

**FOR LEASE** Available Immediately



# Eastpoint Center

7930-7938 Eastern Avenue / Baltimore, MD 21224

## Overview

New retail proposed at this Redner's Market-anchored shopping center in Essex, MD. Direct visibility and access from Eastern Avenue (26,000+ AADT). Possibilities include potential pad site(s) and/or multi-tenant retail. Eastpoint Mall and the Baltimore Beltway (I-695) are immediately adjacent.

## Quick Facts

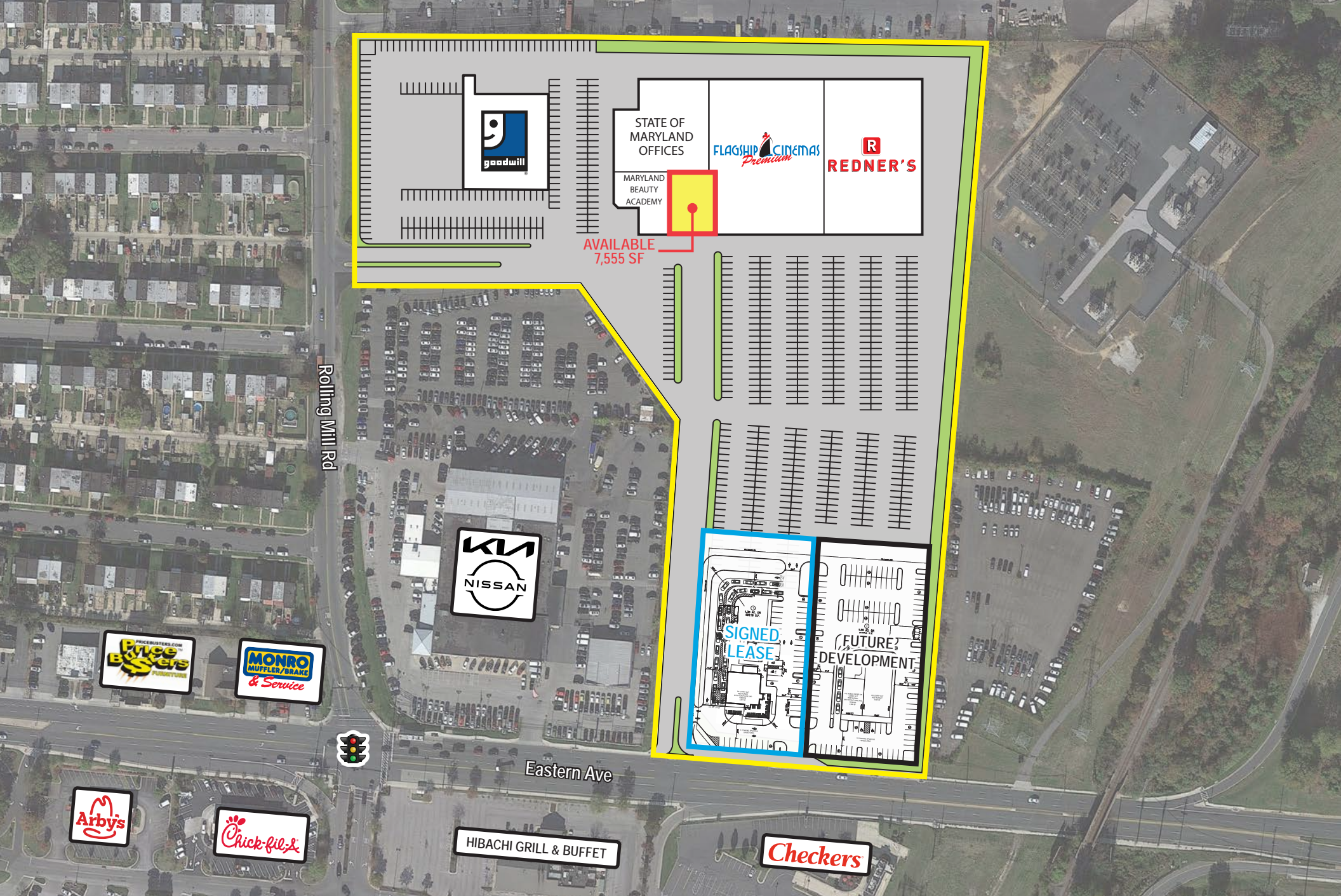
Availability	Immediate
Size	7,555 square feet; Out Lot Development Pad
Rental Rate	TBD
Net Charges	CAM: \$1.35/sf; RE Tax: \$0.91/sf; Insurance: \$0.46/sf
Zoning	BM AS



