

RETAIL FOR LEASE
1,300 - 17,095 SF Available



Security Station Shopping Center Unit 1700 & 1726

1700 N Rolling Road, Baltimore, Maryland 21244

Property Highlights

- 17,095 SF (ANCHOR SPACE - UNIT 1700)
- 1300 SF (DENTAL SUITE SPACE - UNIT 1726)
- High traffic corridor with over 30,000 vehicles per day
- Convenient access to I-695 and I-70
- 215 surface parking spaces (10 per 1,000 SF)
- Anchored by strong co-tenants including Dunkin' and Legends Halal Shack
- Zoned BL (Business Local) allowing a variety of retail and service uses
- Ideal for grocery, fitness, discount retail, medical or other destination users seeing a dominant location in the Windsor Mill/Woodlawn area.
- **LEASE RATE: Withheld**

Property Description

Retail Neighborhood Center

OFFERING SUMMARY

Available SF	1,300 - 17,095 SF
Lease Rate	Negotiable
Lot Size	1.98 Acres
Building Size	32,672 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,759	\$109,237
3 Miles	102,363	\$107,138
5 Miles	282,492	\$104,561

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Property Overview

Security Station Shopping Center is located in the Windsor Mill area of Baltimore, Maryland, and serves as a significant commercial and retail hub in the region and is situated in the Windsor Mill neighborhood, a suburb on the western outskirts of Baltimore. The address is 1700 N Rolling Road in Baltimore, Maryland.

Location Overview

Accessibility: Security Station Shopping Center enjoys a strategic location with easy access to major transportation routes. It is conveniently situated near the intersection of Security Boulevard and Rolling Road, making it accessible by car and public transportation.

Commercial District: In addition to Security Station Shopping Center, the surrounding area features various other commercial establishments, including restaurants, grocery stores, and smaller shopping centers. This commercial district provides residents with convenient access to everyday necessities and dining options.

Educational Institutions: Windsor Mill is home to several educational institutions, including public schools, charter schools, and nearby community colleges. This makes it a family-friendly area with educational opportunities for residents of all ages.

Parks and Green Spaces: The Windsor Mill area boasts several parks and green spaces where residents can enjoy outdoor activities and recreation. Gwynn Oak Park is one of the nearby parks known for its historic significance and recreational facilities.

Cultural and Community Events: Windsor Mill and the greater Baltimore area offer a variety of cultural and community events throughout the year. Residents and visitors can enjoy festivals, performances, and cultural celebrations.

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Boulevard Place Shopping Center

Security Square Shopping Mall

SITE

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For Lease

1,300 - 17,095 SF of Retail Space



Dental Suite - Unit 1726



Anchor Space - Unit 1700

For Lease
1,300 - 17,095 SF of Retail Space



Anchor Space - Unit 1700



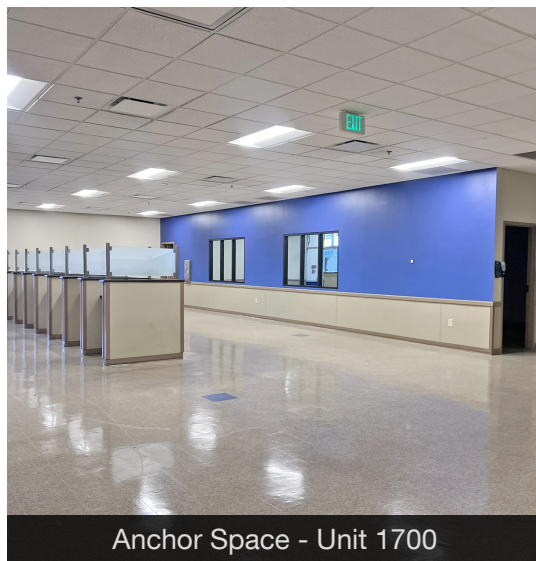
Anchor Space - Unit 1700



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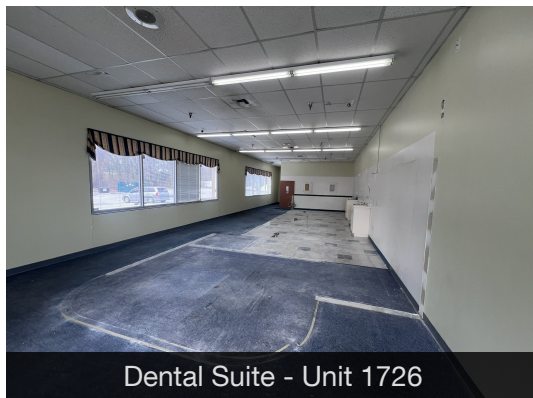
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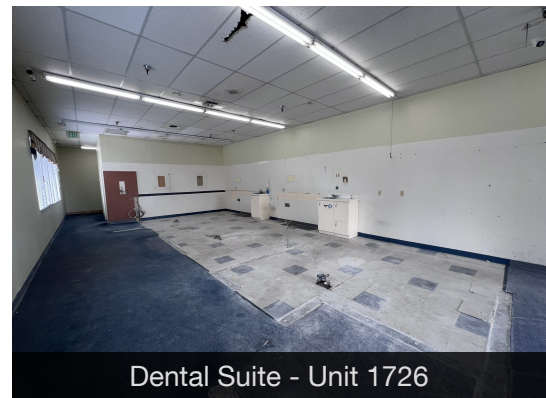
Dental Suite - Unit 1726



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