

FOR LEASE Available Immediately

600 Main Street

Reisterstown, MD 21136

Overview

Neighborhood pad opportunity zoned BR-AS which allows for a variety of uses. Nearby retail includes Wawa, McDonald's and Chick-fil-A.

Quick Facts

Availability	Immediately
Size	21,943 square feet (0.50 acres)
Rental Rate	Negotiable
Zoning	BR-AS (Business Roadside-Automotive Services Overlay)

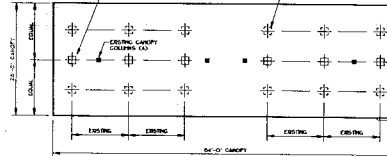
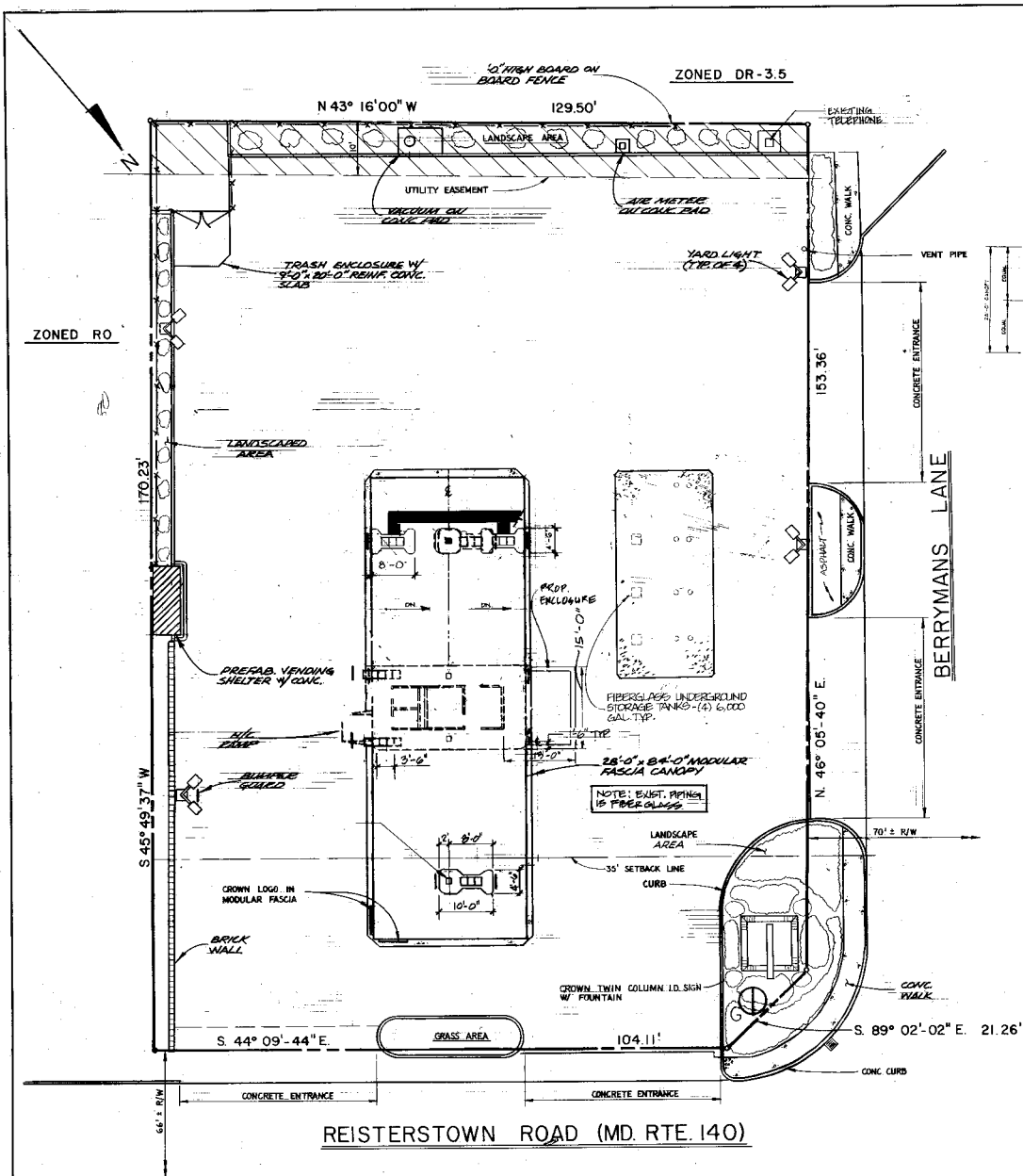
Nearby Retailers



