

# BOULEVARD CORPORATE CENTER

## EXISTING SPA SPACES FOR LEASE

10995 Owings Mills Boulevard, Owings Mills, Maryland 21117



1,367 SF SPA



1,494 SF SPA



### JOIN CURRENT TENANTS:



### PROPERTY FEATURES:

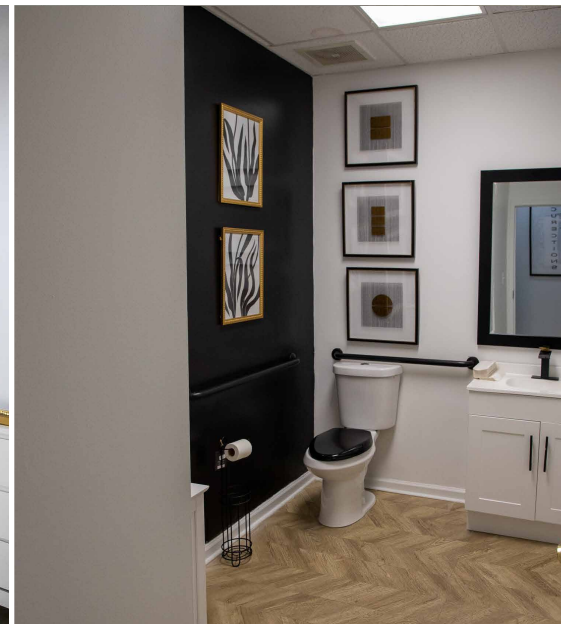
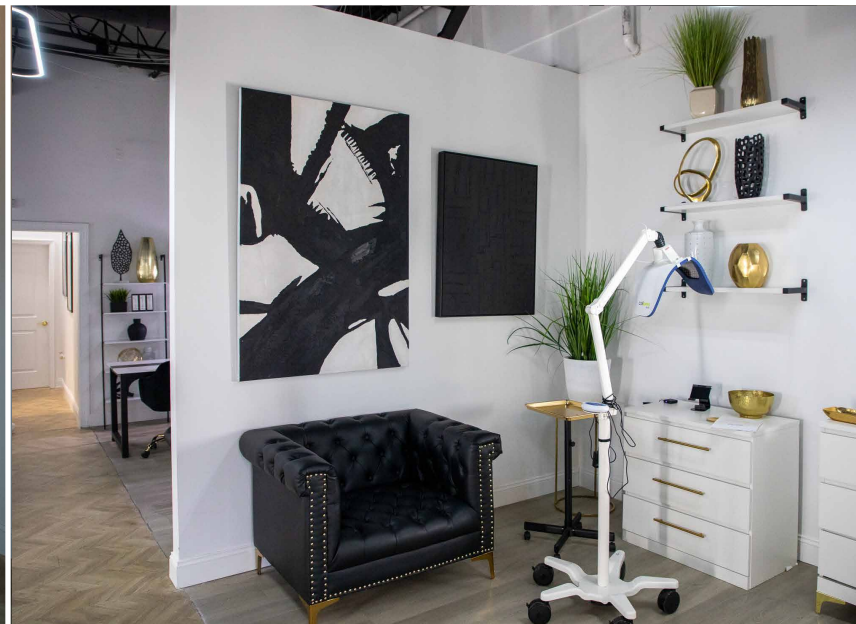
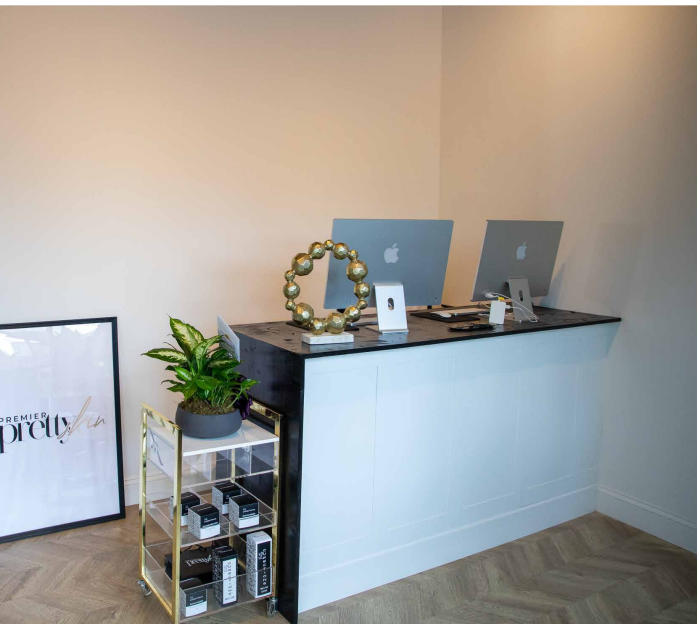
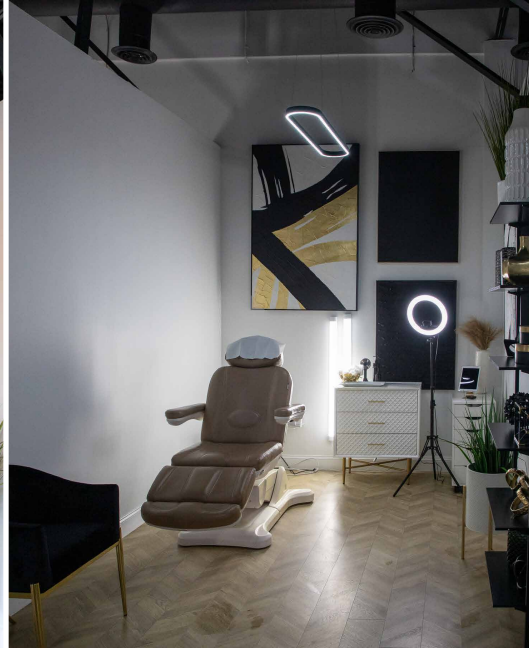
- Stevenson University 3,600 student housing and located adjacent to the 3,500 seat Mustang Stadium
- Free, onsite, abundant surface parking
- Approximately 1 mile from the intersection of Owings Mills Boulevard and I-795
- Exterior signage available

