

# Rossville Station

6036 Rossville Boulevard, Essex, MD 21221








## Overview

Two retail spaces and one restaurant space available for lease. The two adjacent retail spaces can be combined for one tenant. The center has exposure to 17,000 AADT's on Rossville Boulevard. Join area retailers such as Walmart, Sam's Club and Home Depot which are very close to this community and business-oriented convenient strip center with ample parking.

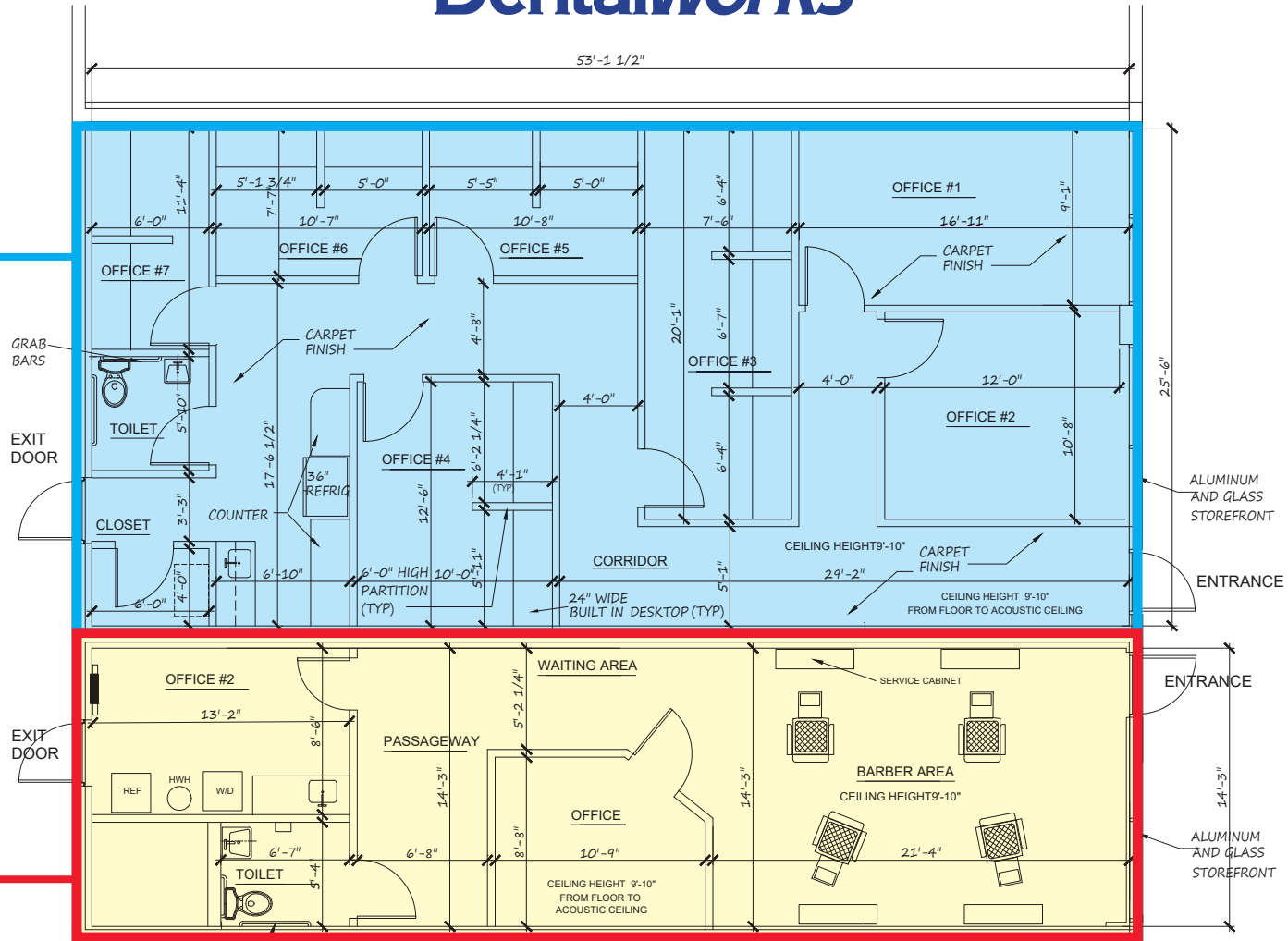
## Quick Facts

<b>Availability</b>	Immediate
<b>Size</b>	Adjacent Retail Spaces - 773 - 1,995 sf Restaurant Space - 1,983 sf
<b>Rental Rate</b>	Negotiable
<b>Net Charges</b>	\$6.62 per square foot, NNN (CAM \$4.33 psf, TAX \$2.29 psf)
<b>Parking</b>	84 spaces