2020 Demographics	1 mile	3 miles	5 miles
 POPULATION	12,146	49,633	87,284
 HOUSEHOLDS	4,594	19,224	34,131
 AVG. HH INCOME	\$83,077	\$109,348	\$111,387
 DAYTIME POPULATION	10,196	42,533	82,695
 TRAFFIC COUNT	17,080 AADT (Main Street)		

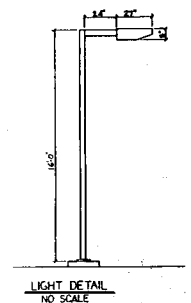
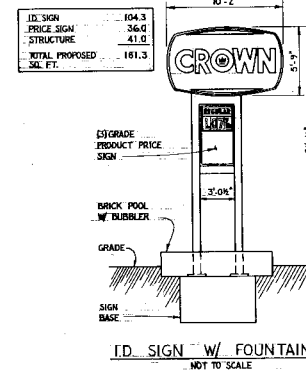
segall
GROUP

COMMERCIAL REAL ESTATE



CANOPY LIGHTING PLAN

LEGEND
 --- EXISTING GRADE
 --- PROPOSED GRADE

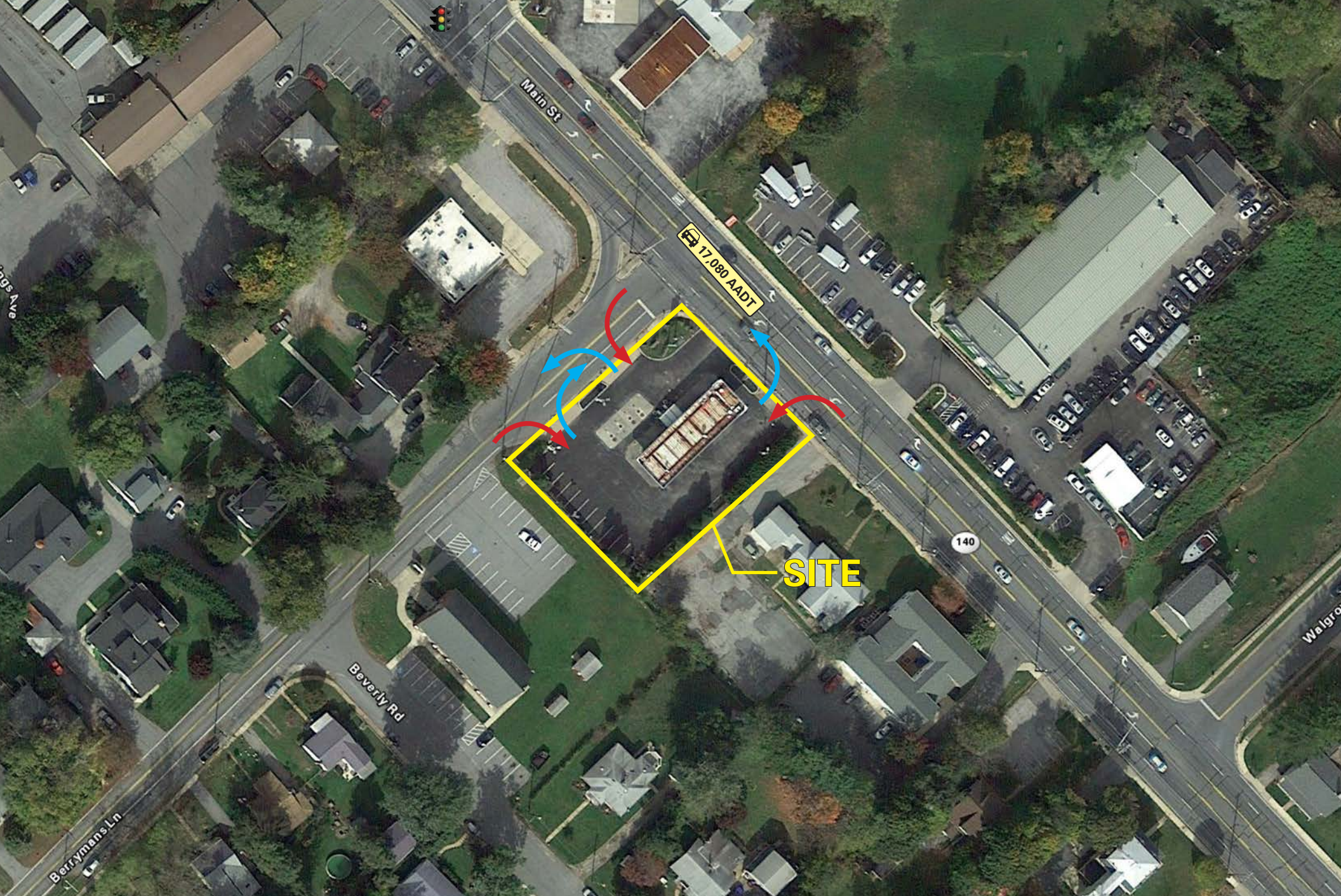


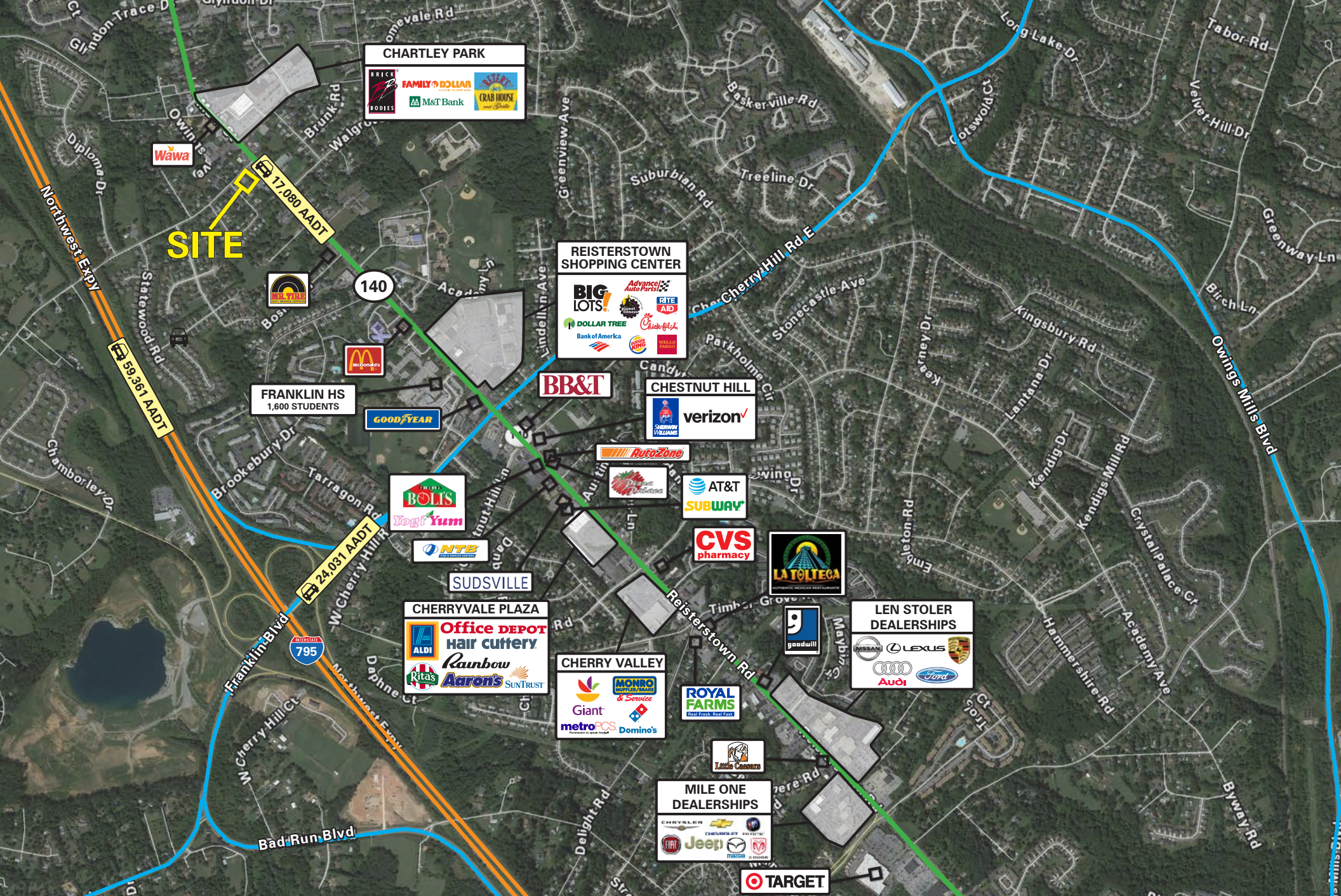
ZONING STATUS
 EXISTING ZONING: PARCEL #1 DR
 EXISTING DISTRICT: CGA
AREA REQUIREMENTS
 3 # DISPENSER ISLANDS WITH 2 DISPENSER PUMPS CAPABLE OF SERVING 12 CARS AT ANY ONE TIME.
 TOTAL SERVICING SPACES 12
 TOTAL BAYS & SPACES 12
 SITE AREA REQUIRED TOTAL BAYS & SPACES 12 # x 1500 SQUARE FEET = 18,000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.
