

FOR LEASE Available Immediately

1600 Eastern Boulevard

Essex, MD 21221

Overview

Situated at the north west corner of Eastern Boulevard and Stemmers Run Road. Neighboring retail includes Save-A-Lot and Dunkin' Donuts.

Quick Facts

Availability	Immediate
Size	13,126 square feet (0.30 acres)
Rental Rate	Negotiable
Zoning	BL-AS (Business Local)

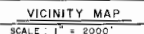
Nearby Retailers



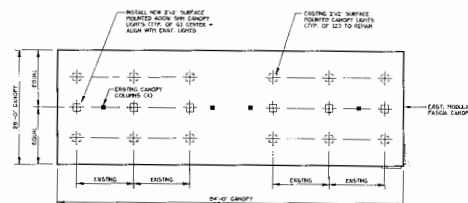
2019 Demographics	1 mile	3 miles	5 miles
 POPULATION	17,050	84,150	205,761
 HOUSEHOLDS	6,787	32,502	79,290
 AVG. HH INCOME	\$76,050	\$76,034	\$76,683
 DAYTIME POPULATION	12,959	74,217	183,030
 TRAFFIC COUNT	38,571 AADT (Eastern Boulevard)		

segALL
GROUP

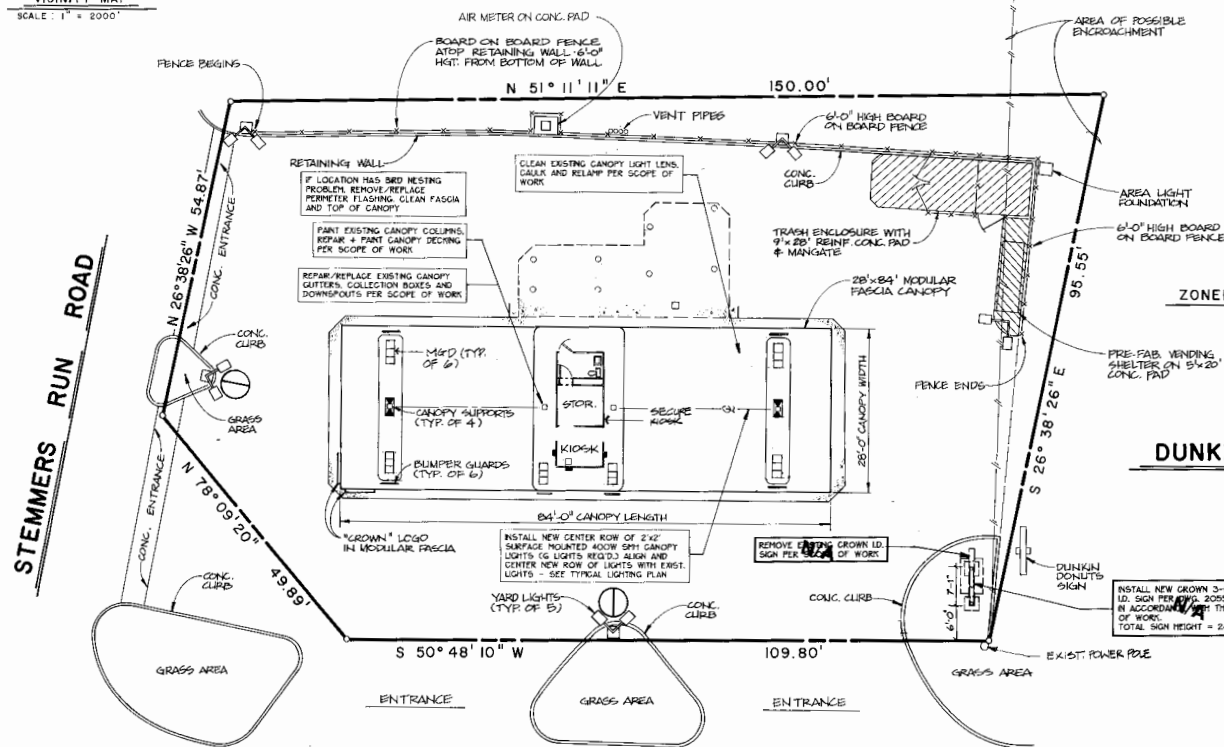
COMMERCIAL REAL ESTATE



ZONED BL CS - I



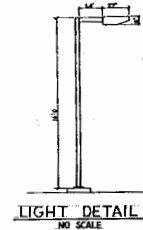
CANOPY LIGHTING PLAN

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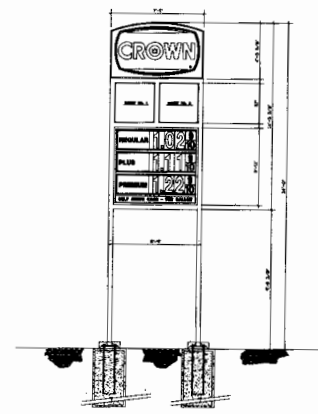
ZONED BL CS-I

DUNKIN DONUTS

I.D. SIGN	28.9
INSERT NO. 1	9.4
INSERT NO. 2	9.4
PRICE SIGN	37.9
STRUCTURE	20.4
TOTAL PROPOSED	106.0
sq. ft.	



LIGHT DETAIL
NO SCALE



SIGN ELEVATION
NOT TO SCALE

EASTERN BOULEVARD

MD-67

CROWN CENTRAL PETROLEUM CORPORATION

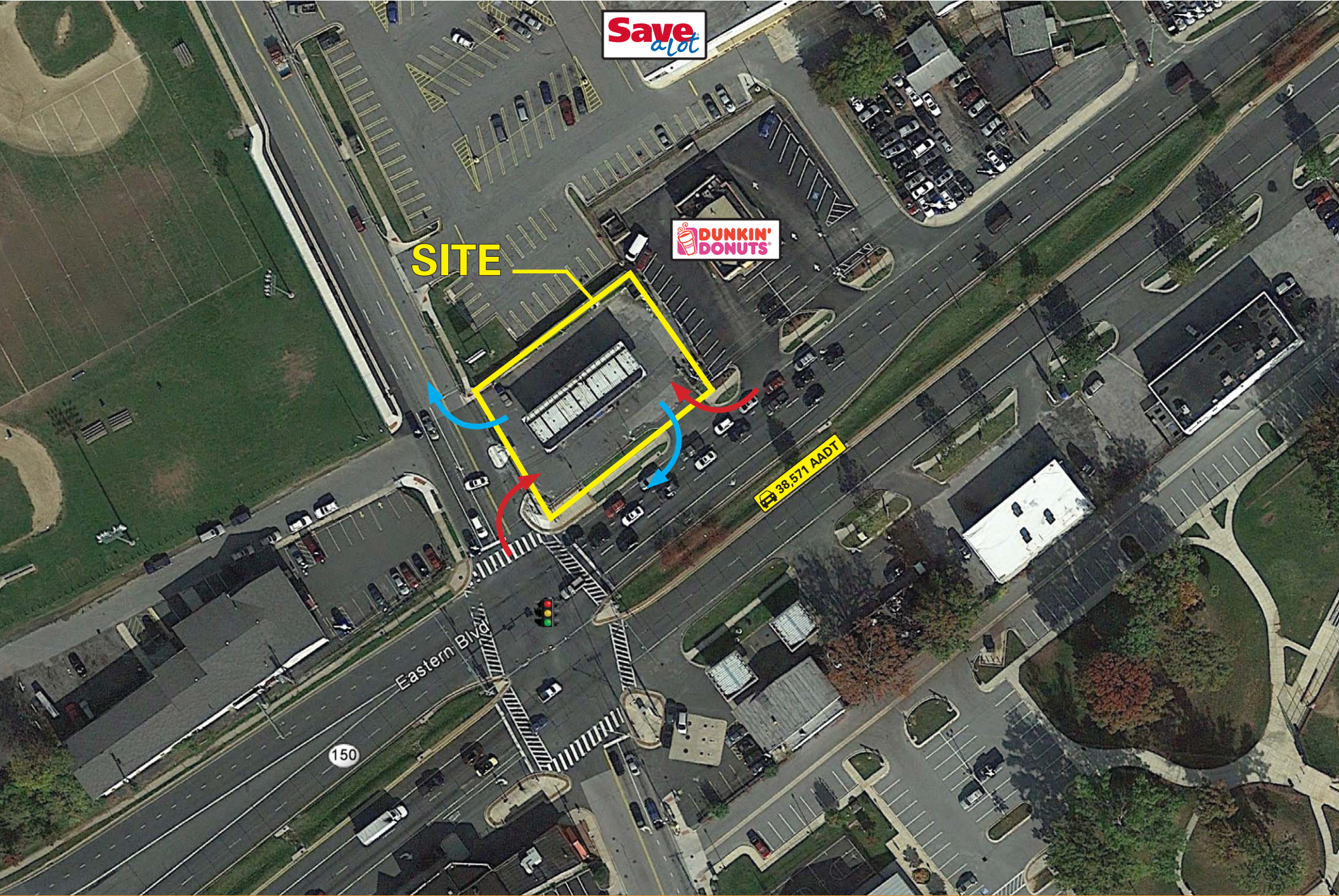
 PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1168 • BALTIMORE, MARYLAND 21203

