

**IDEAL FOR
COMMERCIAL
KITCHEN /
CARRYOUT**

Rossville Station

6036 Rossville Boulevard, Essex, MD 21221

Overview

One end-cap restaurant space is available for lease at the signalized intersection of Rossville Boulevard (19,060 AADTs) and Kelso Drive. 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 featuring ample parking and excellent access.

Quick Facts

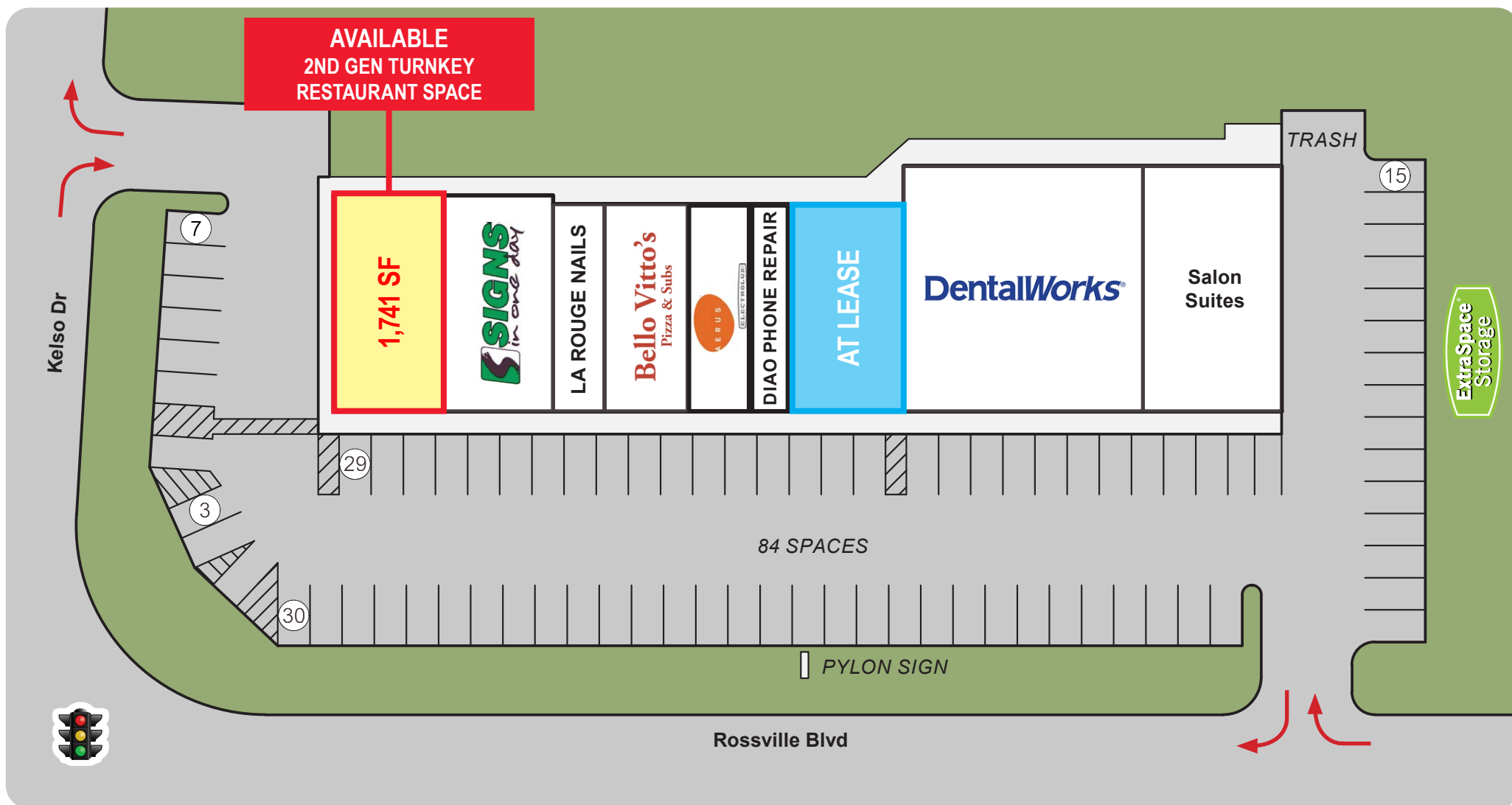
Availability	Immediate
Size	Restaurant Space - 1,741 square feet (Turnkey, minor modifications needed)
Rental Rate	Negotiable
Net Charges	\$6.62 per square foot, NNN (CAM \$4.33 psf, TAX \$2.29 psf)
Parking	84 spaces



