

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 | BL & BL-AS |

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

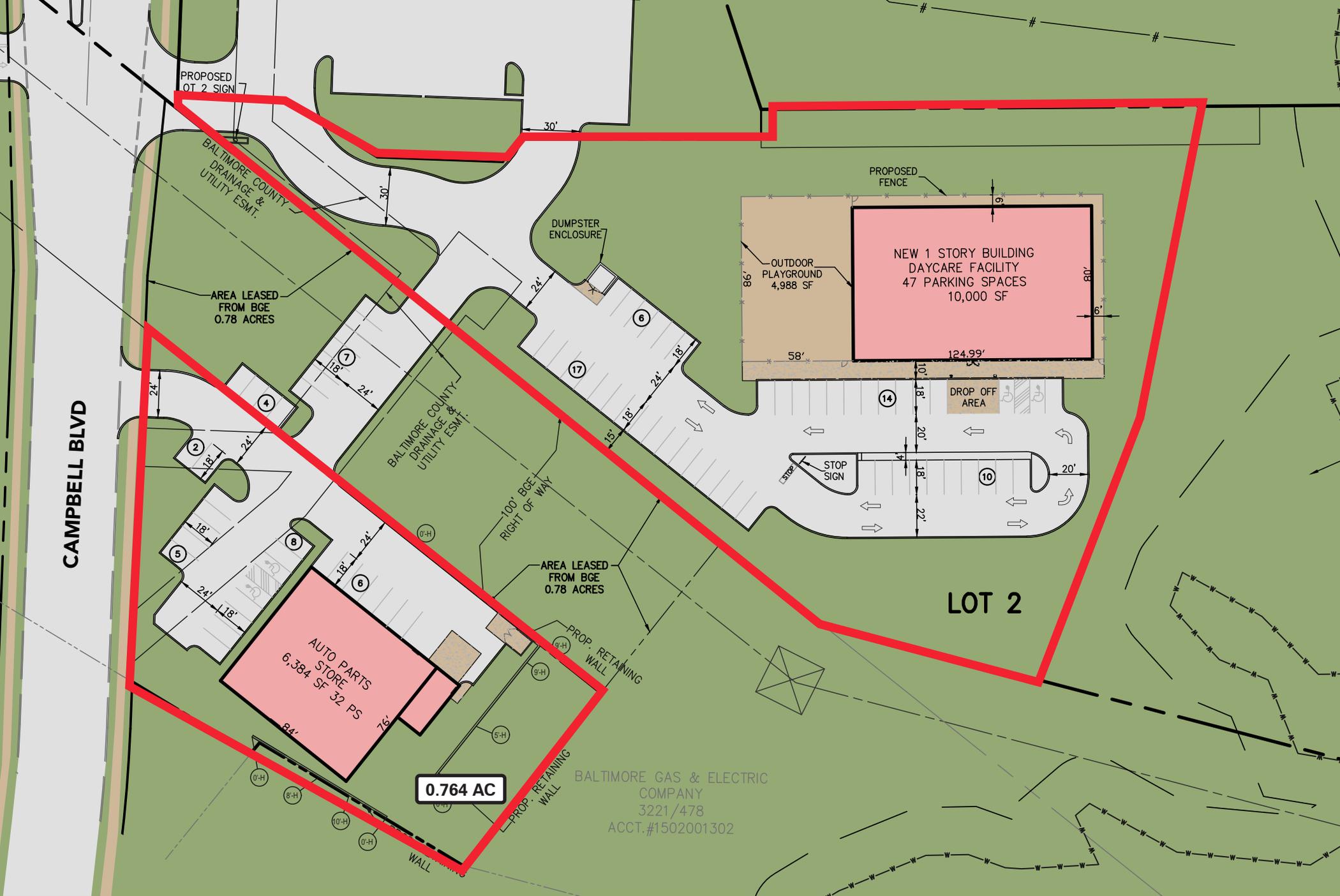
GREENLEIGH HIGHLANDS
FLEX/R&D
126,360 SF