# 1,367-1,494 SQ. FT. OF SPA SPACES

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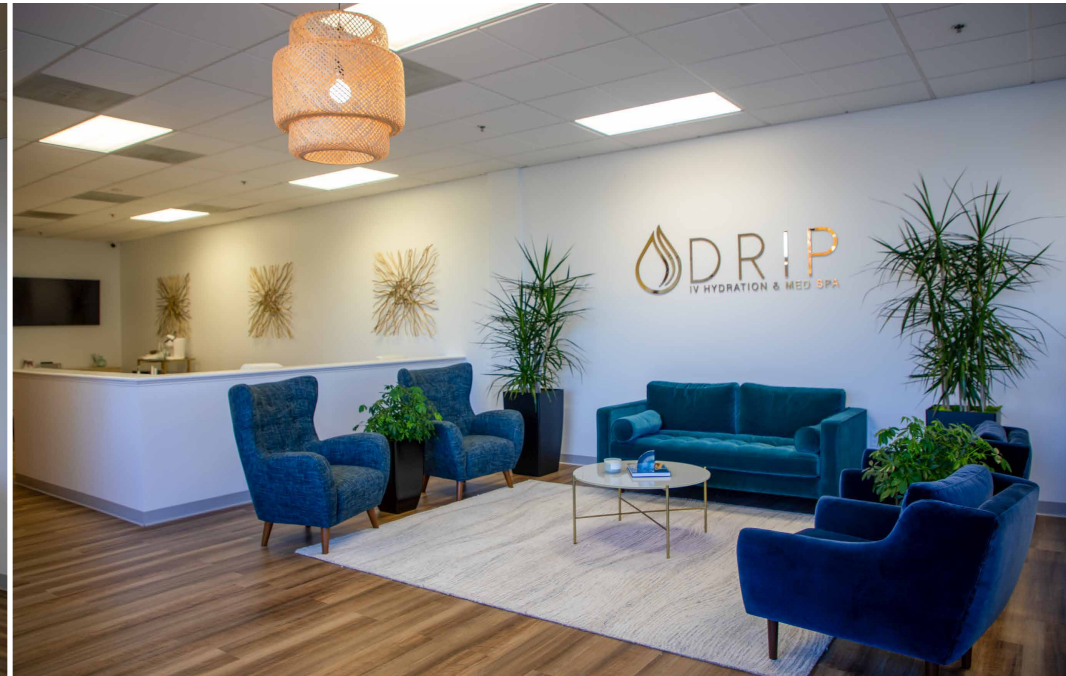
1,367 SF SPA



