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COMMERCIAL REAL ESTATE

Merritt Park Shopping Center

Merritt Blvd & Holabird Ave / Dundalk, MD 21222

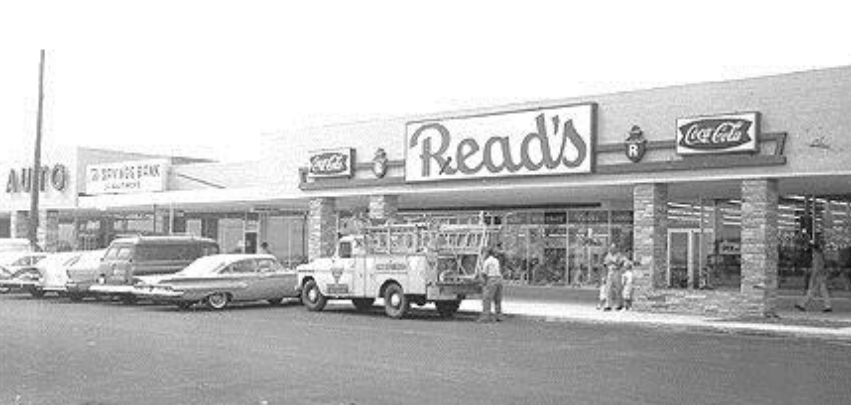
Overview

Merritt Park has again become the iconic community gathering place for shopping, medical needs, food, and fun in the center of the Dundalk community. The shopping center boasts a great mix of new restaurants, retail, and community services including a popular Baltimore County library branch that sees more than 200,600 annual visits.

Quick Facts

Availability	Immediate
Size	1,503 – 5,079 square feet
Rental Rate	Varies by size
Net Charges	CAM: $2.50 per square foot TAX: $1.88 per square foot INS: $0.43 per square foot
Parking	800+ spaces

2025 Demographics	1 mile	3 miles	Trade Area
POPULATION	23,093	85,542	78,430
HOUSEHOLDS	8,584	31,728	29,549
AVG. HH INCOME	$90,900	$83,223	$93,484
DAYTIME POPULATION	17,647	80,470	70,177
TRAFFIC COUNT	21,064 AADT (Merritt Blvd)	16,705 AADT (Holabird Ave)	













This iconic community gathering place for shopping and entertainment is in the midst of a transformation! Standing out from the myriad grocery-anchored strip centers on the Dundalk community peninsula is the renovated and reenergized Merritt Park.

Continuing its long standing heritage within the amazing fabric of the Dundalk community since opening in 1960, the remodel of this property celebrates 1960 retail architecture and embraces what made local retailers the backbone of American business – its strong ties to the local community they serve.

Merritt Park's strengths will be the reason you will not only find your customers spending time and shopping at Merritt Park; it will be the reason you will want to locate your store here. Three principal reasons for locating your store at this iconic community-oriented property include:

- The dominant, community-centric location
- The new merchandising program built to celebrate the local shopper
- The area is densely populated and our customer profile is "starved" for a new retail shopping environment targeted to the Dundalk community.

