

FOR LEASE



# Eastpoint Center

7930-7938 Eastern Avenue / Baltimore, MD 21224

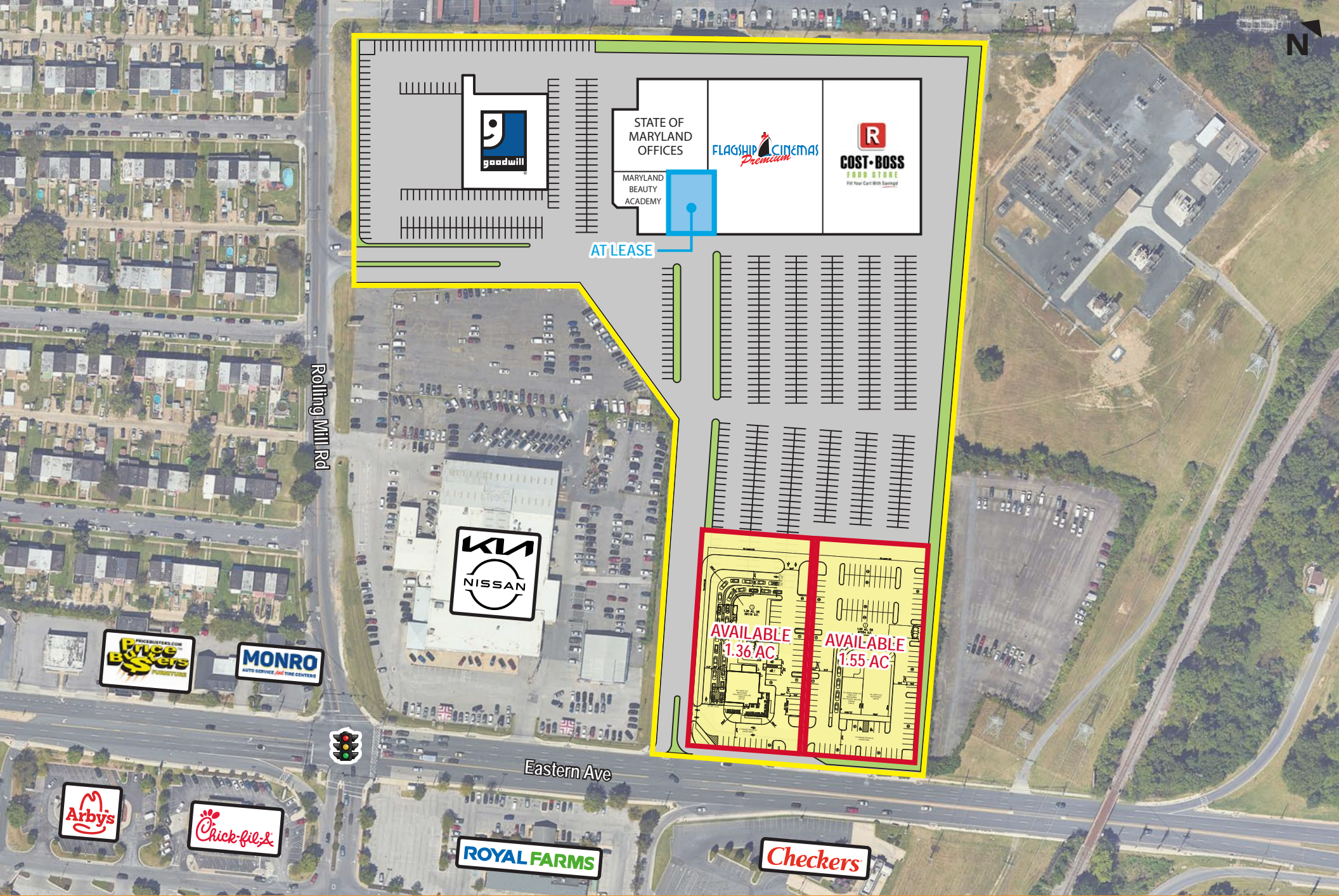
## Overview

New retail proposed at this Cost Boss Food Store 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.

