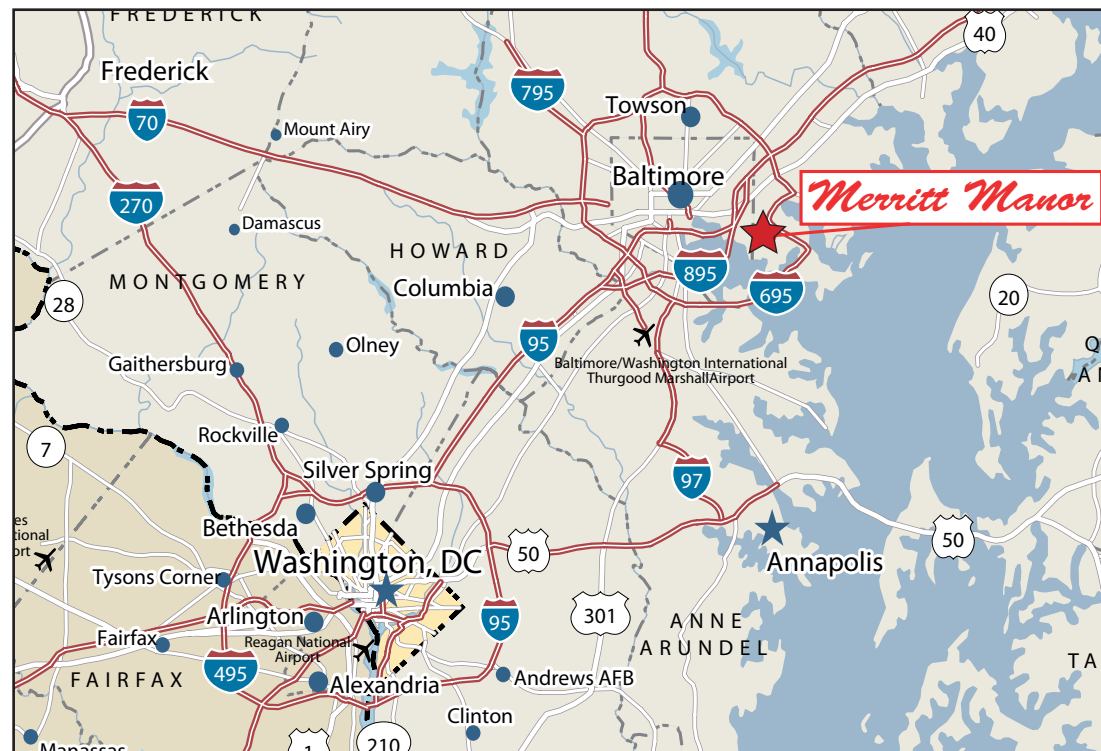


## MERRITT MANOR SHOPPING CENTER

1115 - 1245 Merritt Boulevard | Dundalk, MD 21222



The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without further notice. Seller or Landlord makes no representation as to the condition of the property and recommends purchaser's or tenant's independent investigation.

Demographics	1 Mile	3 Mile	5 Mile
Population	13,737	96,805	286,953
Households	5,105	37,058	112,075
Avg. HH Income	\$58,149	\$58,629	\$64,627
Zoning	C-3 (General)		
Traffic	36,077 vehicles per day		

### PROPERTY FEATURES:

- Neighborhood strip center located on Dundalk's major thorough fare
- Direct visibility at busy lit intersection Merritt Boulevard and German Hill Road and has four main access points
- Strong traffic count and dense suburban population
- Great mix of local, regional, and national tenants
- Anchored by top performing Gold's Gym

