



Rossville Station

6036 Rossville Boulevard, Essex, MD 21221

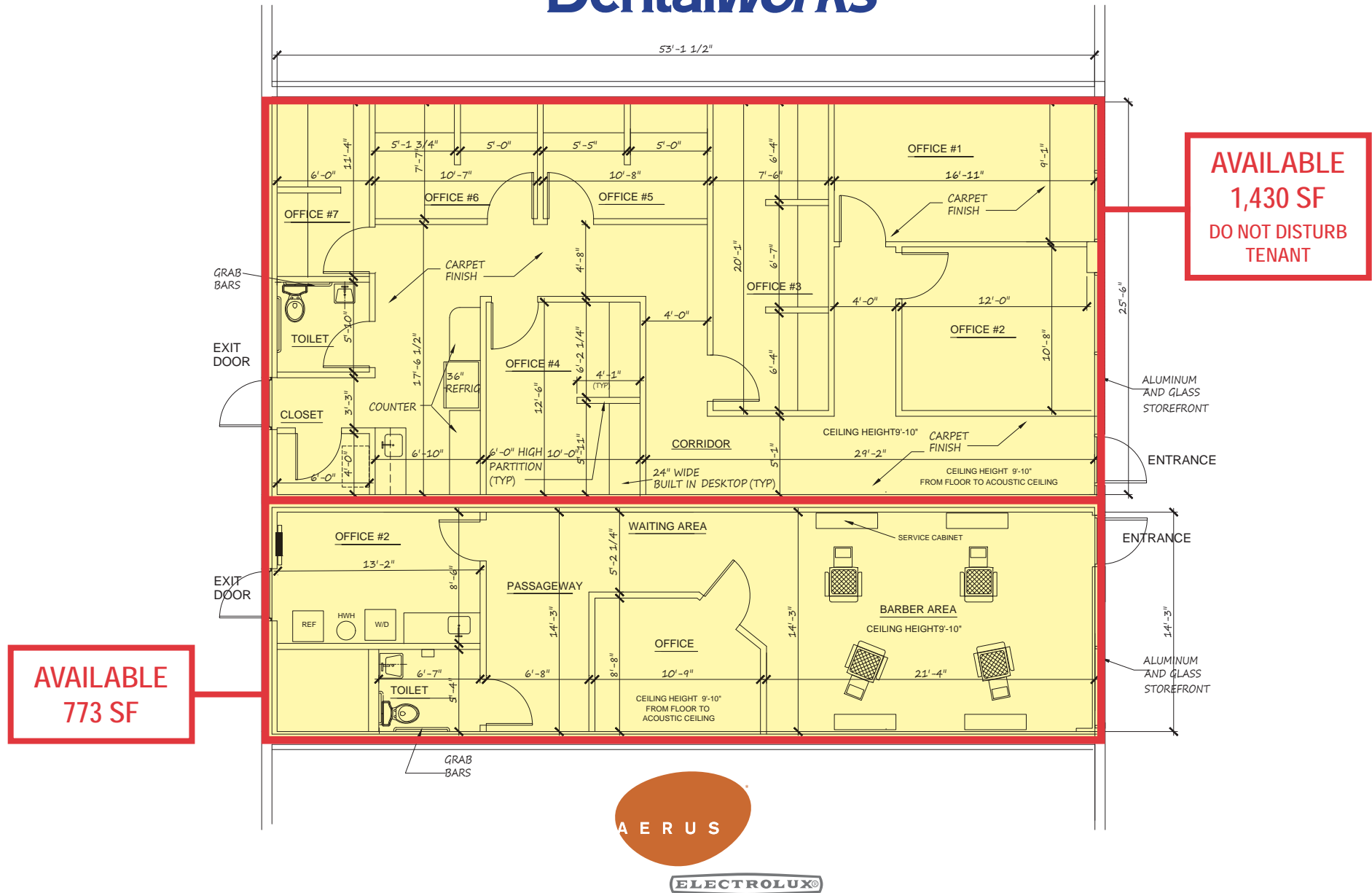
Overview

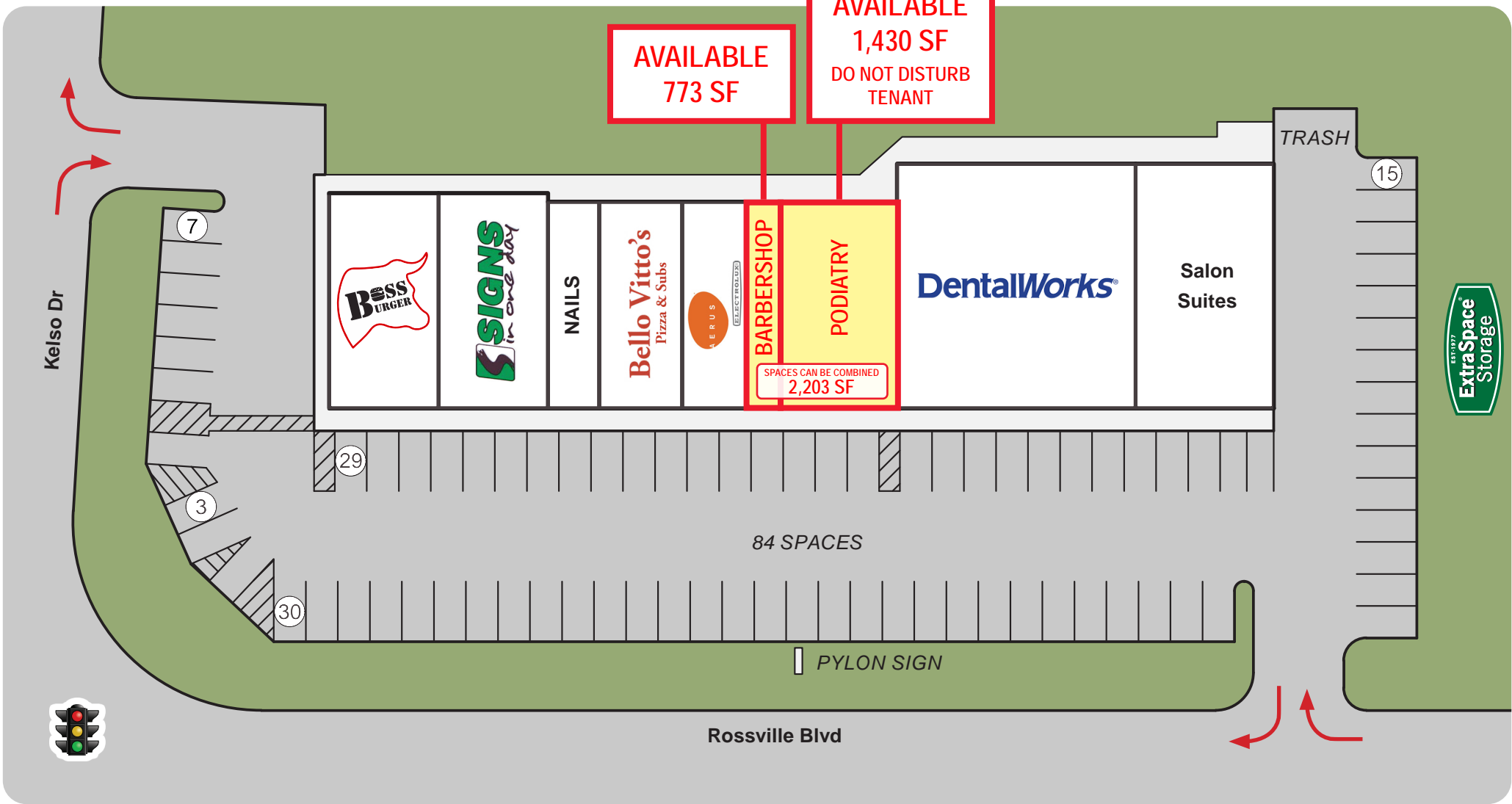
Former barbershop space and podiatry office available for lease. The two adjacent spaces can be combined for one tenant. The center has exposure to 17,000 AADT's on Rossville Boulevard. Join area retailers such as Walmart, Sam's Club and Home Depot which are very close to this community and business-oriented convenient strip center with ample parking.

