



516 N ROLLING ROAD

CATONSVILLE, MARYLAND 21228

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Medical/office suites available at great rate
- Improved common areas and elevators
- Pharmacy in lobby
- Less than 1 mile from I-695 and U.S. Route 40
- Complimentary mix of longterm medical related and office tenants



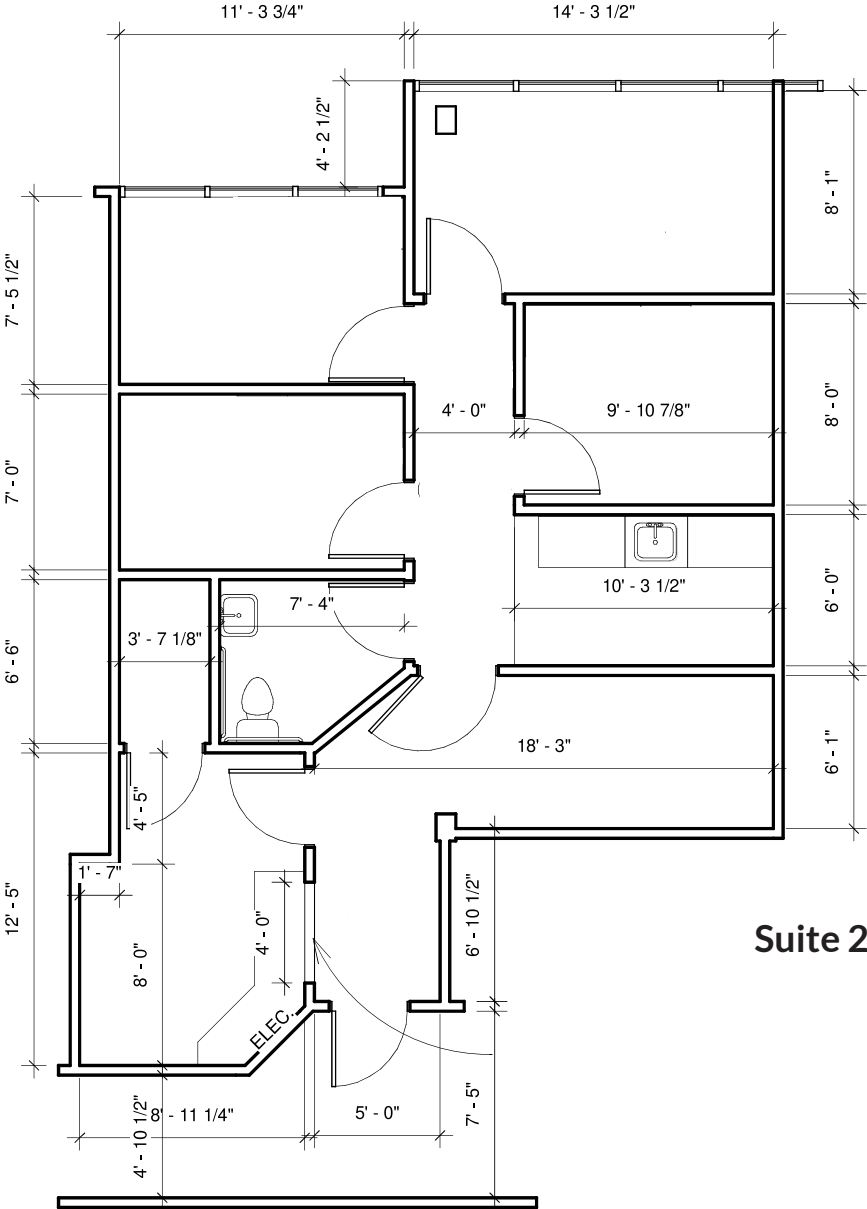
AVAILABLE:	SUITE 201B: 1,002 SF ± SUITE 203: 800 SF ±
PARKING:	4/1,000 SF
ZONING:	0-1
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



