually, or as part of a portfolio.

LISTING AGENTS:	Steven L. Cornblatt (443) 921.9331 (direct) scornblatt@troutdaniel.com	Jared R. Engel (443) 921.9342 (direct) jengel@troutdaniel.com
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