

Rossville Station

6036 Rossville Boulevard, Essex, MD 21221



Overview

Two retail spaces and one restaurant space available for lease. The center has exposure to 19,060 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

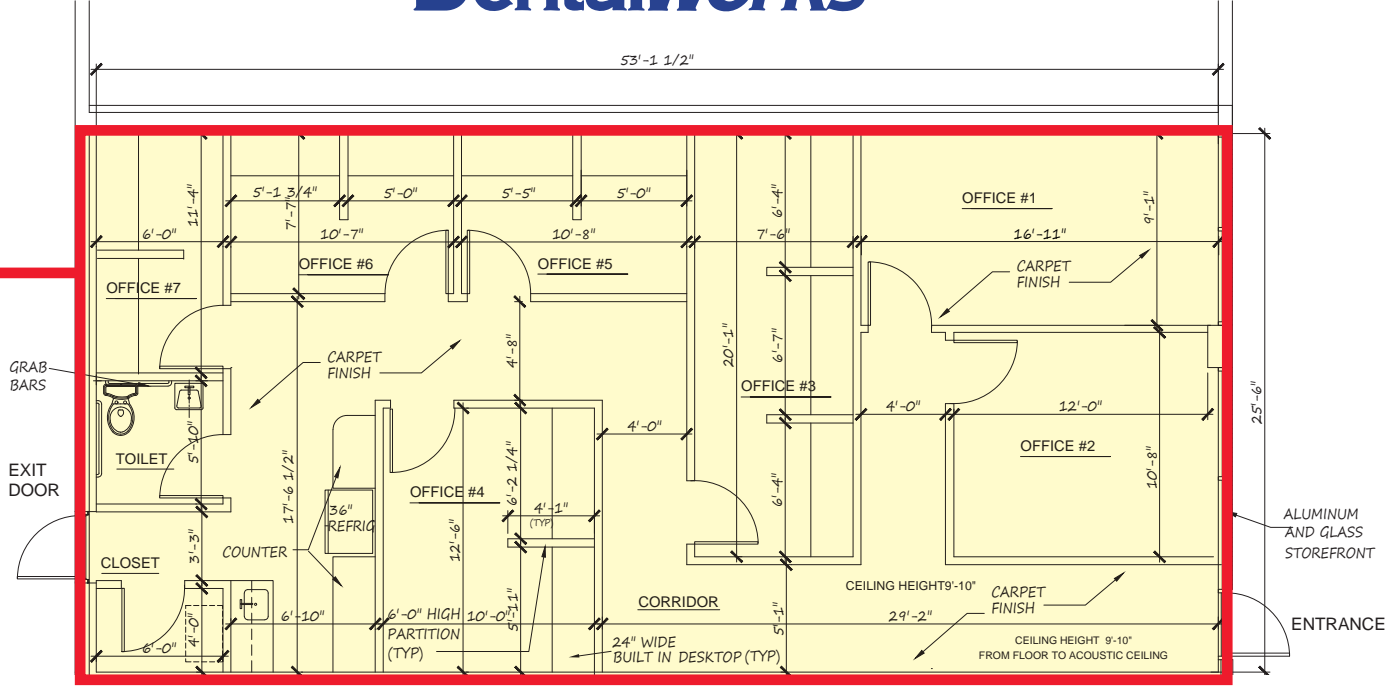
Availability	Immediate
Size	Retail Space - 1,222 square feet Retail Space - 1,430 square feet Restaurant Space - 1,741 square feet
Rental Rate	Negotiable
Net Charges	\$6.62 per square foot, NNN (CAM \$4.33 psf, TAX \$2.29 psf)
Parking	84 spaces