2023 Demographics	1 mile	3 mile	5 miles
 POPULATION	6,824	103,635	294,969
 HOUSEHOLDS	2,659	39,957	115,086
 AVG. HH INCOME	\$79,070	\$81,413	\$83,320
 DAYTIME POPULATION	9,245	100,478	262,917
 TRAFFIC COUNT	17,845 AADT (Rossville Boulevard)		

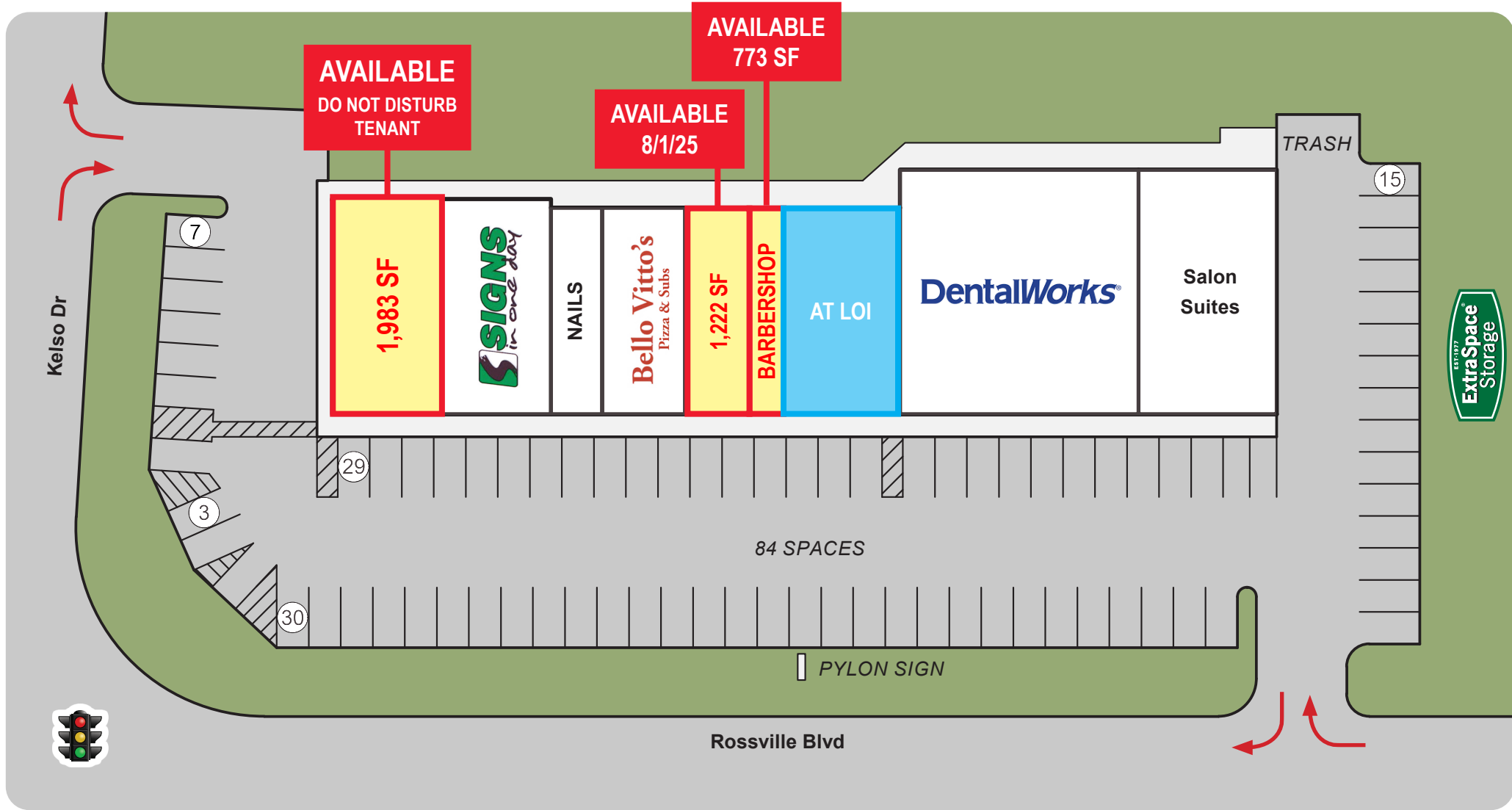
# DentalWorks®

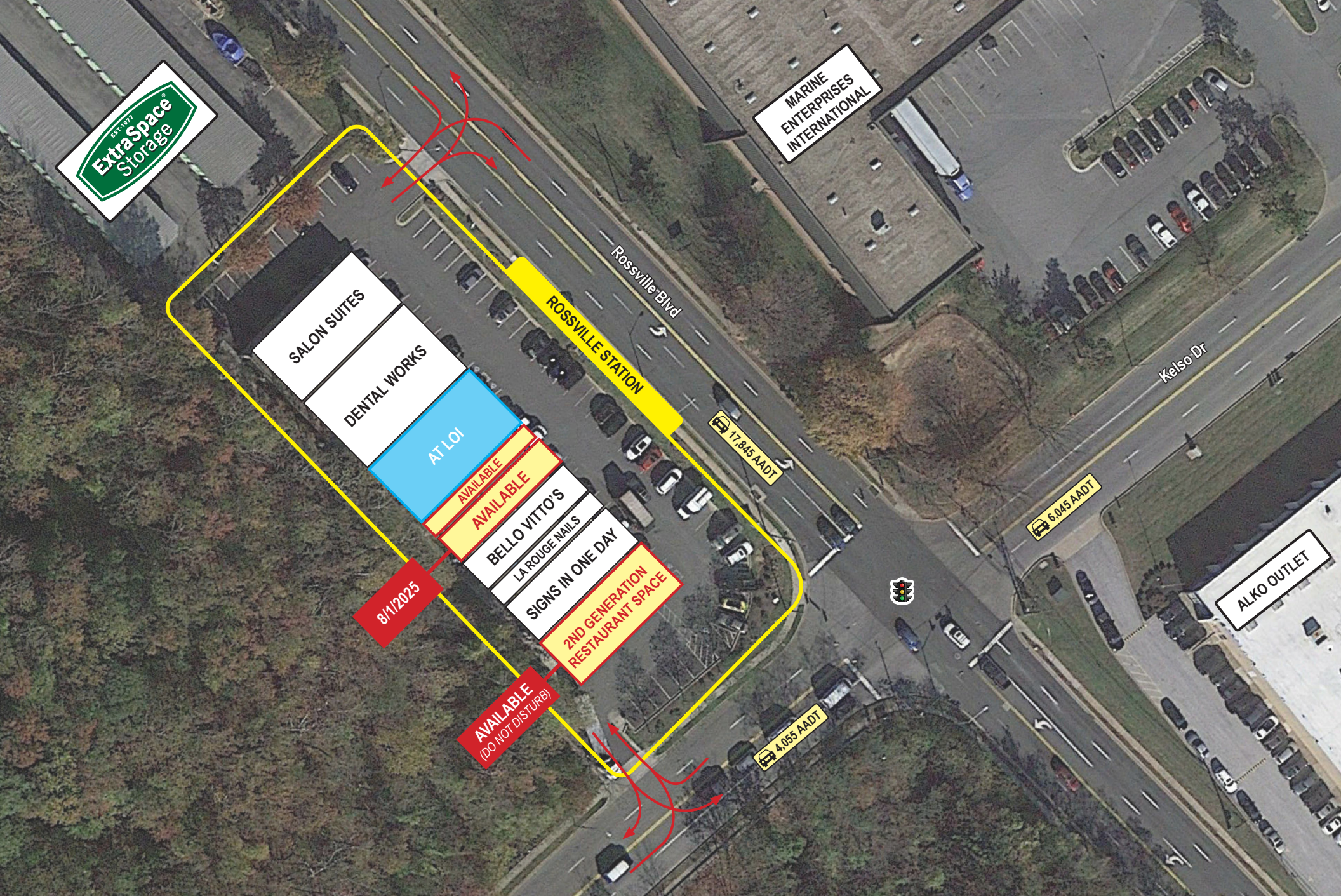
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**AVAILABLE  
773 SF**