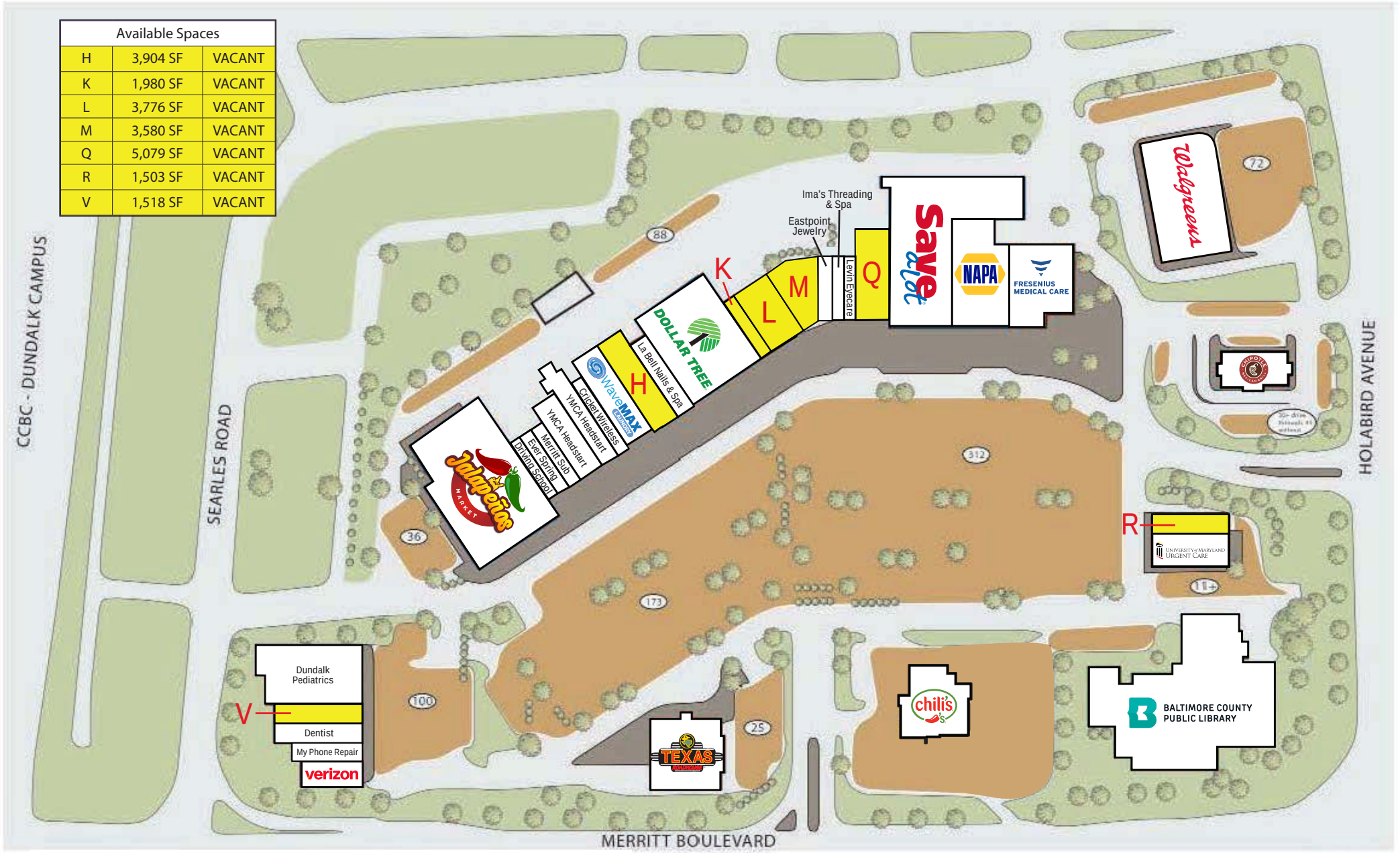
ORIGINAL CONSTRUCTION:	**1960**
MAJOR RENOVATION:	**2014**
TOTAL GLA:	**150,000**
PARKING SPACES:	**800+**
AVAILABILITY:	**NOW**

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Redevelopment

Merritt Park Shopping Center / Merritt Blvd & Holabird Ave / Dundalk, MD 21222

Available Spaces		
H	3,904 SF	VACANT
K	1,980 SF	VACANT
L	3,776 SF	VACANT
M	3,580 SF	VACANT
Q	5,079 SF	VACANT
R	1,503 SF	VACANT
V	1,518 SF	VACANT



This site plan is for illustrative purposes only. It is not to scale.

