

FOR LEASE Immediately Available



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 remodeled 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** 1,518 – 6,570 square feet
- Rental Rate** Varies by size
- Net Charges** CAM: \$2.50 per square foot
Taxes: \$1.88 per square foot
Insurance: \$0.43 per square foot
- Parking** 800+ spaces

| 2023 Demographics | 1 mile | 3 mile | Peninsula |
|--------------------|--------------------------------------|--------------------------------------|-----------------|
| POPULATION | 23,090 | 85,699 | 84,475 |
| HOUSEHOLDS | 8,564 | 31,760 | 31,632 |
| AVG. HH INCOME | \$73,528 | \$71,232 | \$75,543 |
| DAYTIME POPULATION | 23,085 | 86,163 | 95,079 |
| TRAFFIC COUNTS | 20,812 AADT (Merritt Blvd) | 16,495 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 |

| Available Spaces | | |
|------------------|----------|--------|
| H | 3,904 SF | VACANT |
| K | 1,800 SF | VACANT |
| L | 3,800 SF | VACANT |
| M | 3,583 SF | VACANT |
| N | 1,995 SF | VACANT |
| O | 1,648 SF | VACANT |
| Q | 5,054 SF | VACANT |
| S | 6,570 SF | VACANT |
| V | 1,518 SF | VACANT |
| X | 1,600 SF | VACANT |

