

**FOR SALE OR LEASE**

Available Immediately



# Campbell Boulevard Commercial






White Marsh, MD 21220

## Overview

Multiple retail and restaurant pad opportunities at the signalized intersection of White Marsh Boulevard (Rt. 43) and Campbell Boulevard in White Marsh, MD. The property is located just minutes from I-95 and adjacent to rapidly growing Greenleigh, a 1,000-acre mixed-use community with 3.5 million square feet of commercial space and 3,300 residential units. BL & BL-AS zoning allows for a variety of uses.

## Quick Facts

Availability	Immediate
Size	Various. See plan.
Price	Negotiable
Zoning	<a href="#">BL</a> & <a href="#">BL-AS</a>

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>4,253</b>	<b>55,328</b>	<b>155,303</b>
 HOUSEHOLDS	<b>1,698</b>	<b>21,054</b>	<b>60,837</b>
 AVG. HH INCOME	<b>\$149,414</b>	<b>\$106,109</b>	<b>\$105,455</b>
 DAYTIME POPULATION	<b>4,466</b>	<b>39,679</b>	<b>123,277</b>
 TRAFFIC COUNT	<b>22,202 AADT</b> (White Marsh Blvd)	<b>4,464 AADT</b> (Campbell Blvd)	

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COMMERCIAL REAL ESTATE

  
**GREENLEIGH**  
AT CROSSROADS  
MIXED-USE COMMUNITY  
3,300+ RESIDENTIAL UNITS  
80+ ACRES COMMERCIAL SPACE

43

1.21 AC



White Marsh Blvd

22,202 AADT

PROPOSED GROCERY  
75,000 SF

10450

10460

10440

**SHEETZ**  
OPEN

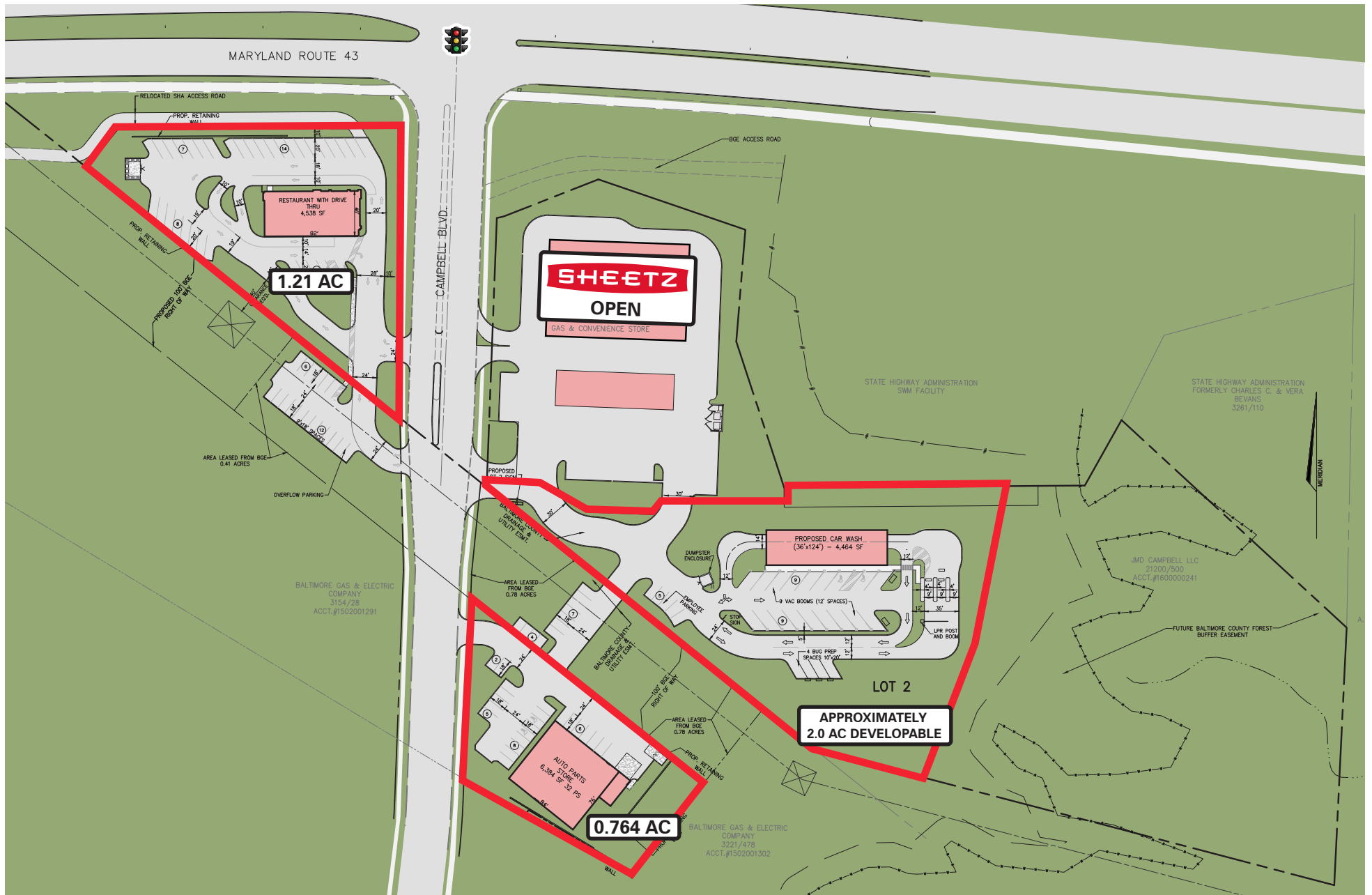
APPROXIMATELY  
2.0 AC DEVELOPABLE

**ROYAL FARMS**  
Real Estate. Real Life.

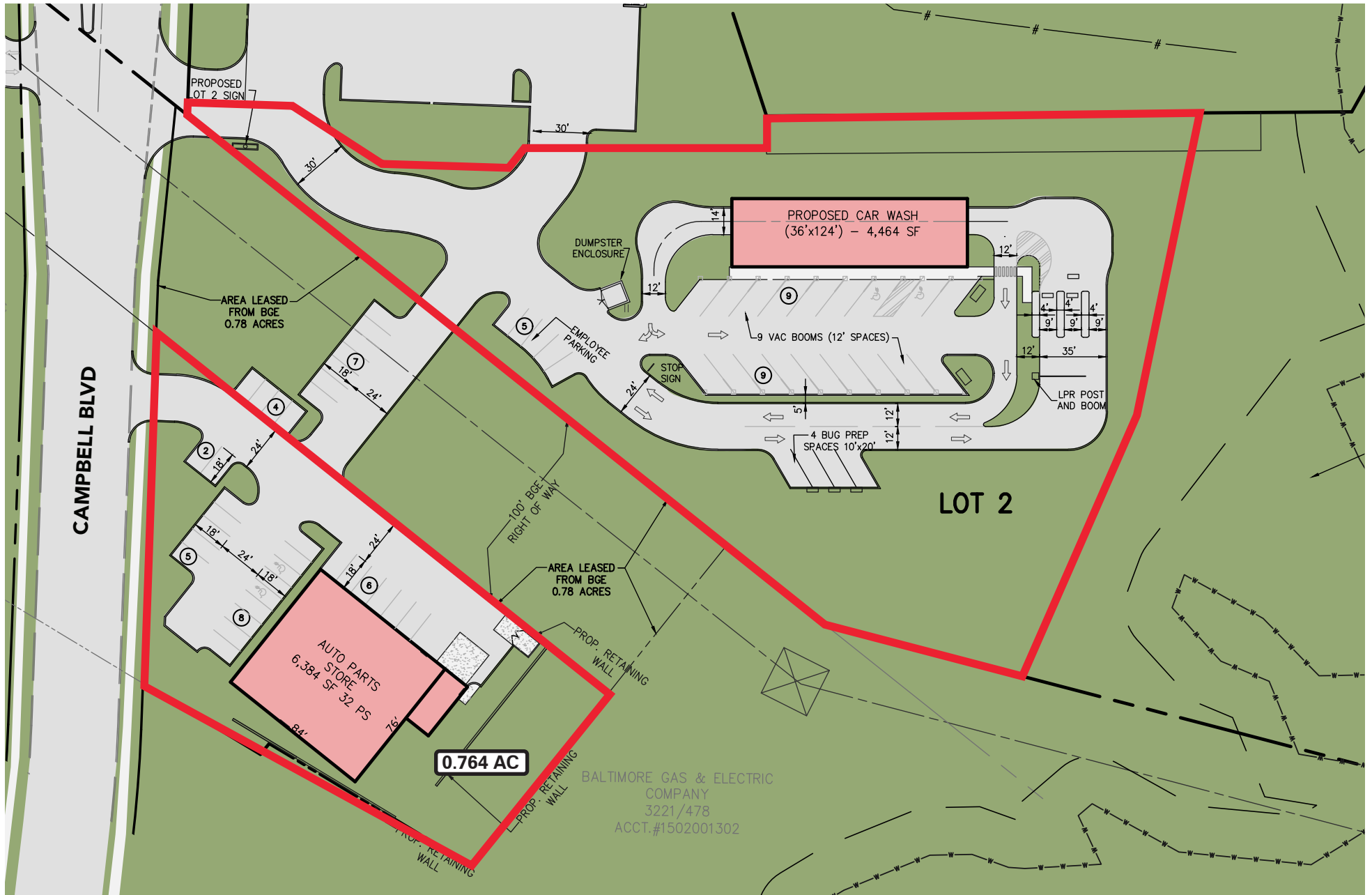
**GREENLEIGH HIGHLANDS**  
FLEX/R&D  
126,360 SF