FLOOR PLAN

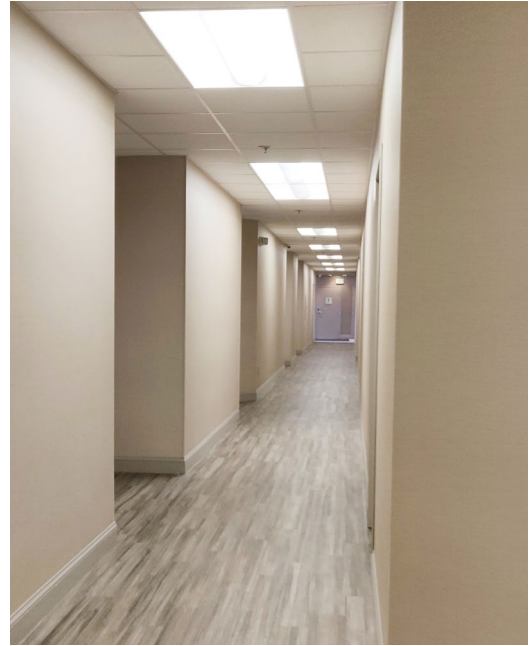


Suite 201B: 1,002 SF

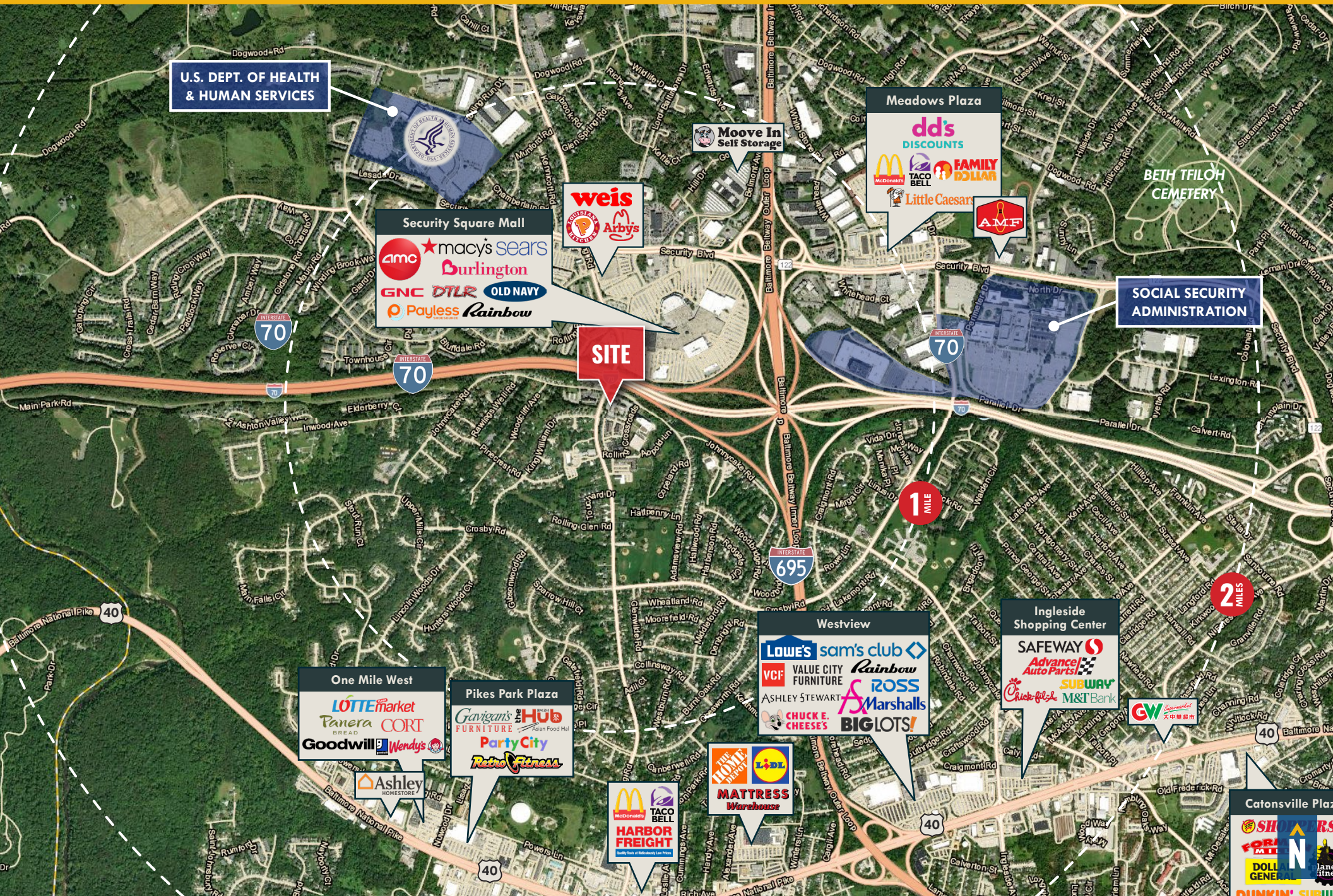
PHOTOS: SUITE 203



INTERIOR PHOTOS



MARKET AERIAL



U.S. DEPT. OF HEALTH & HUMAN SERVICES

Security Square Mall
 AMC macy's sears
 Burlington
 GNC DTLR OLD NAVY
 Payless Rainbow

weis
 Arby's

Moove In Self Storage

Meadows Plaza
 dds DISCOUNTS
 McDonald's TACO BELL FAMILY DOLLAR Little Caesars A.M.F.

SOCIAL SECURITY ADMINISTRATION

SITE

1 MILE

2 MILES

One Mile West
 LOTTEmarket
 Panera BREAD CORT
 Goodwill Wendy's

Pikes Park Plaza
 Gavigan's the HUB
 Party City
 Retro Fitness

Westview
 Lowe's sam's club
 VCF VALUE CITY FURNITURE Rainbow
 ASHLEY STEWART Ross
 CHUCK E. CHEESE'S Marshalls
 BIG LOTS!