 PROPOSED ANCILLARY AMPHIBIOUS LANDSCAPING CONCRETE GRASS GANDY ADDITIONAL AREA REQUIRED
 PROPOSED COMBINATION USES ADDITIONAL AREA REQUIRED
 TOTAL AREA REQUIRED 18,000
 TOTAL AREA OF TRACT
ACCESS POINTS
 NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES 65' x 150'
 (REQUIRED WIDTH)
 ACTUAL SITE WIDTH 140.00
LANDSCAPING
 AREA "A" = 48 SQUARE FEET AREA "C" = 64 SQUARE FEET
 AREA "B" = 24 SQUARE FEET AREA "D" = 64 SQUARE FEET
 TOTAL 1702 SQ. FT. % OF TRACT
 52 OF TRACT SQ. FT.
 LANDSCAPING CONSISTS OF (DESCRIPTION)
LIGHTING
 (C) TYPE MODULAR HEIGHT 16' 1/2" (DESCRIPTION)
 (C) TYPE MODULAR HEIGHT 16' 1/2" (DESCRIPTION)
PARKING
 PARKING SPACES REQUIRED THREE FOR EACH BAY
 PARKING SPACES PROVIDED
 (ALL PARKING MUST BE SET BACK 8 FEET FROM STREET PROPERTY LINE)
 NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.