0.764 AC

Campbell Blvd







**GREENLEIGH
HIGHLANDS
FLEX/R&D**

White Marsh Blvd

Campbell Blvd

SHEETZ
OPEN





Interested? Contact:

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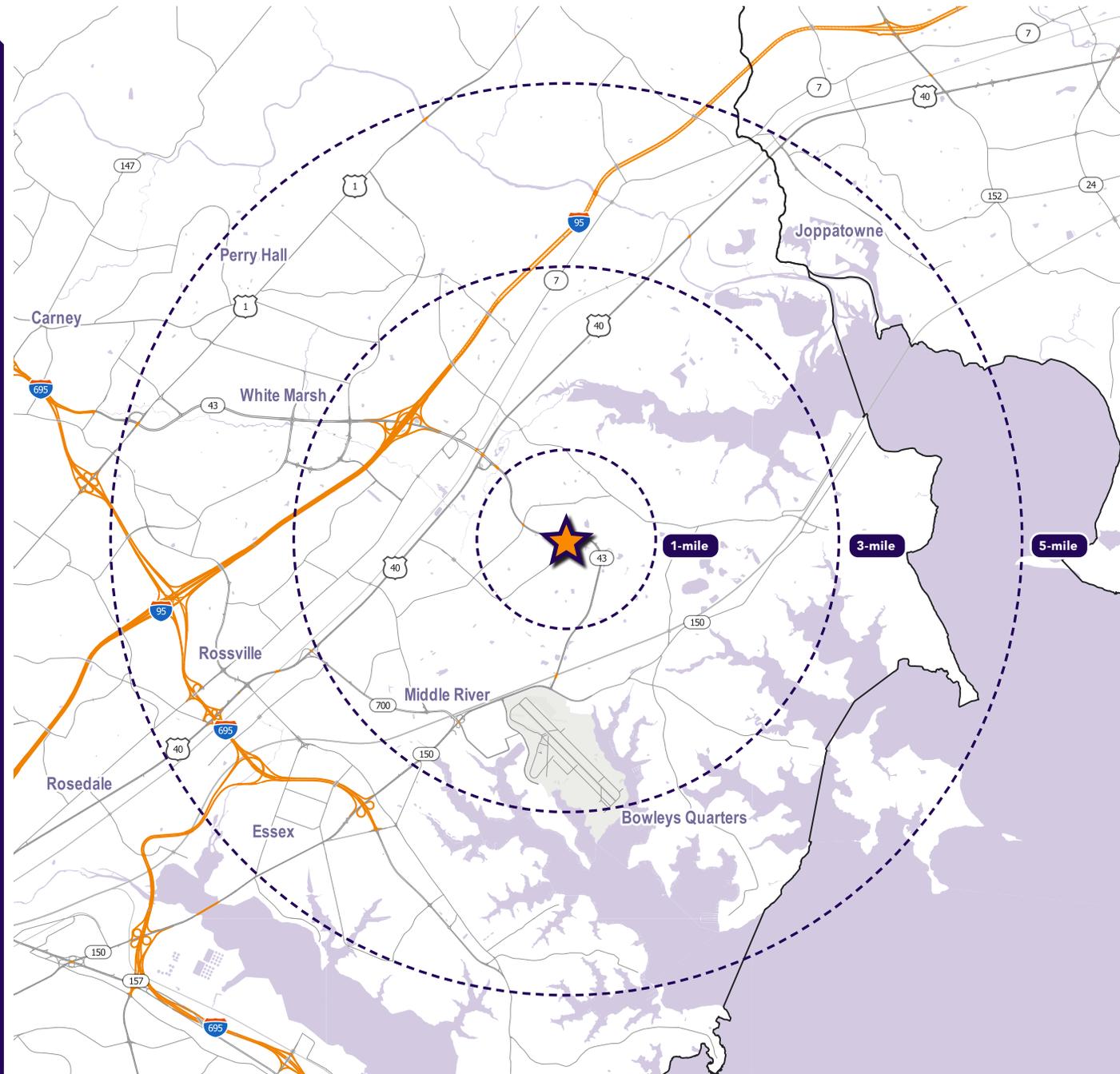
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