CCBC - DUNDALK CAMPUS

SEARLES ROAD

HOLABIRD AVENUE

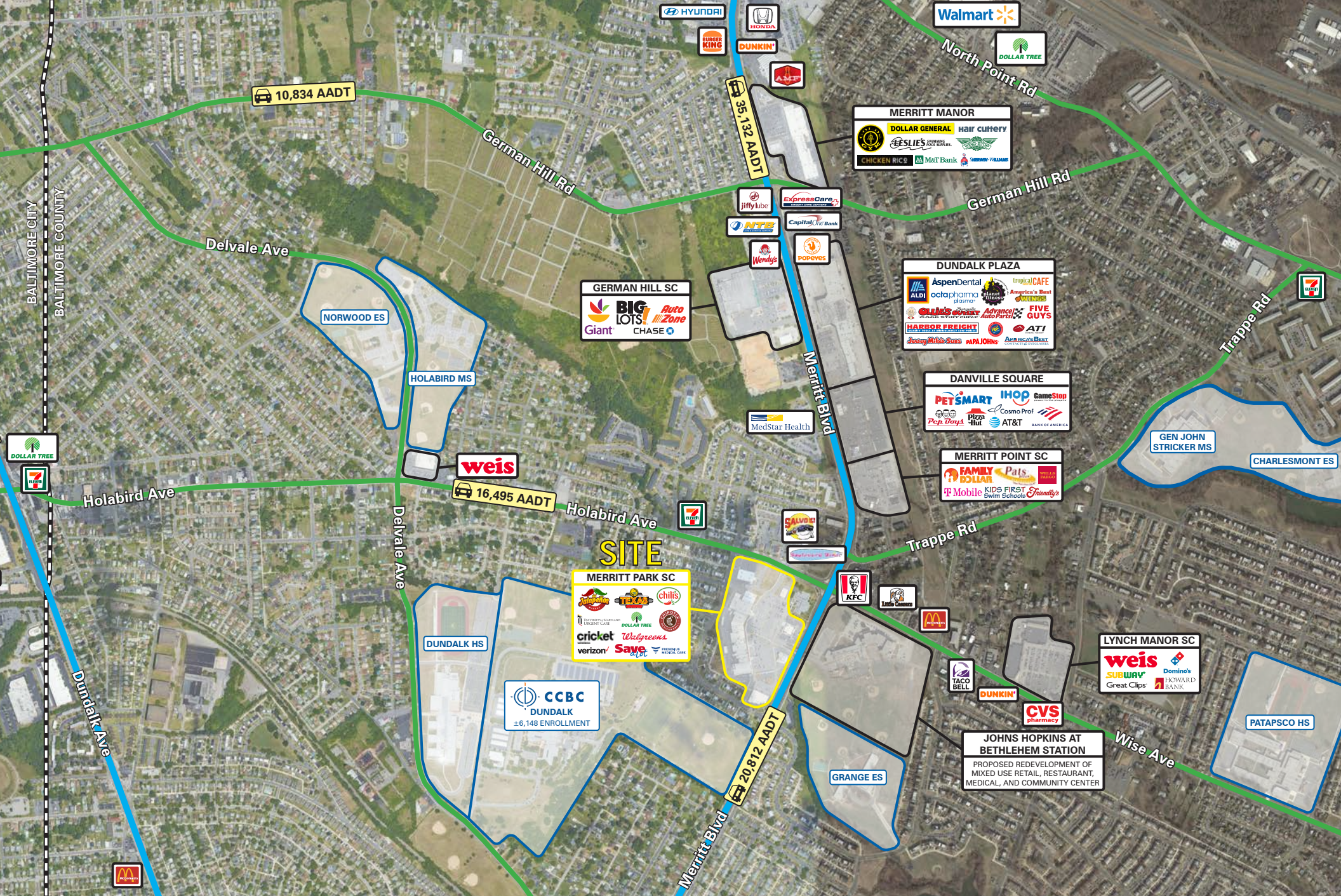


This site plan is for illustrative purposes only. It is not to scale.

Merchandising Plan

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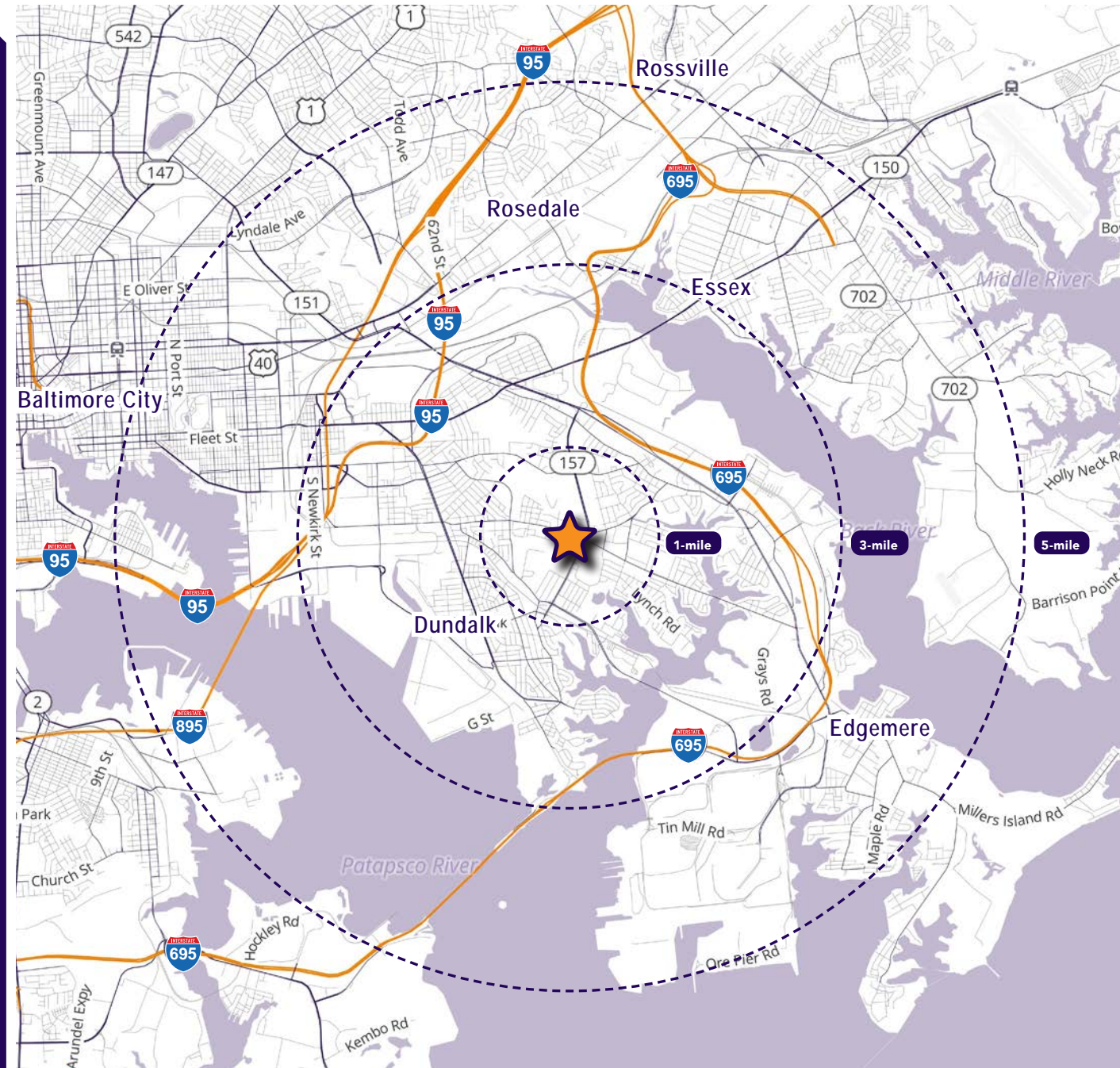
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