SPECIAL EXCEPTION No 16-64 4/3/50

12	3-4-76	ADDED NEW LOGO ON CTR. PLD.
11	1-22-92	ADDED DISBURSE W/CS. REV. PER MARK-UP
10	11-6-91	ADDED NEW C&L MAP
9	5-15-90	REVISED PER IMPROVEMENTS TO PARKING TANKS & LINES
8	11-1-89	ADDED 2 1/2" O.D. BRICK POOL
7	3-22-87	REPLACE EXIST. DISPENSERS W/ M/GDS
6	4-14-87	REPLACE CONC. FND REPLACEMENT
5	2-4-87	REPLACE REPAIR CONC. SLAB
4	3-13-87	REMOVE & REPLACE DISPENSERS
3	8-18-86	REVISED PER AS BUILT
2	4-2-86	FINAL REVISIONS (S&P)
13	9-12-85	ADDED CANOPY LIGHTING & PAINTING NOTES
REV. NO.	DATE	DESCRIPTION

MD-68
CROWN CENTRAL PETROLEUM CORPORATION
 PRODUCERS • RETAILERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS
 GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1148 • BALTIMORE, MARYLAND 21203
PLOT PLAN - CROWN SERVICE STATION
 REISTERSTOWN RD & BERRYMAN'S LANE
 REISTERSTOWN, MARYLAND
 SCALE: 1" = 10'-0" DATE: 10-17-85 STATION NUMBER: **MD-68**
 DRAWN BY: **MSM** CHECKED BY: **CCP-8568** DRAWING NUMBER: **CCP-8568** REV. NO. 13





 410.960.0361