Merchandising Plan

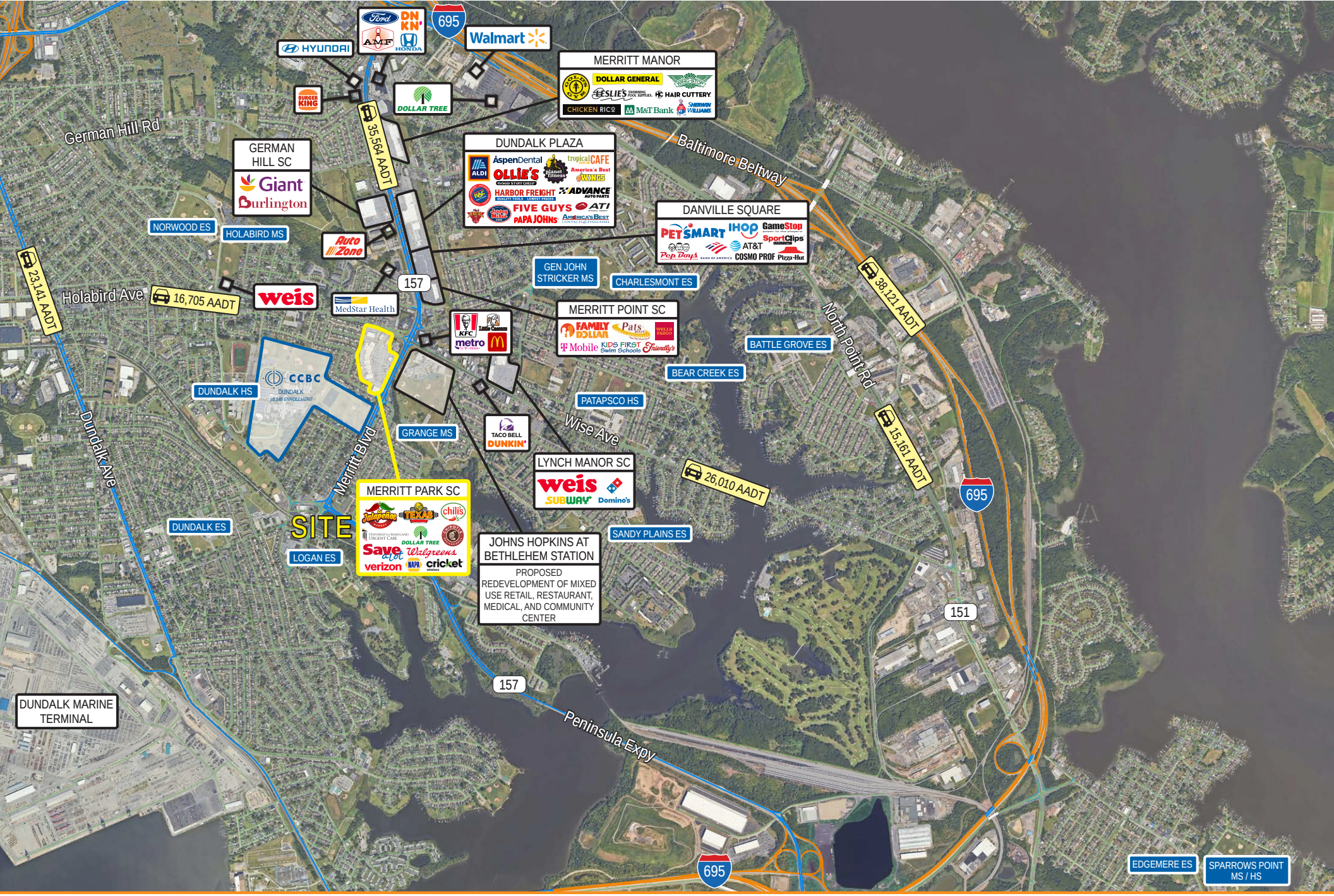
Merritt Park Shopping Center / Merritt Blvd & Holabird Ave / Dundalk, MD 21222



