



Former Grocery Outlet FOR LEASE

R&R Commercial Realty, Inc.



FORMER GROCERY OUTLET

23,692 SF SPACE FOR SUBLEASE
598 CRANBROOK RD, COCKEYSVILLE MD 21030



THE SPACE

Location	598 Cranbrook Rd Cockeysville, MD 21030
County	Baltimore
Size	23,692 SF

HIGHLIGHTS

- ❖ Former Grocery Outlet ~ 23,692 sf Sublease
- ❖ Located in the Cranbrook Shopping Center, other tenants include: Drayer Physical Therapy, Martin's and Pappas Restaurant & Sports Bar



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,787	48,026	94,128

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$105,308	\$142,426	\$157,003

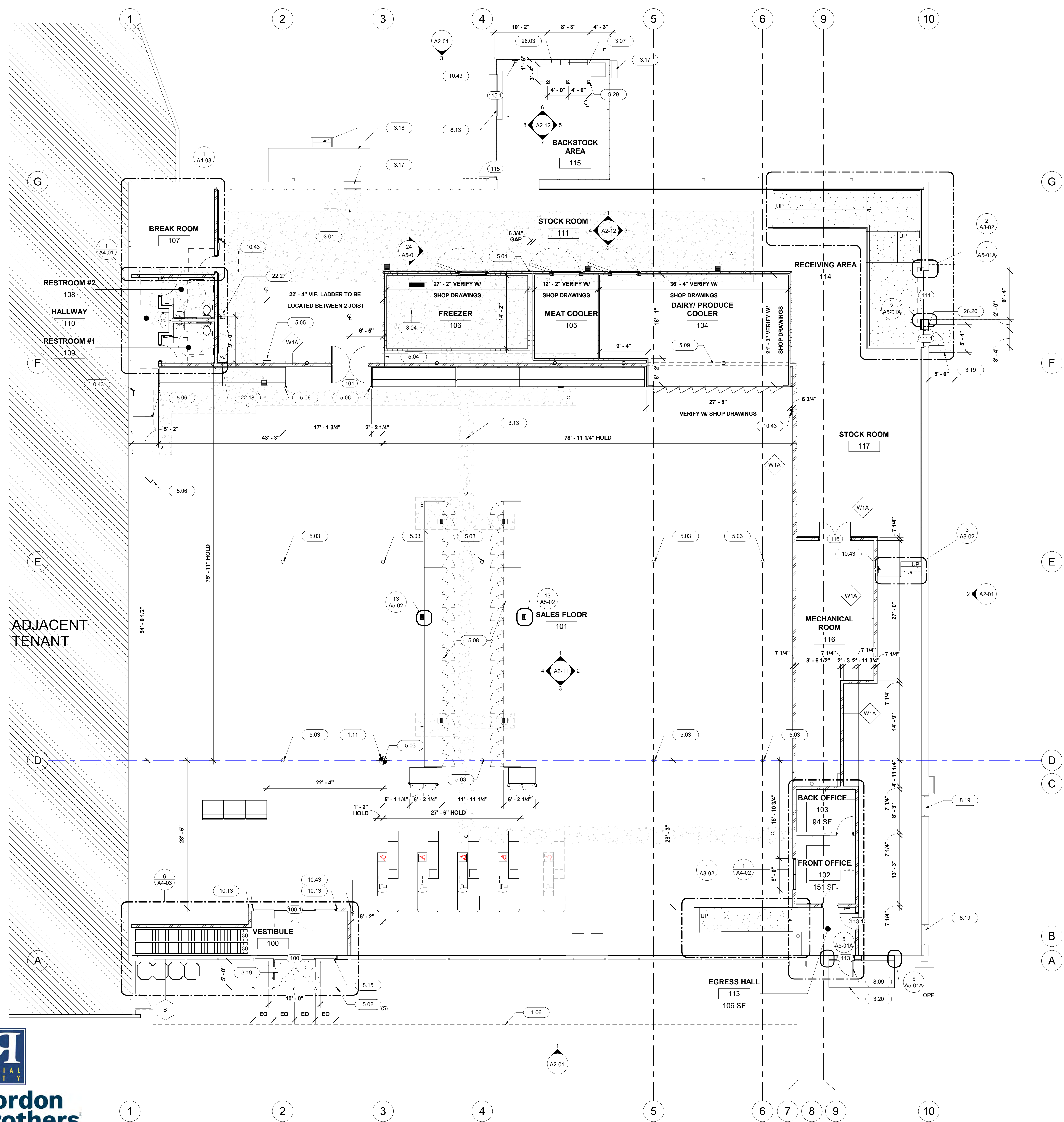
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,217	20,189	38,509