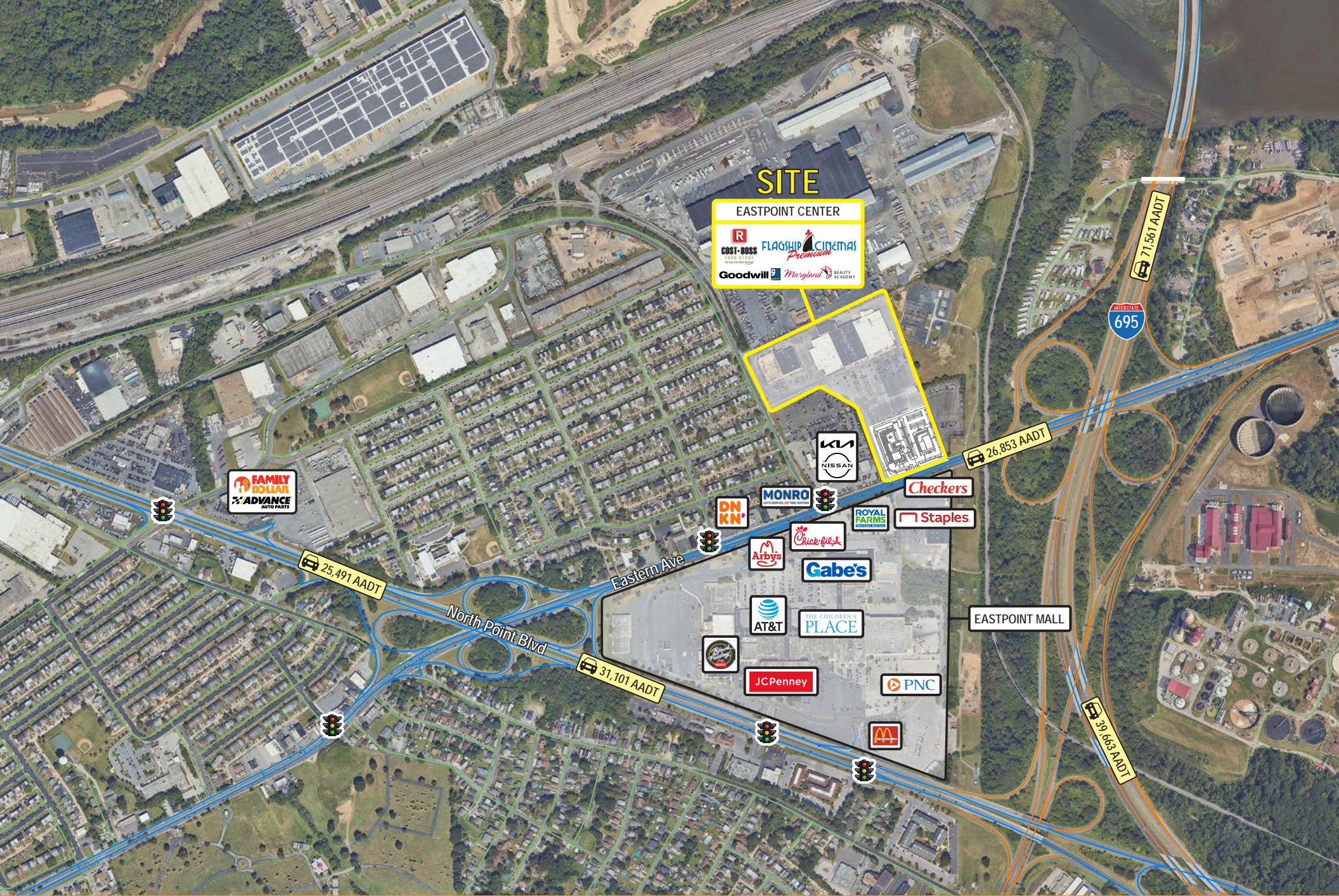
## Quick Facts

|              |   |
|--------------|---|
| Availability | Immediate   |
| Size         | 1.36 - 2.91 acre out lot development pad          |
| Rental Rate  | TBD   |
| Net Charges  | CAM: \$1.60 psf; TAX: \$0.80 psf; INS: \$0.46 psf |
| Zoning       | BM AS   |
| Co-Tenants   |   |

| 2025 Demographics  | 1 mile                                 | 3 miles                                  | 5 miles         |
|--------------------|--|--|-----------------|
| POPULATION         | <b>8,143</b>                           | <b>118,100</b>                           | <b>341,953</b>  |
| HOUSEHOLDS         | <b>2,728</b>                           | <b>44,731</b>                            | <b>136,438</b>  |
| AVG. HH INCOME     | <b>\$74,233</b>                        | <b>\$84,578</b>                          | <b>\$97,635</b> |
| DAYTIME POPULATION | <b>6,258</b>                           | <b>111,906</b>                           | <b>336,489</b>  |
| TRAFFIC COUNT      | <b>26,853 AADT</b><br>(Eastern Avenue) | <b>5,840 AADT</b><br>(Rolling Mill Road) |                 |