### NEIGHBORING TENANTS INCLUDE:



**Hair cuttery**

**DOLLAR GENERAL**

### FOR INFORMATION, PLEASE CONTACT:

CHERENE KEENAN, Leasing Associate  
ckeenan@crcrealty.com  
443.921.4336





MERRITT MANOR

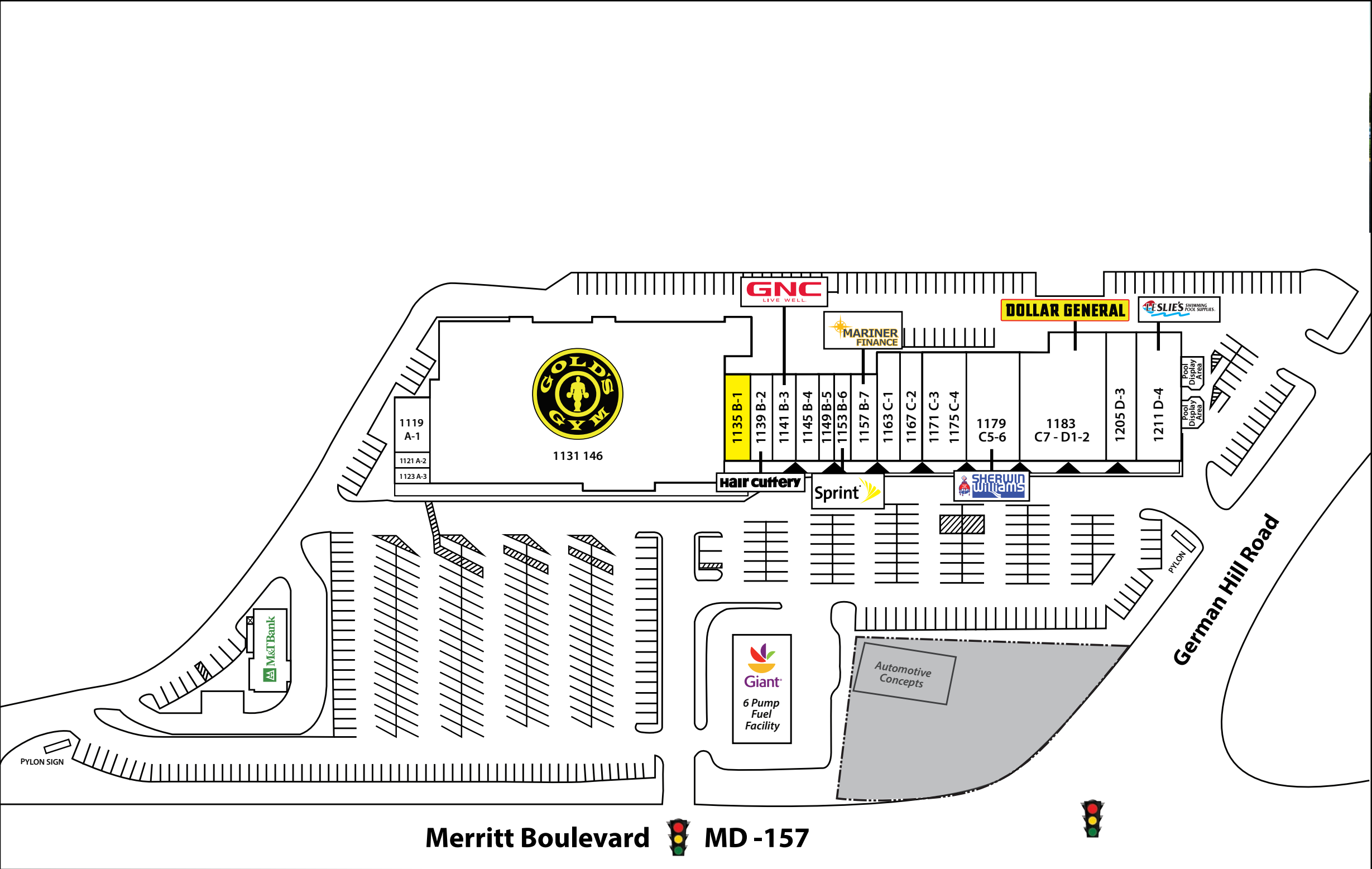
Dundalk, MD

Suite	Tenant	Area (SF)
1119 A-1	Gold's Gym	
1121 A-2	Gold's Gym	
1123 A-3	We Treat Feet - Gold's Gym	
1131 146	Gold's Gym	
1135 B-1	AVAILABLE	1,600
1139 B-2	Hair Cuttery	
1141 B-3	GNC	
1145 B-4	Filleti's Pizza	
1149 B-5	Polished Nails	
1153 B-6	Sprint	
1157 B-7	Mariner Finance	
1163 C-1	Chicken Rico Dundalk	
1167 C-2	Physical Therapy	
1171 C-3	Ulery Dental	
1175 C-4	Ulery Dental	
1179 C5-6	Sherwin Williams	
1183 C7-D1-2	Dollar General	
1205 D-3	Sterling Liquors	
1211 D-4	Leslie's Pool & Supplies	
PAD	Gas	
PAD	M&T Bank	
TOTAL:		90,695

AVAILABLE

Separately owned outparcel

Landlord does not covenant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.



▲ Indicates Grade Change