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- ### GENERAL NOTES
- CHECKSTAND AND REFRIGERATION CASES SHOWN IN THIS PLAN FOR OVERALL COORDINATION & VERIFICATIONS - ALSO SEE FIXTURE LAYOUT DIMENSIONS ON SHEET A8-01.
 - G.C. IS RESPONSIBLE TO PROVIDE CLIMATE AND SOUND INSULATION AT INTERIOR DEMISING AND PARTITION WALLS AS NOTED ON WALL LEGEND/TYPES.
 - SHELL G.C. MAY EITHER LEAVE UNDERSIDE OF ROOF STRUCTURE EXPOSED AND UNPAINTED BY PROVIDING "CLEAN" AND QUALITY CRAFTSMANSHIP ACCEPTABLE TO THE TENANT REPRESENTATIVE - OR THEY WILL BE REQUIRED TO PAINT EXPOSED FRAMING AS WELL AS PROVIDE VINYL FACED SCRIM SHEET AT UNDERSIDE OF ROOF PLYWOOD AT ALL SALES AREAS.
 - DIMENSIONS TAKEN TO EXTERIOR WALLS ARE TO FACE OF PLYWOOD AND/OR FACE OF MASONRY AS APPLIES (U.N.O). ALL NEW INTERIOR FRAMING DIMENSIONS ARE TO FACE OF WALL STUDS (U.N.O).
 - G.C. TO PROVIDE INTERNATIONAL SYMBOL ACCESSIBILITY (ISA) DECAL AT MAIN ENTRANCE DOORS (UNDER SHELL WORK).
 - G.C. TO PROVIDE TACTILE EXIT SIGNS AT ALL GRADE LEVEL EXIT DOORS. SIGN TO READ "EXIT" - SEE DETAILS.
 - G.C. TO PROVIDE FIRE DEPARTMENT KEY KNOX BOX. G.C. SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH LOCAL FIRE MARSHAL.
 - G.C. TO HOLD ALL UTILITY LINES TIGHT TO ROOF FRAMING OR PERIMETER WALLS. GOI WILL NOT ALLOW UNDERSLAB CONDUITS UNLESS PRIOR WRITTEN APPROVAL.
 - G.C. SHALL SEAL ALL WALL & FLOOR PENETRATIONS AT EXTERIOR WALLS SO THAT THEY ARE VERMIN-FREE. THIS INCLUDES DOORS AND DOCK APPARATUS SO THAT VERMIN CANNOT ENTER BUILDING WHEN COMPLETELY CLOSED DOWN.
 - IT IS THE DESIGN INTENTION AND PREFERENCE TO EXPOSE WHERE PRACTICAL ANY LOW VOLTAGE + POWER CONDUITS + LIGHTING CONDUITS + GAS & WATER PIPING + SPRINKLING SYSTEM + REFRIGERATION LINE SETS + CONDENSATE EVAC PIPING + SECURITY IN THE SALES AREAS AND BACK-OF-HOUSE FOR MAINTENANCE ACCESS AND POSSIBLE FUTURE REMODELING.
 - EXTERIOR BUILDING LIGHTING IS UNDER SHELL WORK AND SHALL BE PROVIDED AS FURTHER DEFINED IN THE VENDOR LIGHTING SHEETS AS WELL AS ELECTRICAL DRAWINGS.
 - G.C. SHALL PROVIDE ALL EMERGENCY/EXIT LIGHTING.
 - ILLUMINATED BUILDING IDENTIFICATION (ADDRESS) TO BE PROVIDED UNDER SHELL WORK PER LOCATION(S) SHOWN ON EXTERIOR ELEVATIONS. MUST BE SPECIFICALLY REVIEWED AND APPROVED WITH PLANNING / BUILDING / FIRE DEPARTMENT FOR FINAL LOCATION AND/OR TYPE DURING PROJECT SUBMITTALS.
 - IN ADDITION TO THE EXTERIOR BOLLARDS SHOWN ON THESE PLANS, G.C. TO ORDER AN ADDITIONAL FOUR (4) BOLLARDS FOR POTENTIAL FUTURE USE.