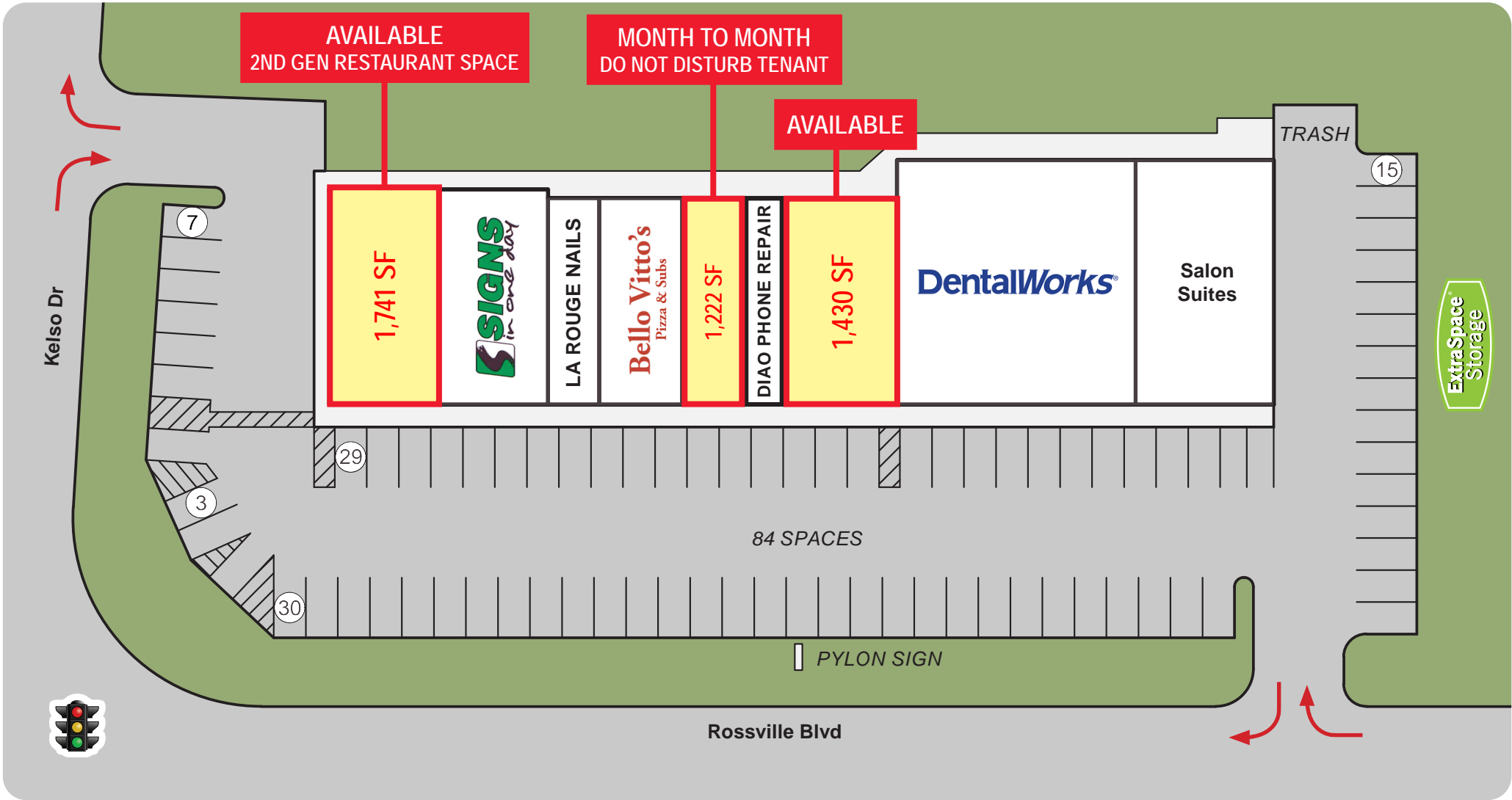
2025 Demographics	1 mile	3 mile	5 miles
POPULATION	6,718	104,029	295,408
HOUSEHOLDS	2,619	40,085	115,260
AVG. HH INCOME	\$97,826	\$99,006	\$102,463
DAYTIME POPULATION	5,676	92,622	243,325
TRAFFIC COUNT	19,060 AADT (Rossville Blvd)	5,360 AADT (Kelso Dr)	