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Property Aerial

Merritt Park Shopping Center / Merritt Blvd & Holabird Ave / Dundalk, MD 21222



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Market Aerial

Merritt Park Shopping Center / Merritt Blvd & Holabird Ave / Dundalk, MD 21222

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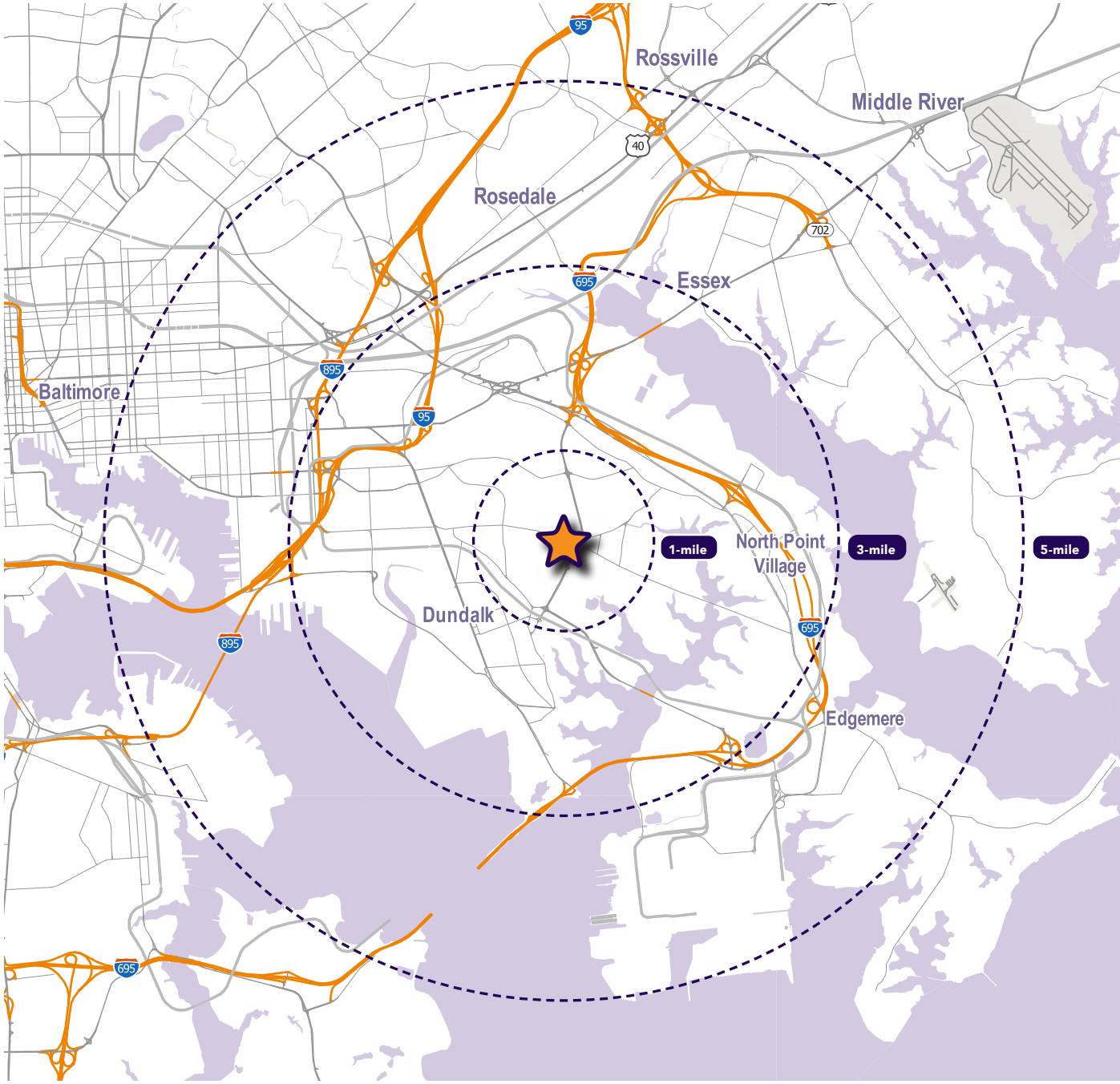
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