# Interested? Contact:

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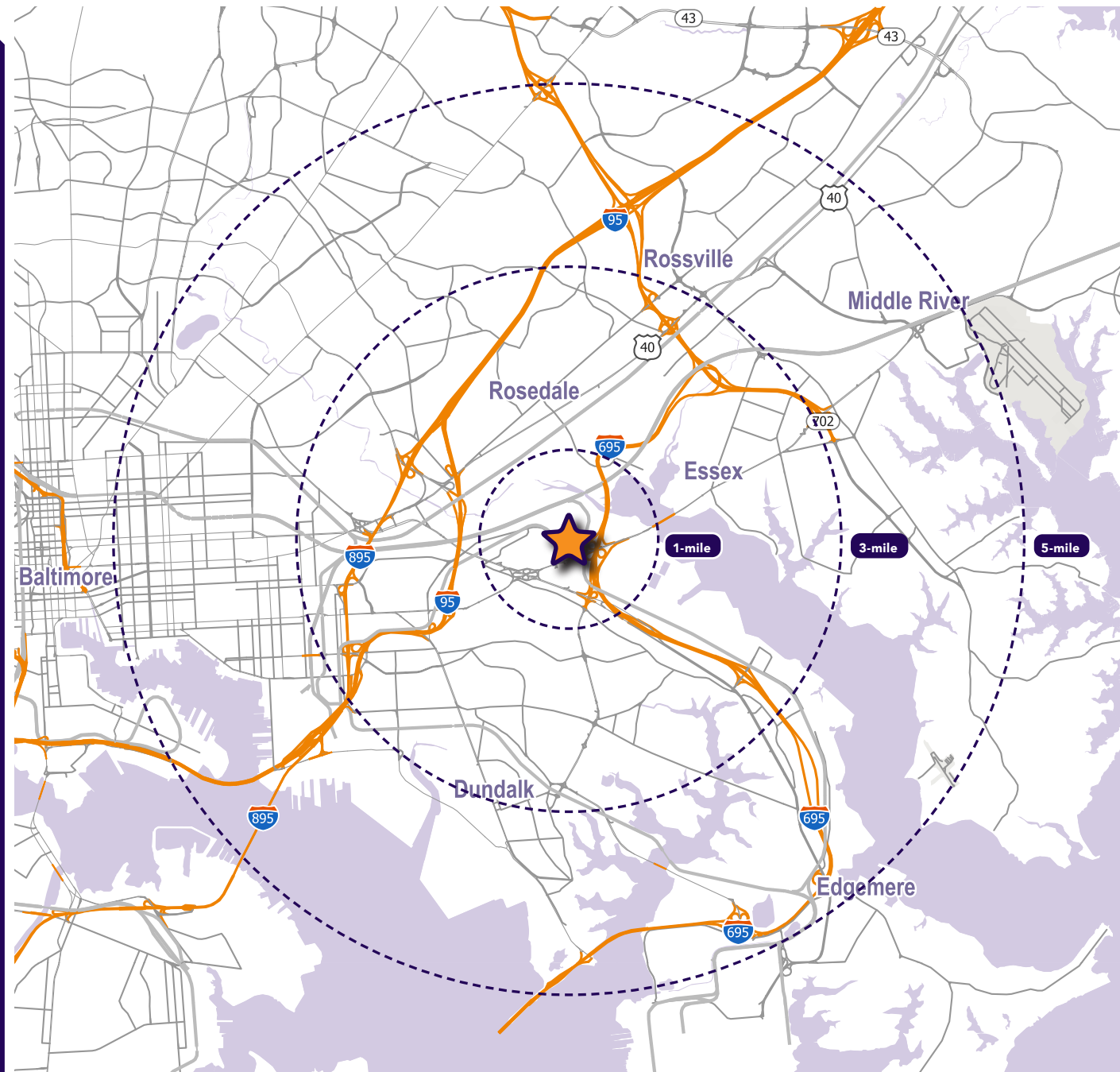
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