- ### WALL LEGEND
- SEE SHEET A5-02 FOR WALL TYPES AND INSULATION/FINISHES
- [Symbol] = EXISTING WALLS TO REMAIN
 - [Symbol] = LOAD-BEARING / SHEAR WALLS (REFER TO STRUCTURAL SHEETS)
 - [Symbol] = FULL HEIGHT PARTITIONS (TO BOTTOM OF ROOF DECK)
 - [Symbol] = PARTITIONS (TO BOTTOM OF CEILING)
 - [Symbol] = COOLER WALLS (BY MANUF.)
 - [Symbol] = PORTION OF NEW CONCRETE SLAB.
 - [Symbol] = WALL TYPE. REFER TO SHEET A5-02
 - [Symbol] = WINDOW TYPE. REFER TO SHEET A6-01

- ### KEYNOTES
- LINE OF EXISTING OVERHANG ABOVE COMMON DATUM POINT FOR DIMENSIONS
 - NEW CONCRETE SLAB TO INFILL DEMOLISHED LOWER FLOOR AND STAIRS.
 - INSULATED CONCRETE SLAB - SEE S-SHEETS
 - CONCRETE HOUSEKEEPING PAD
 - INFILL TRENCHED AREA WITH CONCRETE LEVEL WITH ADJACENT FINISHED FLOOR AND DOWELED INTO EXISTING SLAB. REFER TO STRUCTURAL
 - INFILL DOOR OPENING WITH CMU. PAINT EXTERIOR TO MATCH ADJACENT FINISHES.
 - EXISTING CONCRETE LANDING AND STAIR TO REMAIN.
 - NEW FROST SLAB. REFER TO STRUCTURAL
 - EXISTING FROST SLAB TO REMAIN
 - 36" TALL STEEL BOLLARD
 - STRUCTURAL COLUMN - G.C. TO PROVIDE 48" H. STAINLESS STEEL WRAP AT BASE WHEN EXPOSED IN SALES AREA. ALIGN JOINTS AWAY FROM CUSTOMER-FACING SIDE. PROVIDE CLEAR SILICONE AT JOINT EDGE & TOP OF WRAP. REFER TO FINISH SCHEDULE FOR STAINLESS STEEL COLUMN WRAP SPECIFICATION.
 - CLOSURE PANEL BY REFRIGERATION CONTRACTOR
 - NEW LADDER TO ROOF. REFER TO A5-11
 - STAINLESS STEEL CORNER GUARD (CG1) REFER TO FINISH SCHEDULE KEY ON A6-01 FOR SPECIFICATIONS.
 - SEE A8-01 FOR ADDITIONAL INFORMATION ON ALL FIXTURES
 - SOFFIT ABOVE DAIRY/PRODUCE COOLER. REFER TO DETAIL ON SHEET A5-02
 - NEW INSULATED HOLLOW METAL DOOR AND FRAMES. PAINT PER SCHEDULE
 - EXISTING OVERHEAD DOOR TO REMAIN. PROVIDE UPDATED HARDWARE AND CONNECT TO ELECTRICAL PANEL
 - AUTOMATED SLIDING ENTRANCE DOOR PACKAGE WITH BREAK AWAY EMERGENCY EGRESS. ON EXTERIOR WALL ALIGN OPENING WITH EXISTING COLUMN.
 - EXISTING WINDOWS TO REMAIN
 - BOLLARDS (ULINE H21195) TO PROTECT ELECTRICAL EQUIPMENT
 - STAINLESS STEEL CORNER GUARD (CG1) REFER TO FINISH SCHEDULE KEY ON A6-01 FOR SPECIFICATIONS
 - SURFACE MOUNTED FIRE EXTINGUISHER - REFER TO SHEET G5-01 FOR ADDITIONAL INFORMATION
 - MOP SINK. REF. PLUMBING SHEET. INSTALL THE FOLLOWING ABOVE JANITORS SINK. CHEMICAL SHELF OR CABINET. MOP HOOK MOUNTED ABOVE SINK. COORDINATE FINAL LOCATIONS AND HEIGHTS WITH GOI PROJECT MANAGER
 - SELF-CONTAINED EMERGENCY EYEWASH - REFER TO PLUMBING SHEETS FOR MORE INFO.
 - ELECTRICAL EQUIPMENT - SEE E-SHEETS
 - DOORBELL WITH EXTERIOR PUSH BUTTON. PUSH BUTTON TO BE MOUNTED AT 48" A.F. TO TOP OF BUTTON. BELL TO MOUNTED AT 12'-0" A.F. ON INTERIOR SIDE OF WALL OPPOSITE TO PUSH BUTTON. SPEC TO BE EDWARDS 55-665 DOORBELL WITH #552 PUSH BUTTON OR SIMILAR

