

**FOR LEASE** Available Immediately



# 40 E. Ordnance Road

Glen Burnie, MD 21060






## Overview

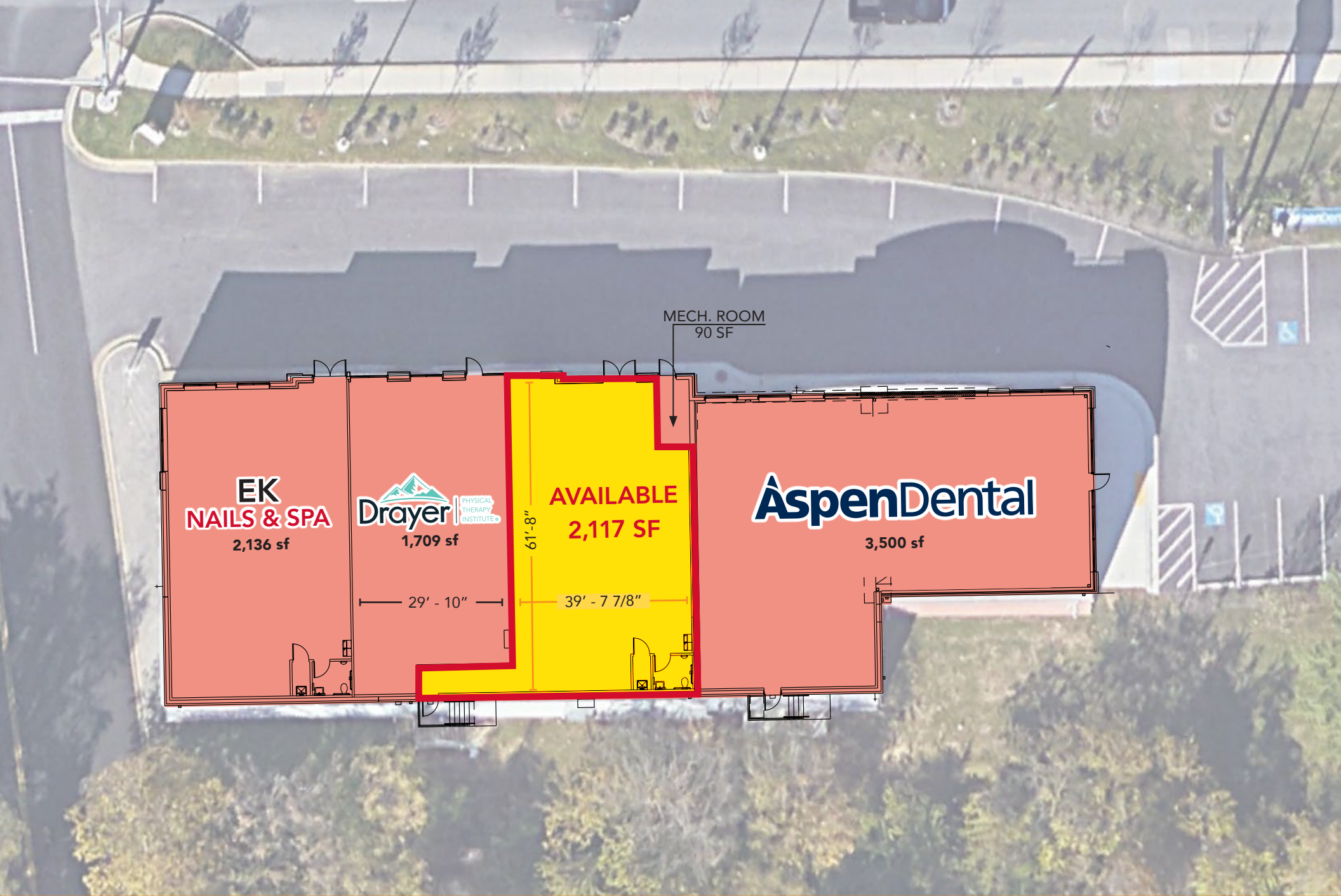
Outstanding location between Governor Ritchie Highway (MD-2) and the Arundel Expressway (MD-10). Signalized access is at both ends of the property. One entrance leads to the Centre at Glen Burnie (Target, Burlington, and Ollies Bargain Outlet). The other entrance is at Chesapeake Center Drive, providing access to a 227,306 square foot Walmart Supercenter. No restaurant uses permitted due to parking constraints.