# BOULEVARD CORPORATE CENTER SPA SPACES

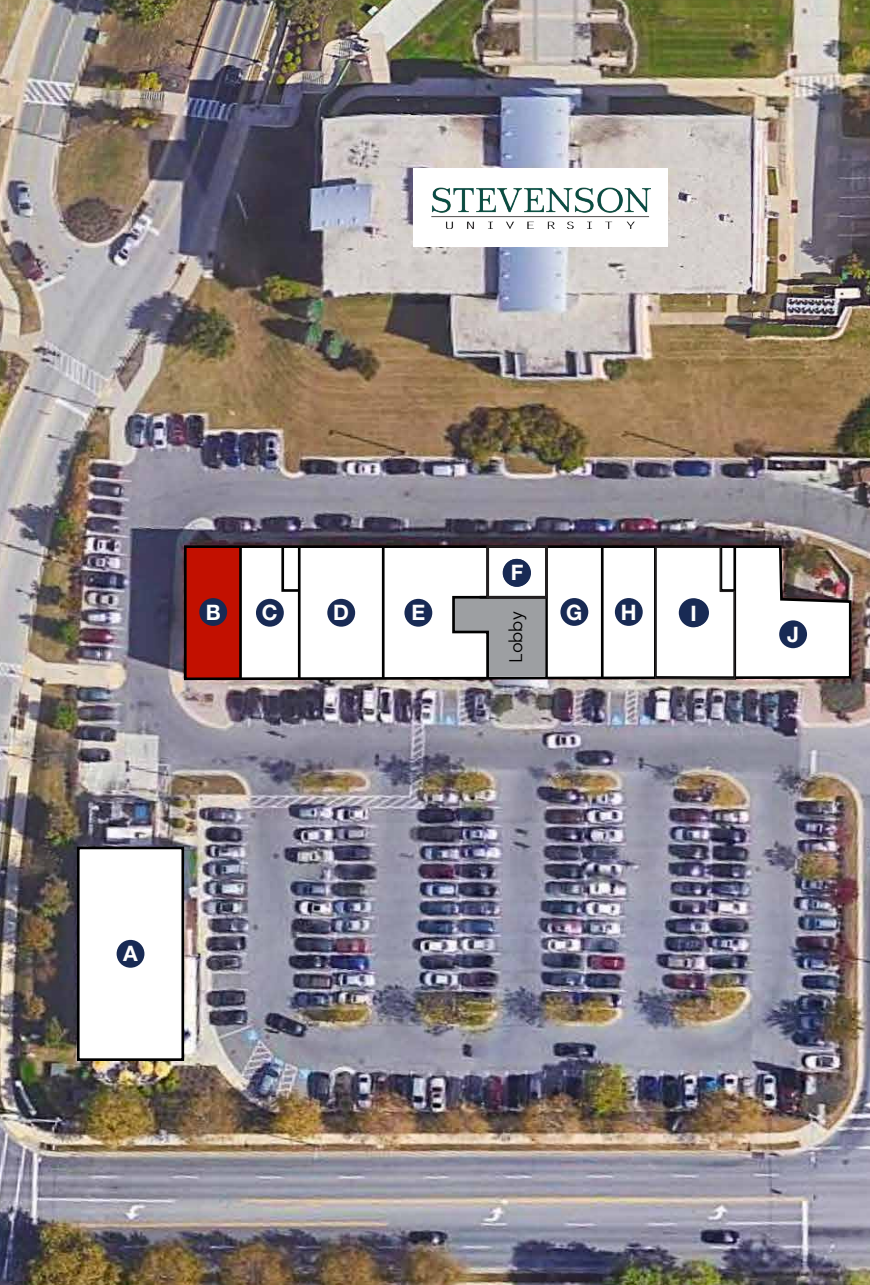
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## AVAILABLE SPACES