PLOT PLAN GROWN SERVICE STATION
EASTERN BOULEVARD & STEMMERS RUN ROAD
BALTIMORE CO., MARYLAND

SCALE: 1" = 10'-0"		DATE: 3 SEPTEMBER 86		STATION NUMBER MD-67	
DRAWN BY AAB		CHECKED BY		DRAWING NUMBER C/P-8567	
				REV NO.	

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Population	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9
GDP	100.0	101.0	102.0	103.0	104.0	105.0	106.0	107.0	108.0	109.0	110.0	111.0	112.0	113.0	114.0	115.0	116.0	117.0	118.0	119.0
Unemployment	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9
Government Expenditure	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9
Government Revenue	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9
Public Debt	20.0	20.1	20.2	20.3	20.4	20.5	20.6	20.7	20.8	20.9	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9
Private Debt	30.0	30.1	30.2	30.3	30.4	30.5	30.6	30.7	30.8	30.9	31.0	31.1	31.2	31.3	31.4	31.5	31.6	31.7	31.8	31.9
Net Debt	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9
Net Debt to GDP	10.0%	10.1%	10.2%	10.3%	10.4%	10.5%	10.6%	10.7%	10.8%	10.9%	11.0%	11.1%	11.2%	11.3%	11.4%	11.5%	11.6%	11.7%	11.8%	11.9%

14	2-17-98	ADDED NEW 1.0 DESIGN
15	2-23-98	AS K. T.
16	11-29-98	ADDED CATHODE PROTECTION SYSTEM
17	2-7-99	REMOVED FILL TANKS; ADDED CATHODIC PROTECTION
18	9-16-99	ADDED F.C. TANKS, PUMPS AND STORAGE I.V.R.
19	ADDED 23-00	ADDED TANKS
20	9-16-00	ADDED SPREADERS
21	9-9-00	ADDED EXIST. MISC.
22	6-16-00	REMOVED BLOW ROCK
23	9-1-00	ADDED CATHODIC PROTECTION & PRINTING NOTES
REV. NO.	DATE	DESCRIPTION
		REVISIONS



Save
a lot

DUNKIN'
DONUTS

SITE

38,571 AADT

Eastern Blvd

150

Interested? Contact:

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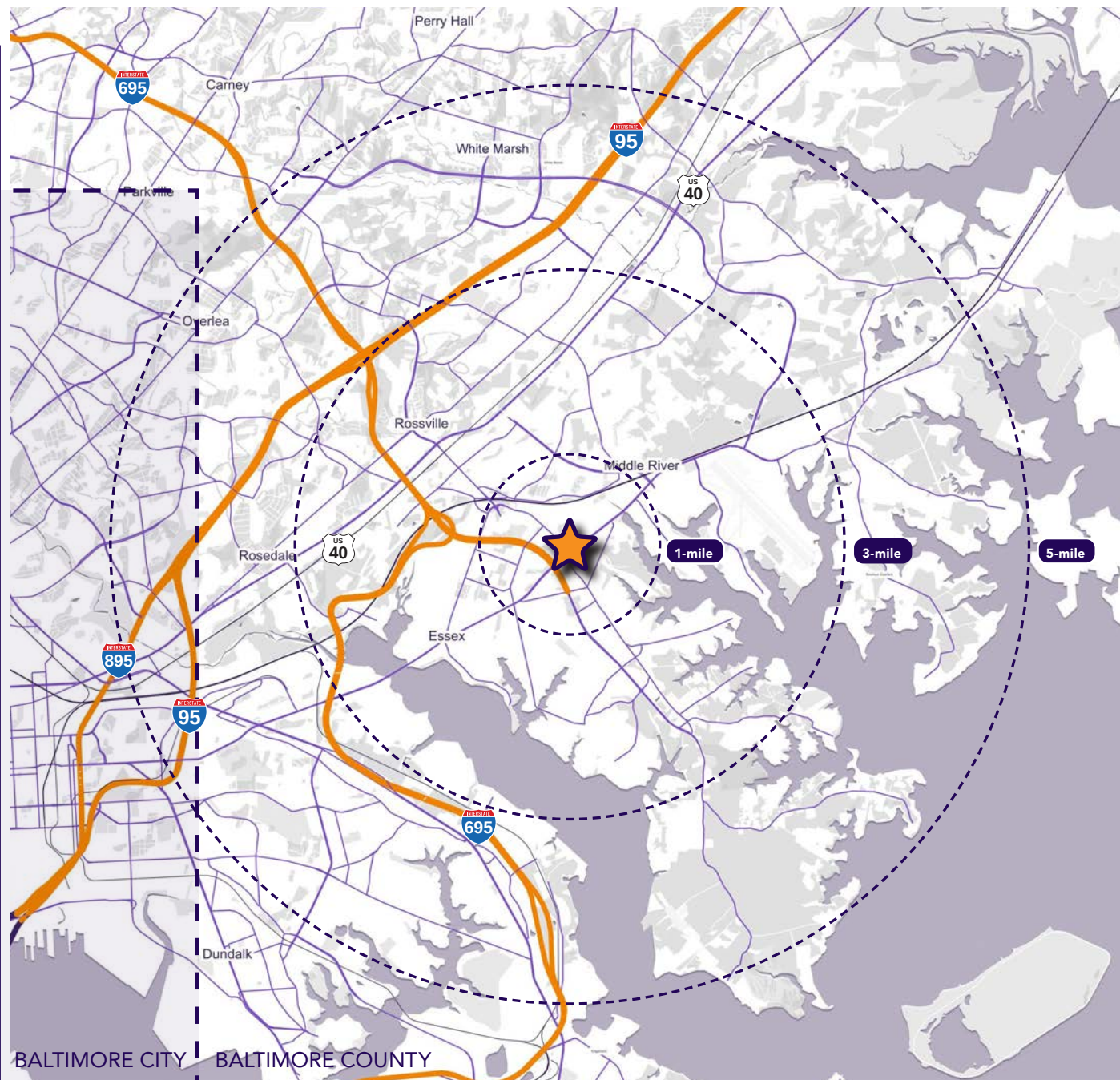
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