## Quick Facts

<b>Size</b>	2,117 square feet
<b>Availability</b>	Immediate
<b>Net Charges</b>	CAM: \$1.85 psf; RET: \$1.67 psf; INS: \$0.23 psf
<b>Zoning</b>	C3 (Commercial - General)



2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	10,946	86,251	187,242
 HOUSEHOLDS	4,432	31,901	70,063
 AVG. HH INCOME	\$85,457	\$96,086	\$96,795
 DAYTIME POPULATION	10,285	105,338	215,600
 TRAFFIC COUNT	21,975 AADT (E. Ordnance Road)	38,570 AADT (Governor Ritchie Highway)	



**EK**  
**NAILS & SPA**  
2,136 sf

**Drayer** PHYSICAL THERAPY INSTITUTE  
1,709 sf

**AVAILABLE**  
**2,117 SF**

**AspenDental**  
3,500 sf

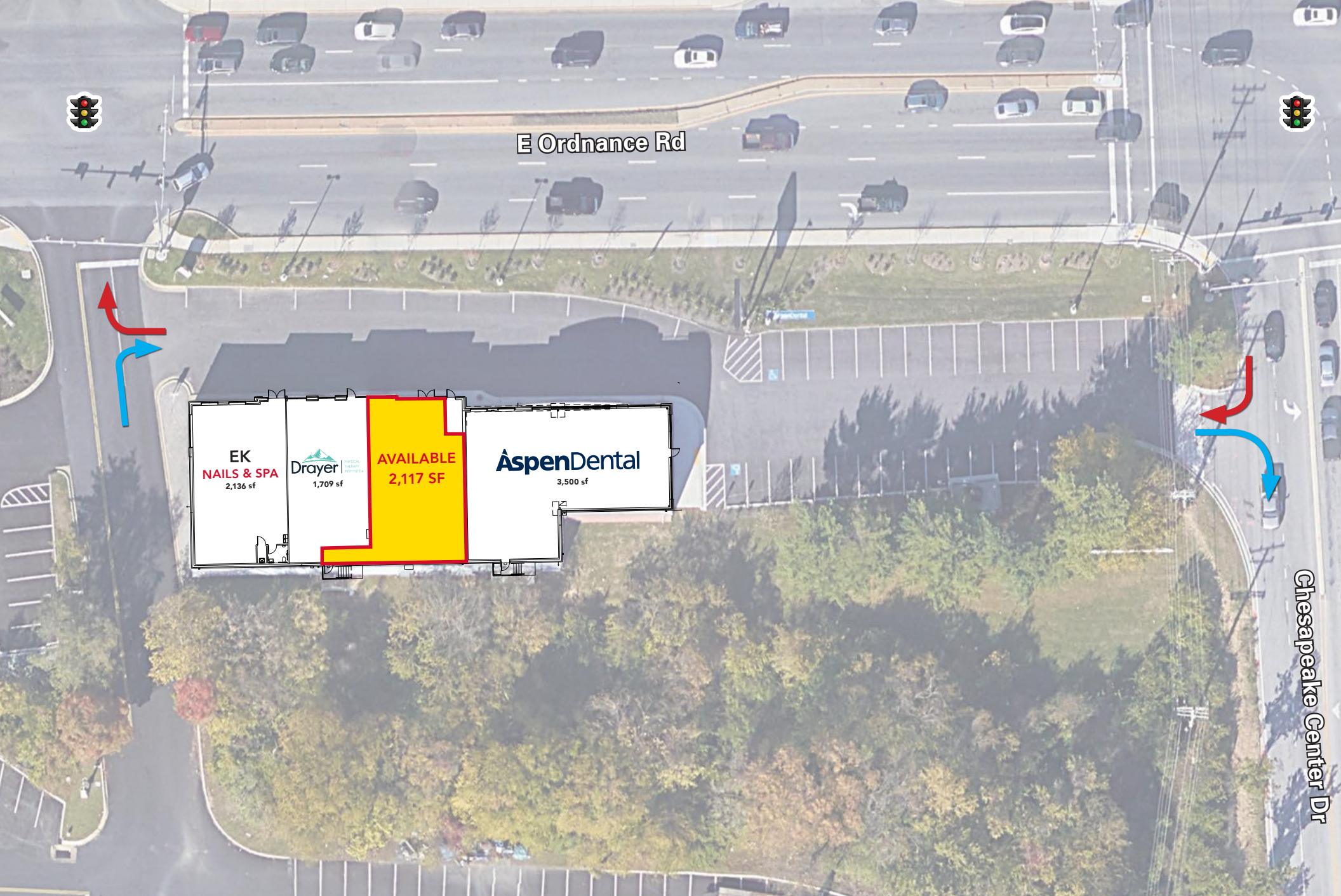
MECH. ROOM  
90 SF

29' - 10"