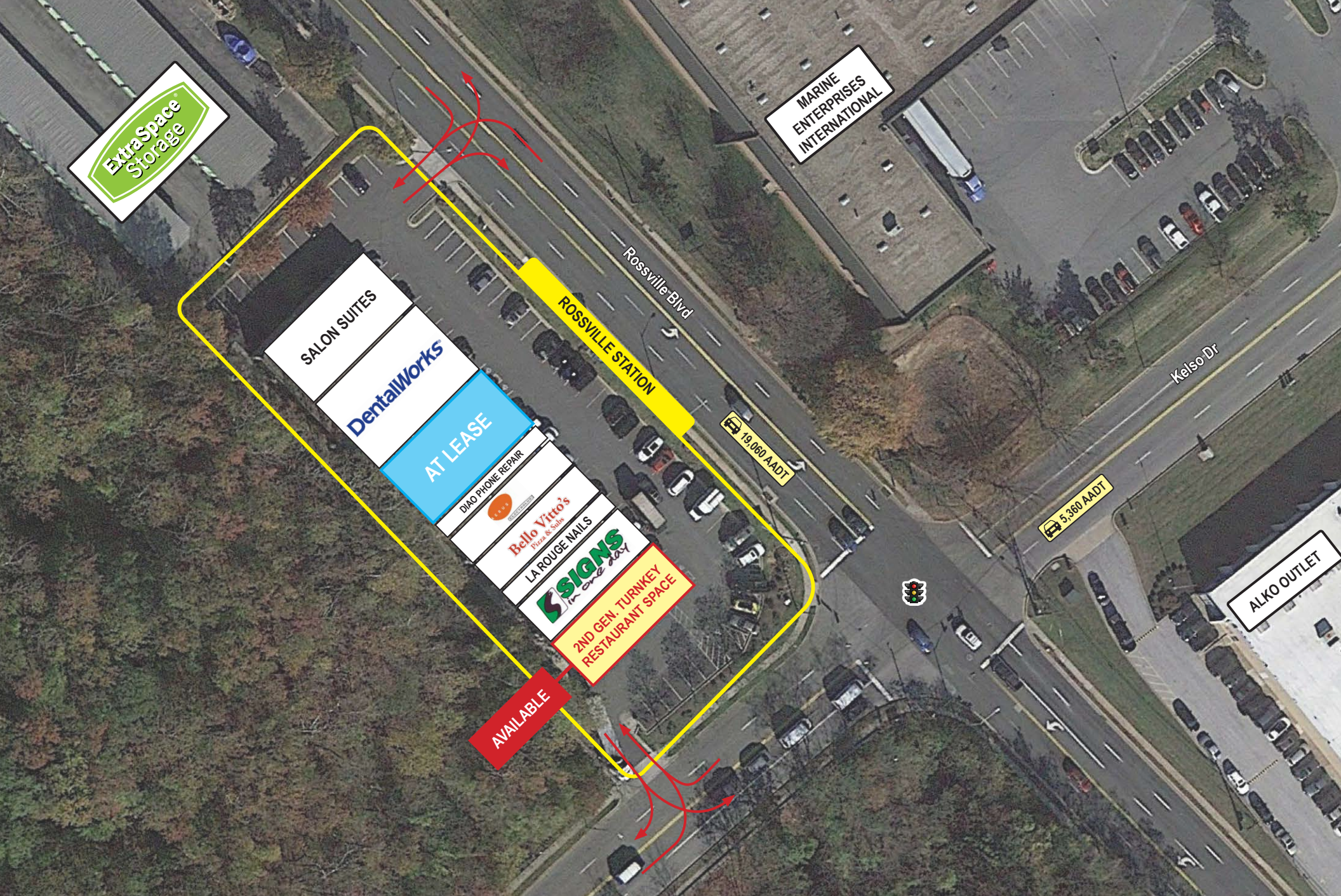
2025 Demographics	1 mile	3 miles	5 miles
POPULATION	6,718	104,029	295,408
HOUSEHOLDS	2,619	40,085	115,260
AVG. HH INCOME	\$97,826	\$99,006	\$102,463
DAYTIME POPULATION	5,676	92,622	243,325
TRAFFIC COUNT	19,060 AADT (Rossville Blvd)	5,360 AADT (Kelso Dr)	