2023 Demographics	1 mile	3 miles	5 miles
POPULATION	7,788	119,940	340,566
HOUSEHOLDS	2,615	45,485	135,642
AVG. HH INCOME	\$68,159	\$71,581	\$81,596
DAYTIME POPULATION	6,099	122,770	308,906
TRAFFIC COUNTS	26,531 AADT (Eastern Avenue)	6,254 AADT (Rolling Mill Road)	

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GROUP

COMMERCIAL REAL ESTATE



Rolling Mill Rd

Eastern Ave

AVAILABLE  
7,555 SF

KIA  
NISSAN

SIGNED  
LEASE

FUTURE  
DEVELOPMENT

STATE OF  
MARYLAND  
OFFICES

FLAGSHIP CINEMAS  
*Premium*

REDNER'S

MARYLAND  
BEAUTY  
ACADEMY

PRICEBUSTERS.COM  
**Price Busters**  
FURNITURE

MONRO  
MUFFLER/BRAKE  
& Service

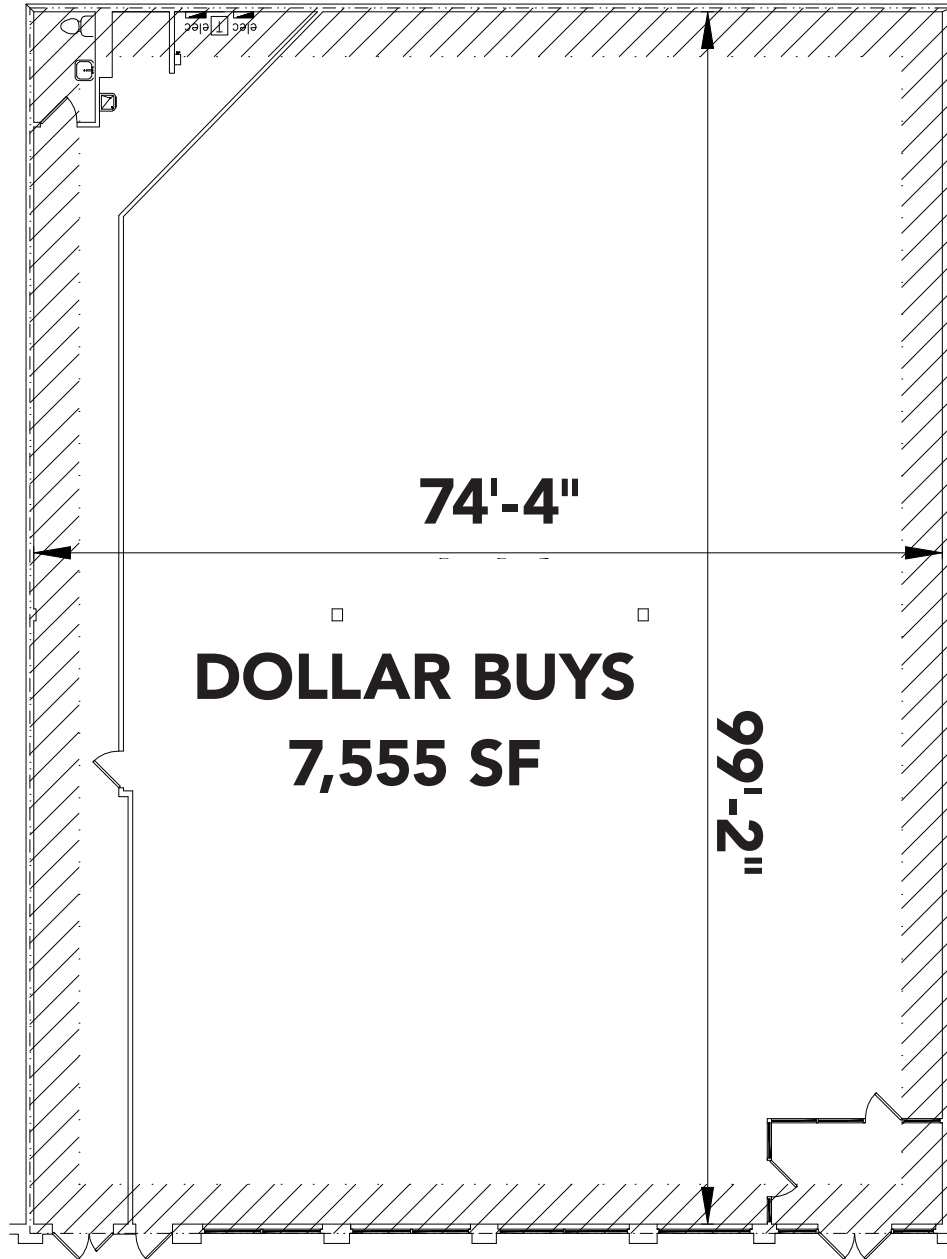
Arby's

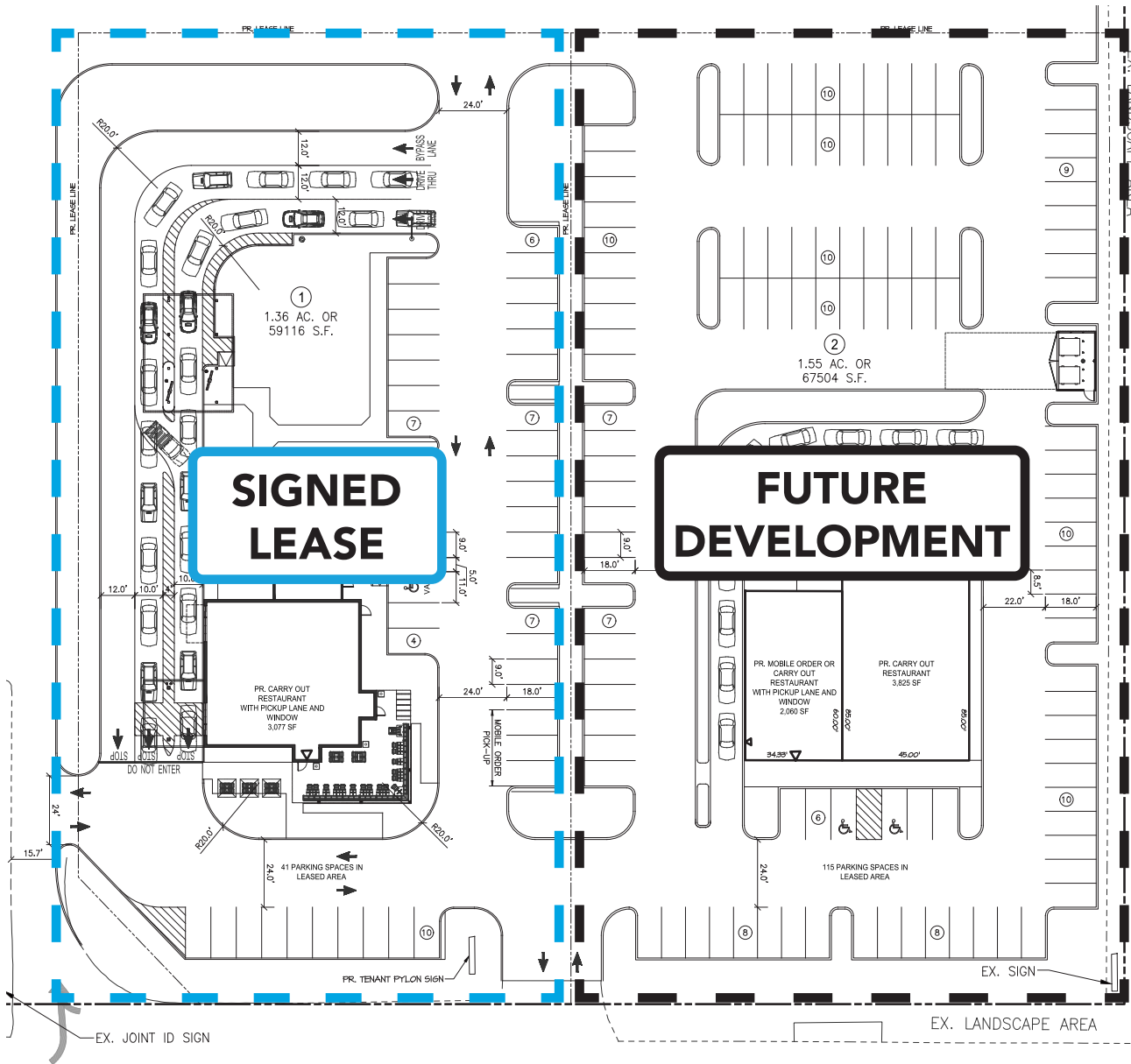
Chick-fil&

HIBACHI GRILL & BUFFET