39' - 7 7/8"

61' - 8"





E Ordnance Rd

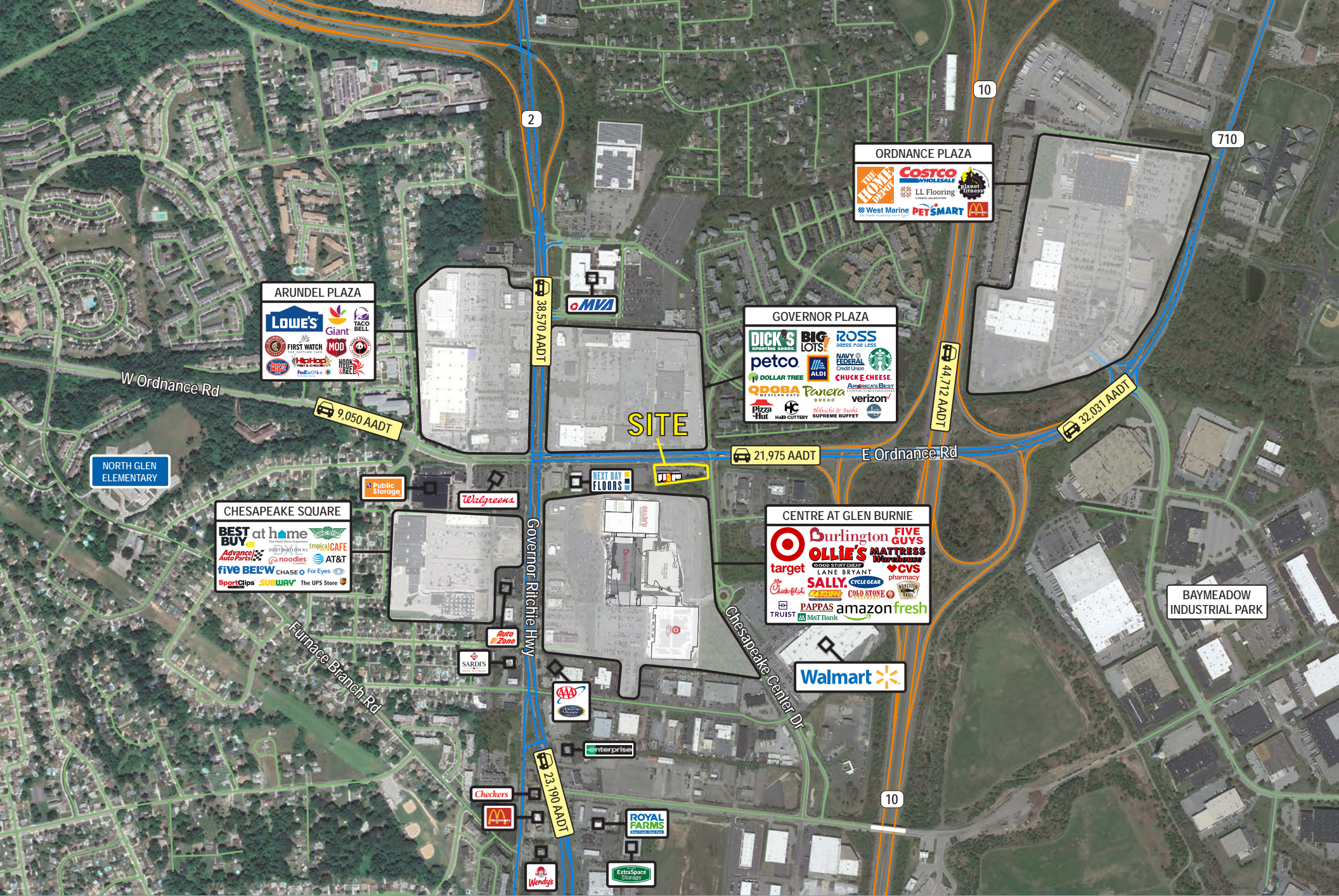
Chesapeake Center Dr













# Interested? Contact:

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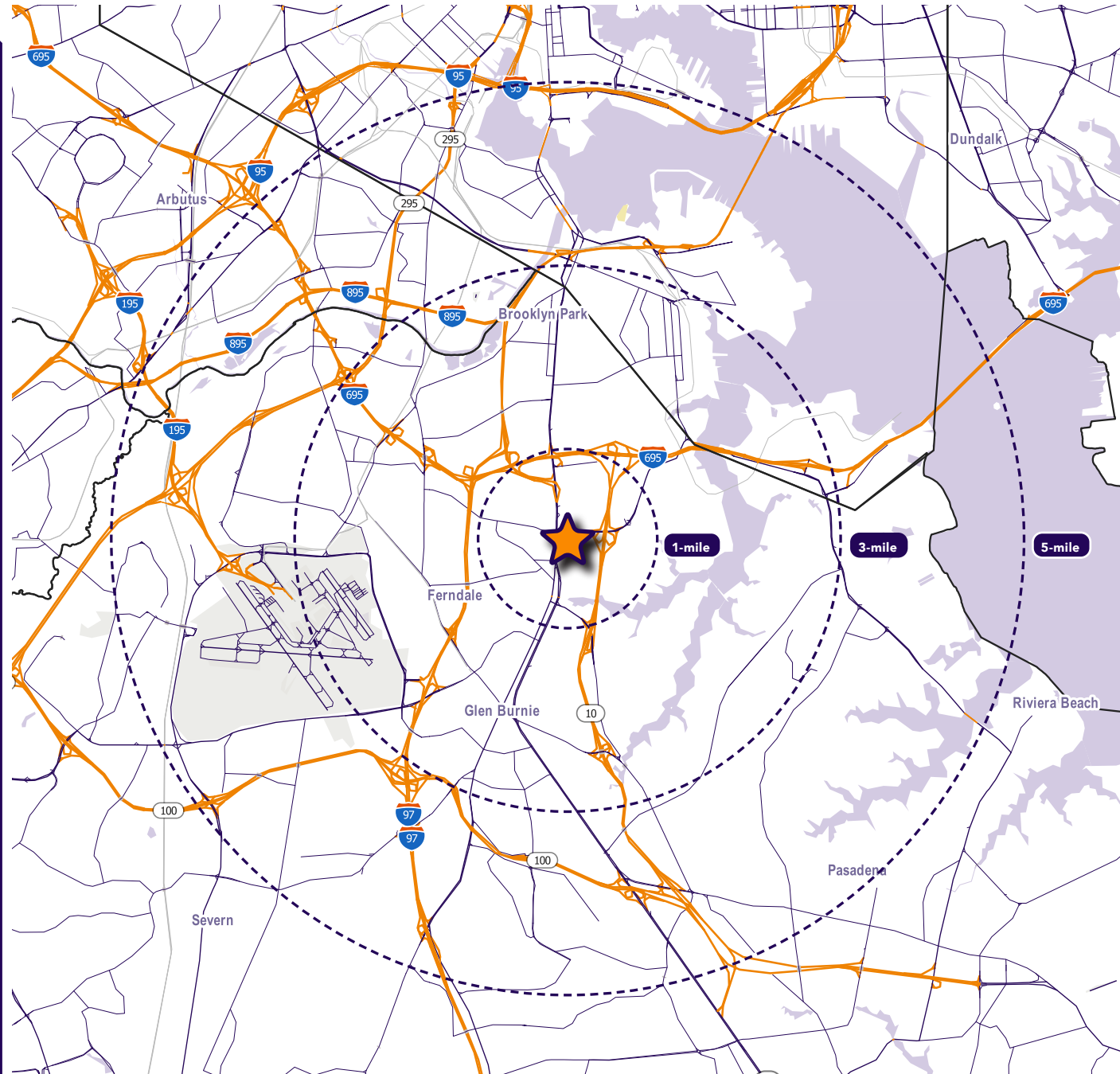
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