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Interested? Contact:

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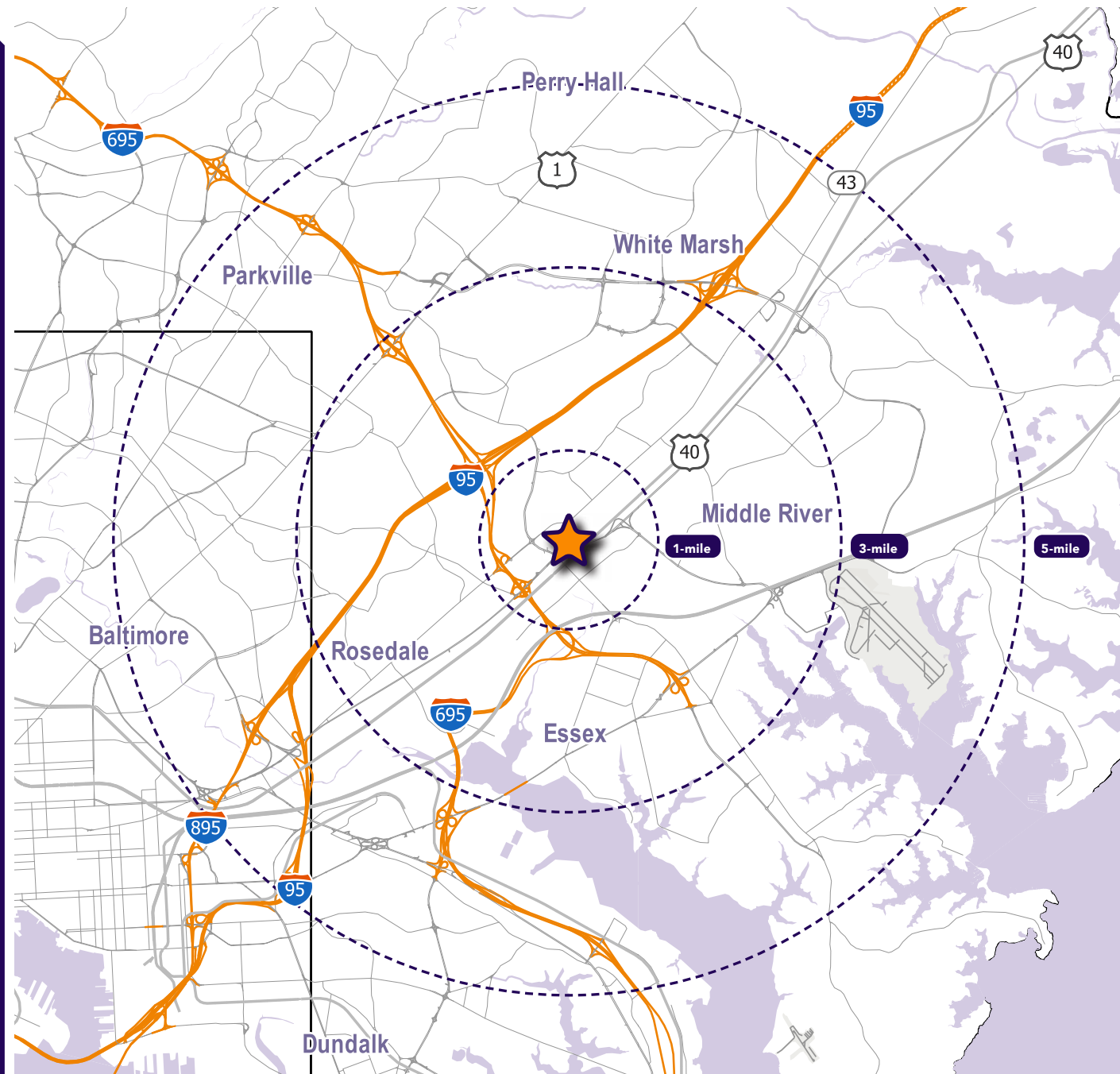
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