- |  |                                   |  |
|--|-----------------------------------|--|
| <b>A</b> Glenwood's                      | <b>H</b> Nail Salon               | <b>O</b> Kavkaz Kebab                    |
| <b>B</b> <b>AVAILABLE: 1,494 sq. ft.</b> | <b>I</b> Crimson Coward           | <b>P</b> <b>AVAILABLE: 1,367 sq. ft.</b> |
| <b>C</b> Subway                          | <b>J</b> Bucatini                 | <b>Q</b> Five Guys                       |
| <b>D</b> Boulevard Fine Wine & Spirit    | <b>K</b> IHOP                     | <b>R</b> TRUIST Bank                     |
| <b>E</b> Edomae Sushi                    | <b>L</b> Big Greek Cafe           | <b>S</b> Outback Steakhouse              |
| <b>F</b> Marli Sari's Beauty Parlor      | <b>M</b> Dunkin' / Baskin Robbins | <b>T</b> Bonefish Grill                  |
| <b>G</b> Tropical Smoothie Cafe          | <b>N</b> Nino Taco                |  |



# BOULEVARD CORPORATE CENTER SPA SPACES

10995 Owings Mills Boulevard, Owings Mills, Maryland 21117



STEVENSON  
UNIVERSITY

Reisterstown Road

DAVID S. BROWN  
ENTERPRISES, LTD.

BEST  
BUY

Boulevard  
Corporate  
Center

Owings Mills  
Boulevard

## DEMOGRAPHIC PROFILE

	1 Mile	3 Miles	5 Miles
Population	11,165	72,726	148,077
No. Households	4,055	29,204	58,578
Median Age	28.8	36.0	38.9
Avg. HH Income	\$61,253	\$92,967	\$94,971
Employees	7,939	33,911	63,527

## AVERAGE DAILY TRAFFIC:

Owings Mills Boulevard: 30,190  
Reisterstown Road: 54,442

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**BOULEVARD CORPORATE CENTER**

54,442 ADT  
2021

**METRO CENTRE AT OWINGS MILLS**

Carefirst  
1,800 EMPLOYEES

127,560 ADT  
2021

T.Rowe Price  
2,835 EMPLOYEES

193,650 ADT  
2021

**DISTANCE TO:**

Metro Centre at Owings Mills: 2 Miles  
Downtown Baltimore: 20 Miles  
BWI: 22 Miles

## TRADE AREA

- |   |   |   |
|---|---|---|
| <p><b>Festival at Woodholme</b></p> <ul style="list-style-type: none"> <li>Chipotle</li> <li>Barnes &amp; Nobles</li> <li>Trader Joe's</li> </ul> | <p><b>Foundry Row</b></p> <ul style="list-style-type: none"> <li>Chick-fil-A</li> <li>Wegmans</li> <li>LA Fitness</li> </ul>                        | <p><b>Red Run Centre</b></p> <ul style="list-style-type: none"> <li>Ups</li> <li>Sushi Q</li> <li>Royal Farms</li> </ul>                      |
| <p><b>Valley Village</b></p> <ul style="list-style-type: none"> <li>Rita's</li> <li>Orange Theory</li> <li>Wing Stop</li> </ul>                   | <p><b>Mill Station</b></p> <ul style="list-style-type: none"> <li>Costco</li> <li>Lowe's</li> <li>Five Below</li> </ul>                             | <p><b>Woodholme Square</b></p> <ul style="list-style-type: none"> <li>Panera</li> <li>Fleet Feet</li> <li>Verizon</li> </ul>                  |
| <p><b>St. Thomas Shopping Center</b></p> <ul style="list-style-type: none"> <li>Starbucks</li> <li>T-Mobile</li> <li>Mezcal</li> </ul>            | <p><b>Metro Centre at Owings Mills</b></p> <ul style="list-style-type: none"> <li>Eggspectations</li> <li>Salonra</li> <li>World of Beer</li> </ul> | <p><b>Garrison Forest Plaza</b></p> <ul style="list-style-type: none"> <li>Party City</li> <li>Safeway</li> <li>Buffalo Wild Wings</li> </ul> |
| <p><b>Valley Centre</b></p> <ul style="list-style-type: none"> <li>Aldi</li> <li>Pet Smart</li> <li>Michaels</li> </ul>                           | <p><b>Brookside Commons</b></p> <ul style="list-style-type: none"> <li>Dunkin Donuts</li> <li>Taj Palace</li> <li>Asian Kitchen</li> </ul>          | <p><b>Owings Mills Square</b></p> <ul style="list-style-type: none"> <li>Best Buy</li> <li>Noodles &amp; Co.</li> <li>Jimmy John's</li> </ul> |