DATE	ISSUED FOR	REV
2023-07-13	PERMIT SET	

This drawing has been prepared solely for the use of GROCERY OUTLET and there are no representations of any kind made by

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component

Key Plan

Consultants

Survey: _____

Civil: _____

Architecture: _____

Structural: _____

Mechanical: _____

Electrical: _____

Interiors: _____

Landscape: _____



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Checked: STEVE F.

Project: COCKEYSVILLE, MD

598 CRANBROOK ROAD
COCKEYSVILLE, MD 21030

Drawing Title: FLOOR PLAN

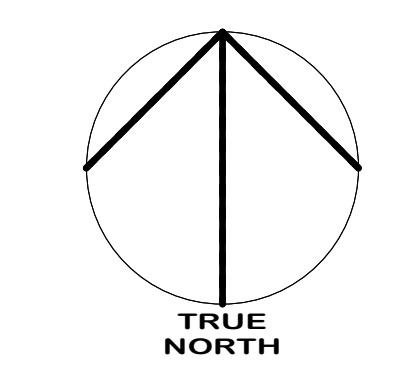
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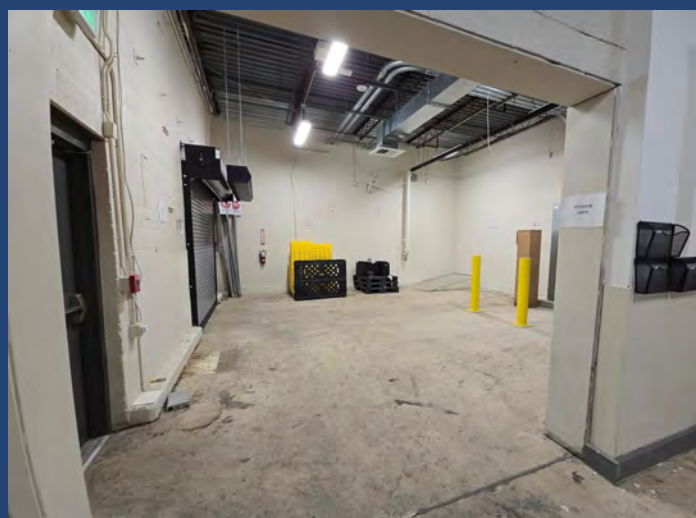
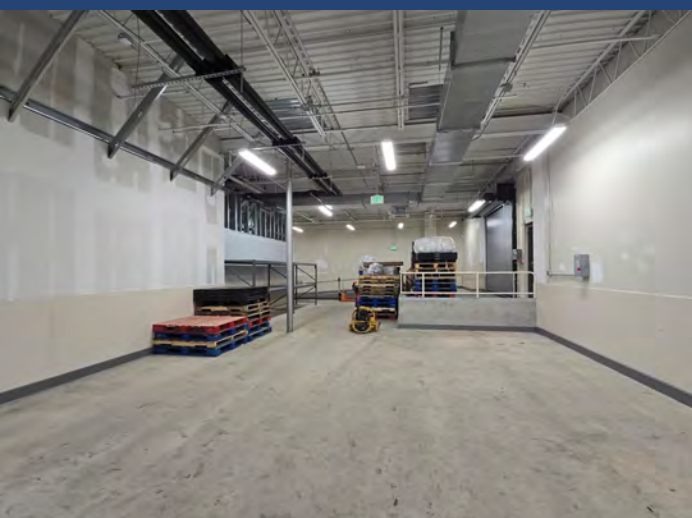
Project No.: NPPH23-0009

Drawing No.: A1-01



3 MAIN FLOOR GRADE
1/8" = 1'-0"





Former Grocery Outlet

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