Ingleside Shopping Center
 SAFEWAY
 Advance Auto Parts
 Chick-fil-de SUBWAY M&T Bank

Ashley HOMESTORE

HARBOR FREIGHT
 McDonald's TACO BELL

THE HOME DEPOT
 LIDL
 MATTRESS Warehouse

Catonsville Plaza
 SH...
 FOR...
 DOLL GENE...
 DUNKIN' SUB...

DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,370

97,161

260,838

DAYTIME POPULATION



12,359

96,836

238,133

AVERAGE HOUSEHOLD INCOME



\$130,909

\$125,719

\$123,006

NUMBER OF HOUSEHOLDS



4,945

37,167

99,105

MEDIAN AGE

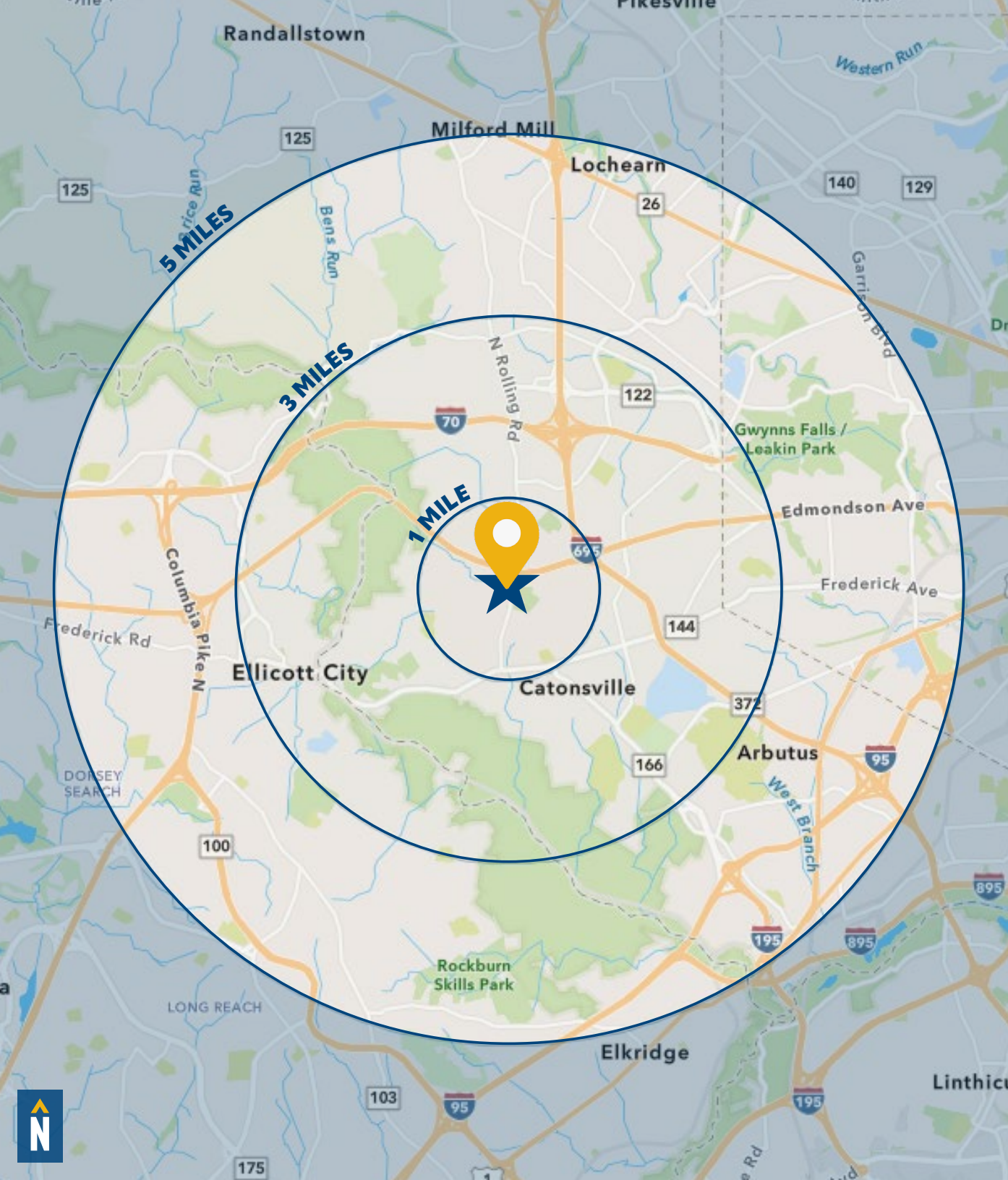


42.0

39.3

39.5

[FULL DEMOS REPORT](#)



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