**ROSSVILLE BOULEVARD**







# Interested? Contact:

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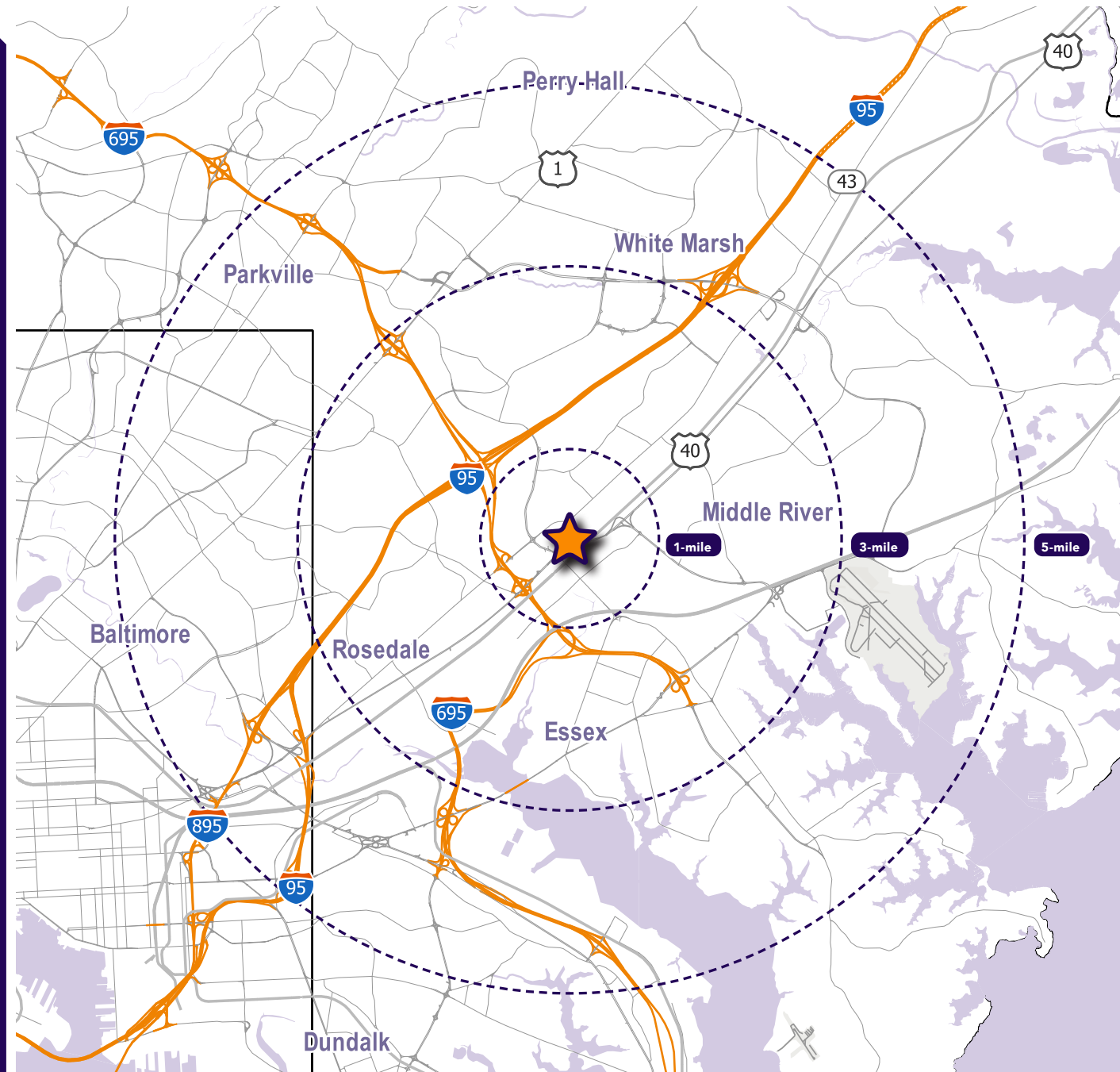
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