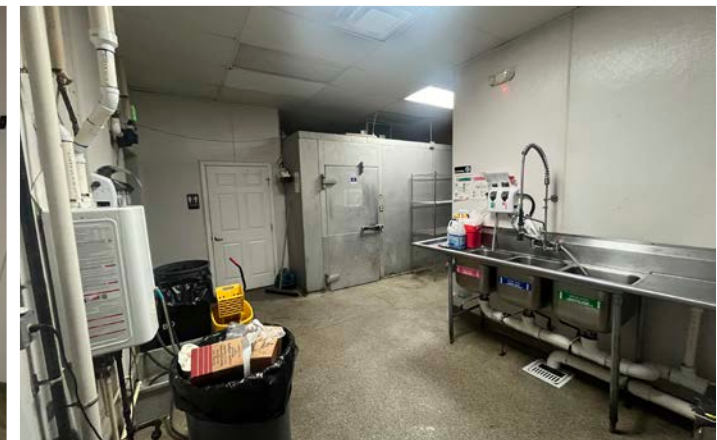
DentalWorks®

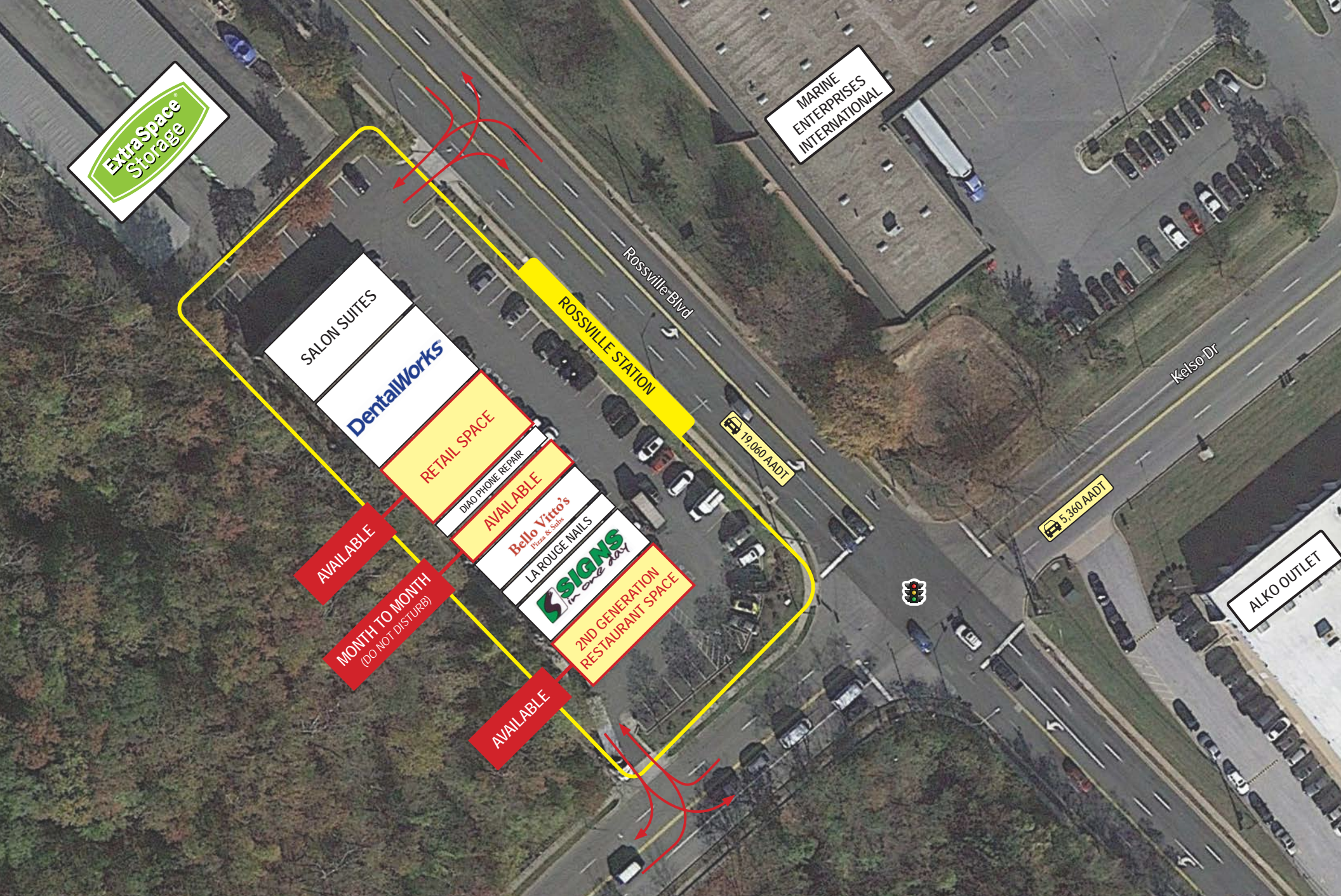
**AVAILABLE
1,430 SF**



ROSSVILLE BOULEVARD









Interested? Contact:

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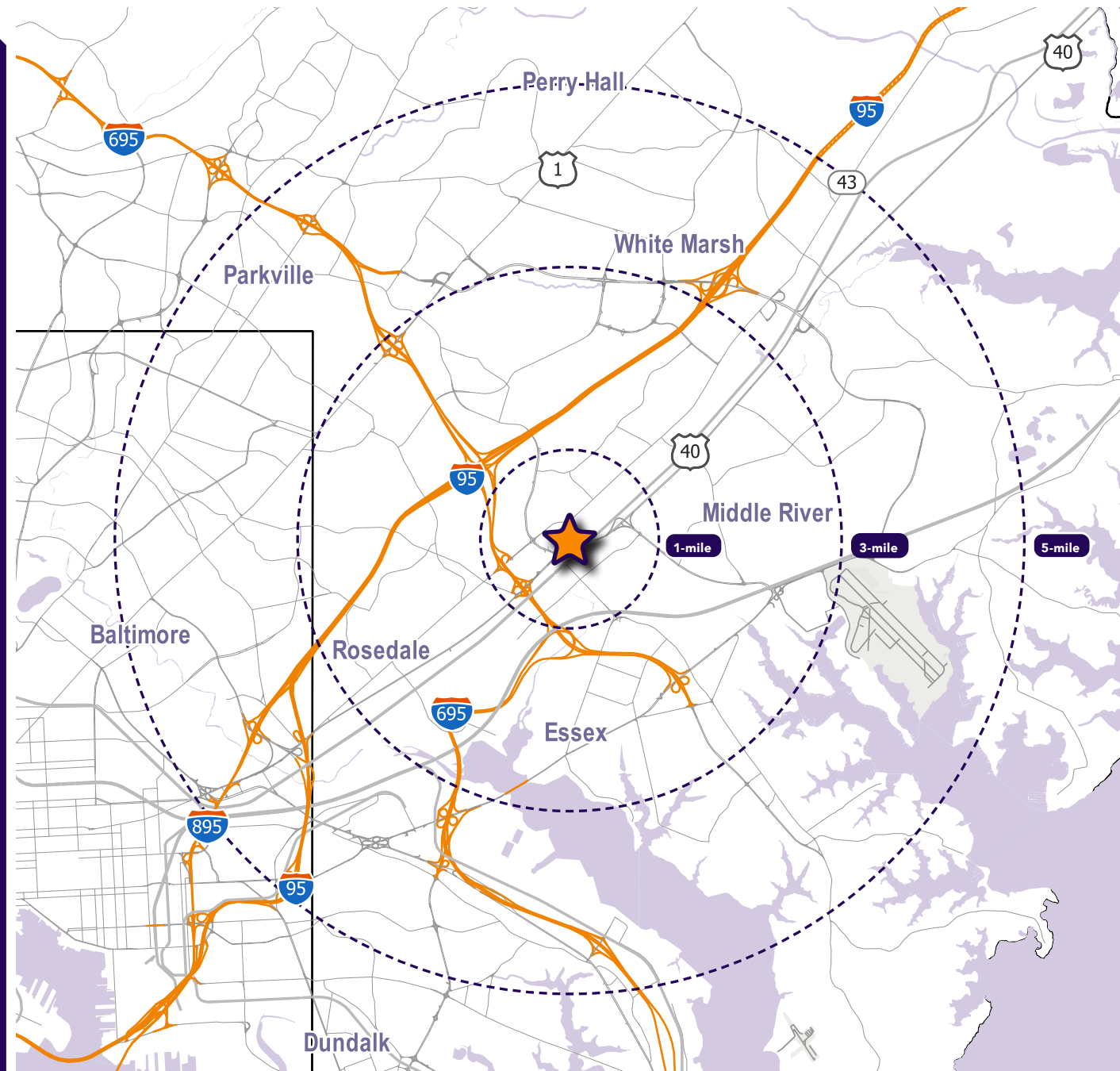
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