Quick Facts

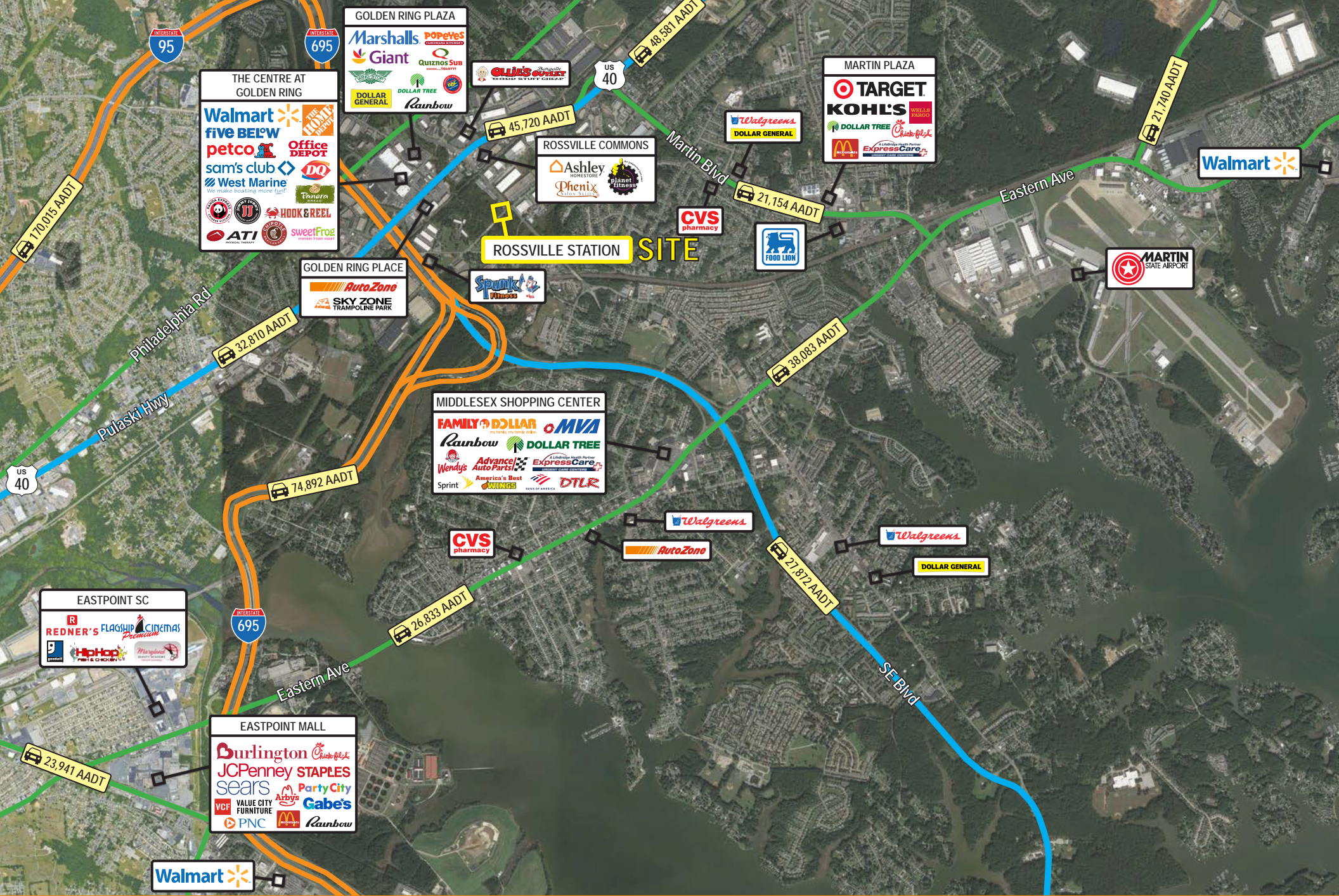
- Availability** Immediate
- Size** 773 - 2,203 square feet
- Rental Rate** Negotiable
- Net Charges** \$6.62 per square foot, NNN (CAM \$4.33 psf, TAX \$2.29 psf)
- Parking** 84 spaces

2023 Demographics	1 mile	3 mile	5 miles
POPULATION	6,824	103,635	294,969
HOUSEHOLDS	2,659	39,957	115,086
AVG. HH INCOME	\$79,070	\$81,413	\$83,320
DAYTIME POPULATION	9,245	100,478	262,917
TRAFFIC COUNT	17,574 AADT (Rossville Boulevard)		









Interested? Contact:

Jamie Lanham

✉ jlham@segallgroup.com

☎ 804.336.2501

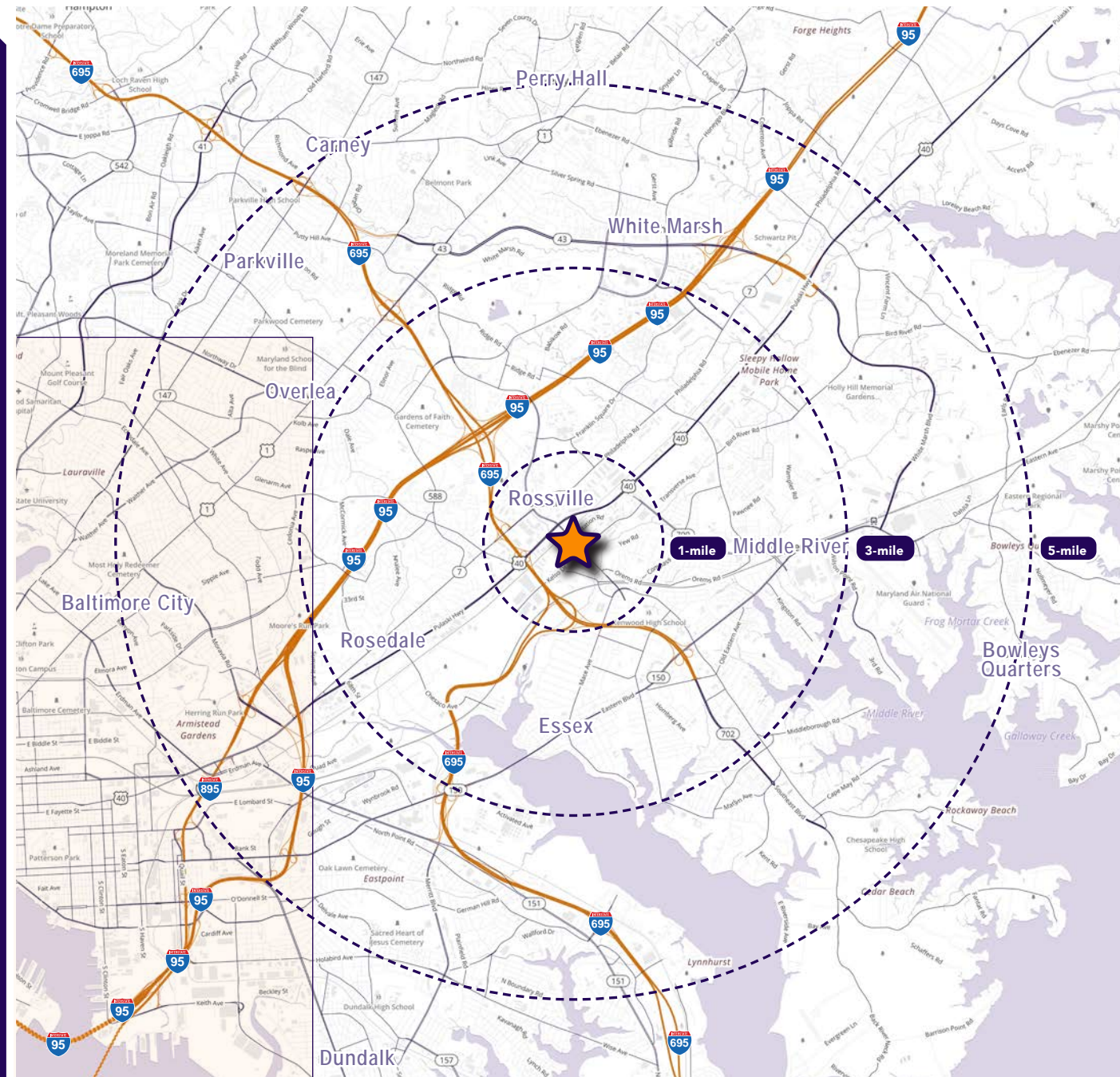
📞 410.336.0138

Marcelo Grosberg

✉ mgrosberg@segallgroup.com

☎ 410.753.3948

📞 443.927.6100



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of
**REALTY
RESOURCES**

**RETAIL
READY.**

segall
GROUP