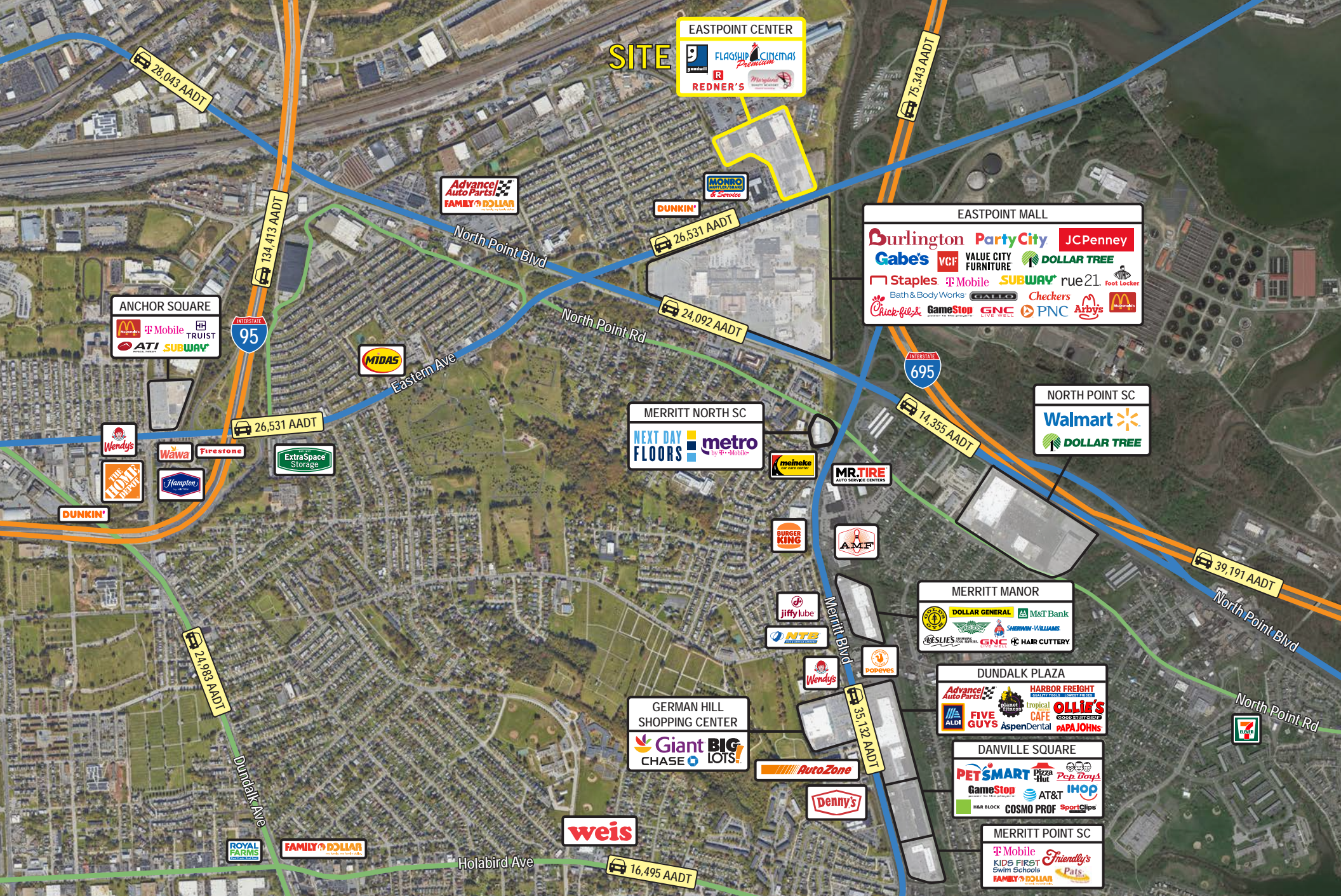
Checkers

# STATE OF MARYLAND OFFICES









# Interested? Contact:

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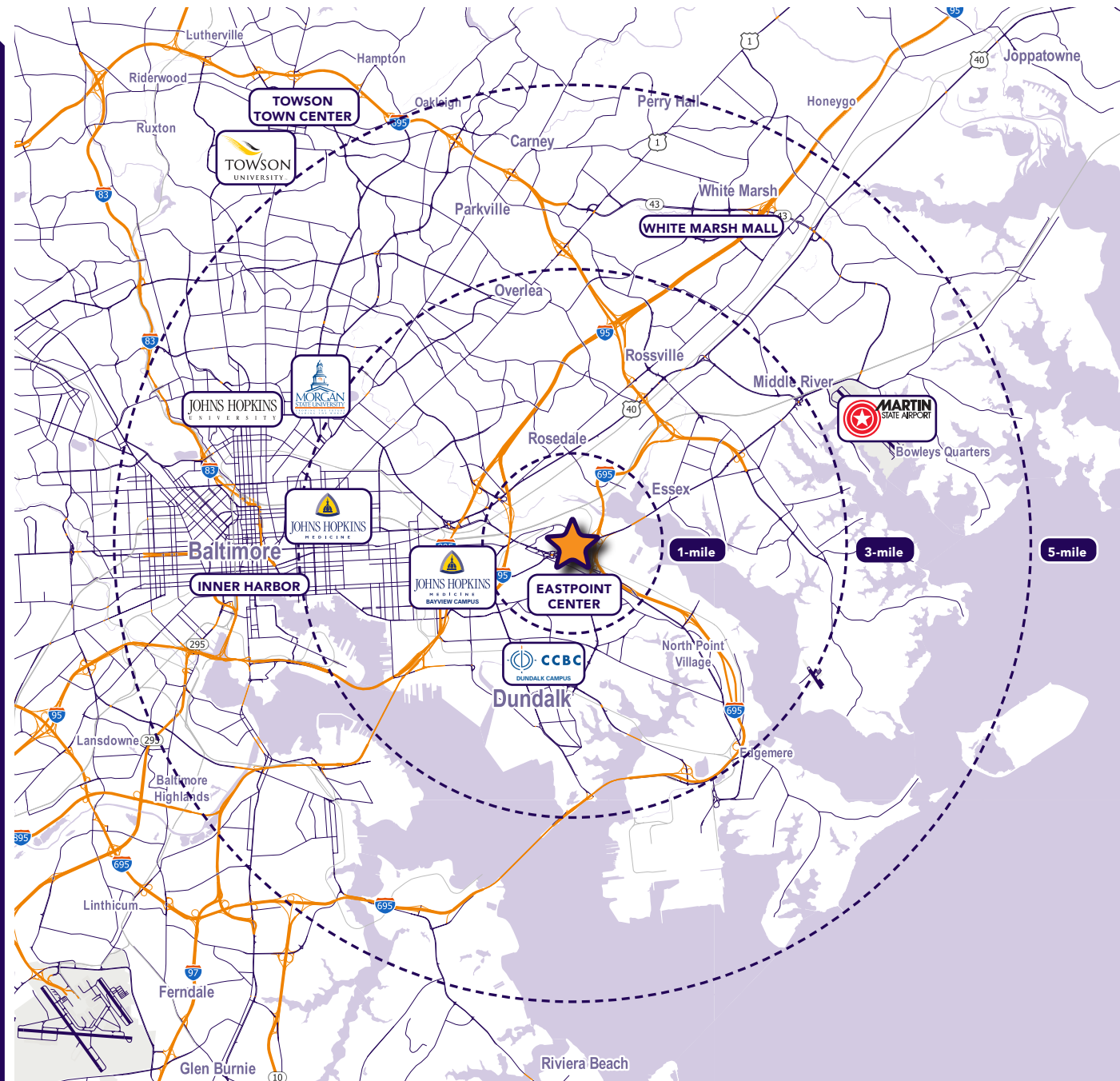
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