0.764 AC

Campbell Blvd







**GREENLEIGH  
HIGHLANDS  
FLEX/R&D**

*White Marsh Blvd*

*Campbell Blvd*

**SHEETZ**  
OPEN





# Interested? Contact:

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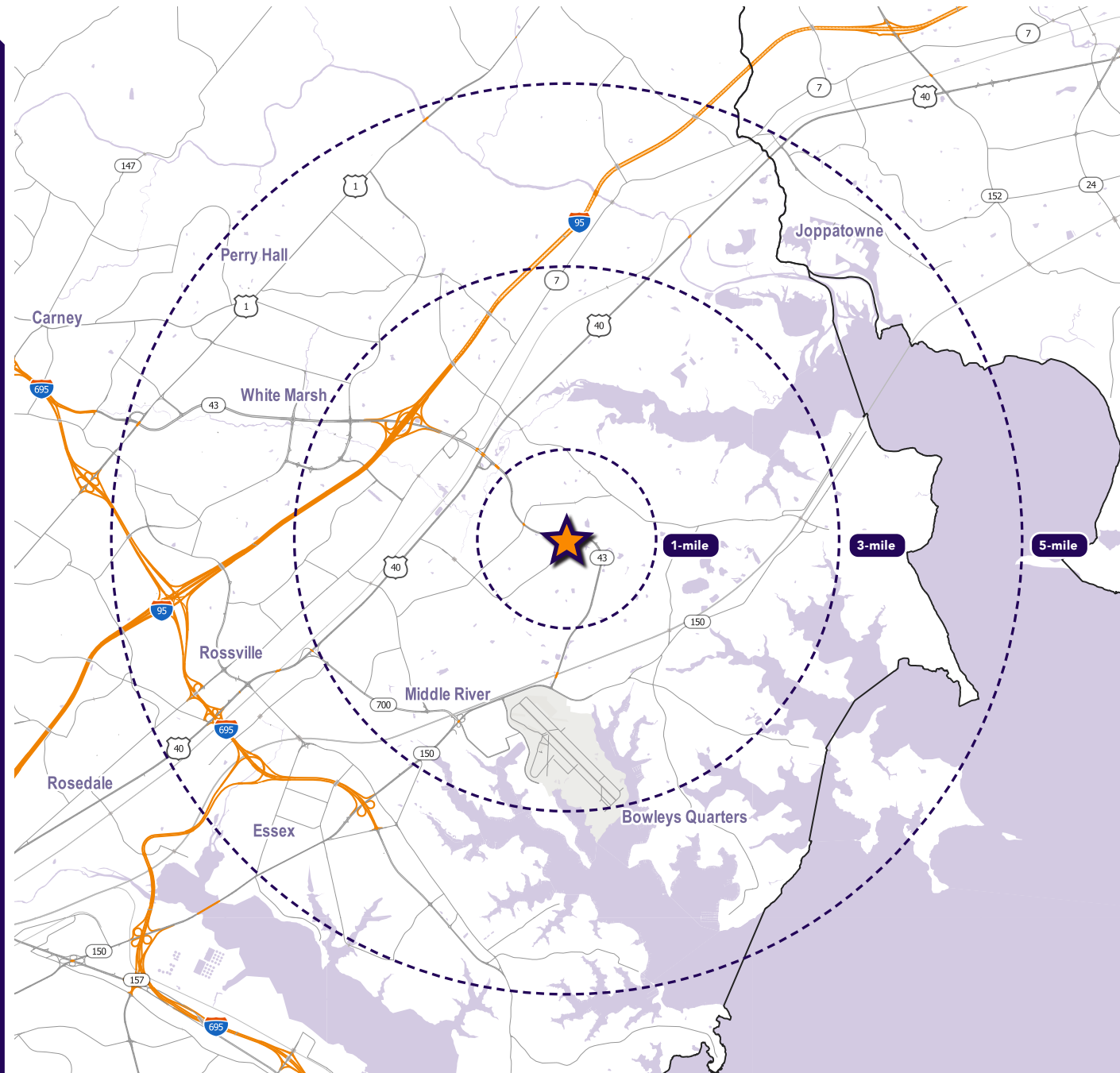
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