

Rossville Station

6036 Rossville Boulevard, Essex, MD 21221

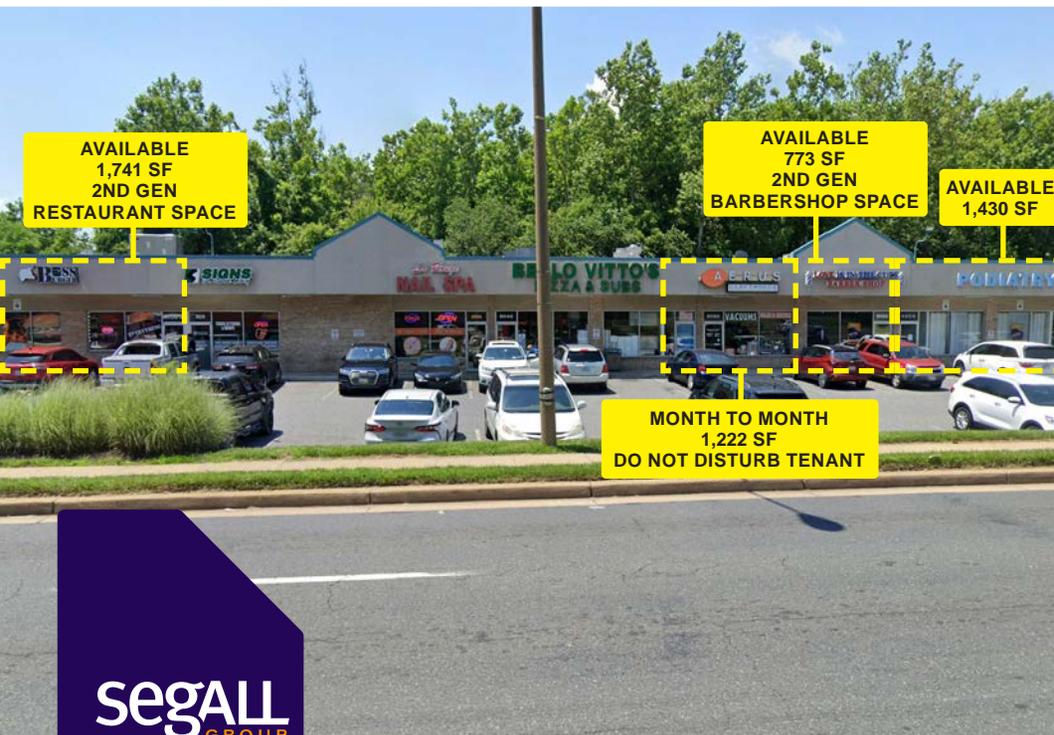


Overview

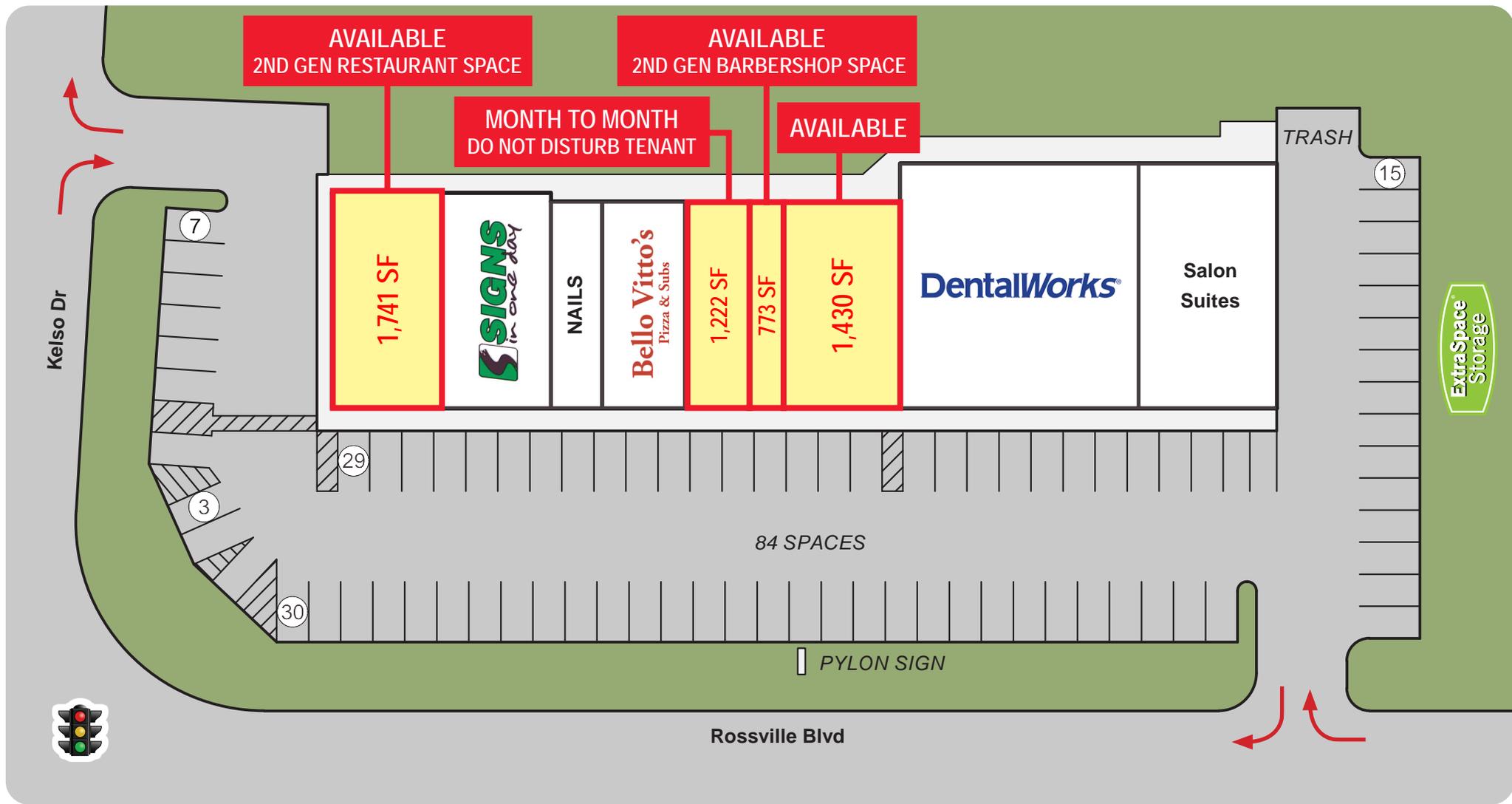
Three retail spaces and one restaurant space available for lease. The two adjacent retail spaces can be combined for one tenant. The center has exposure to 17,000 AADT's on Rossville Boulevard. Join area retailers such as Walmart, Sam's Club and Home Depot which are very close to this community and business-oriented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

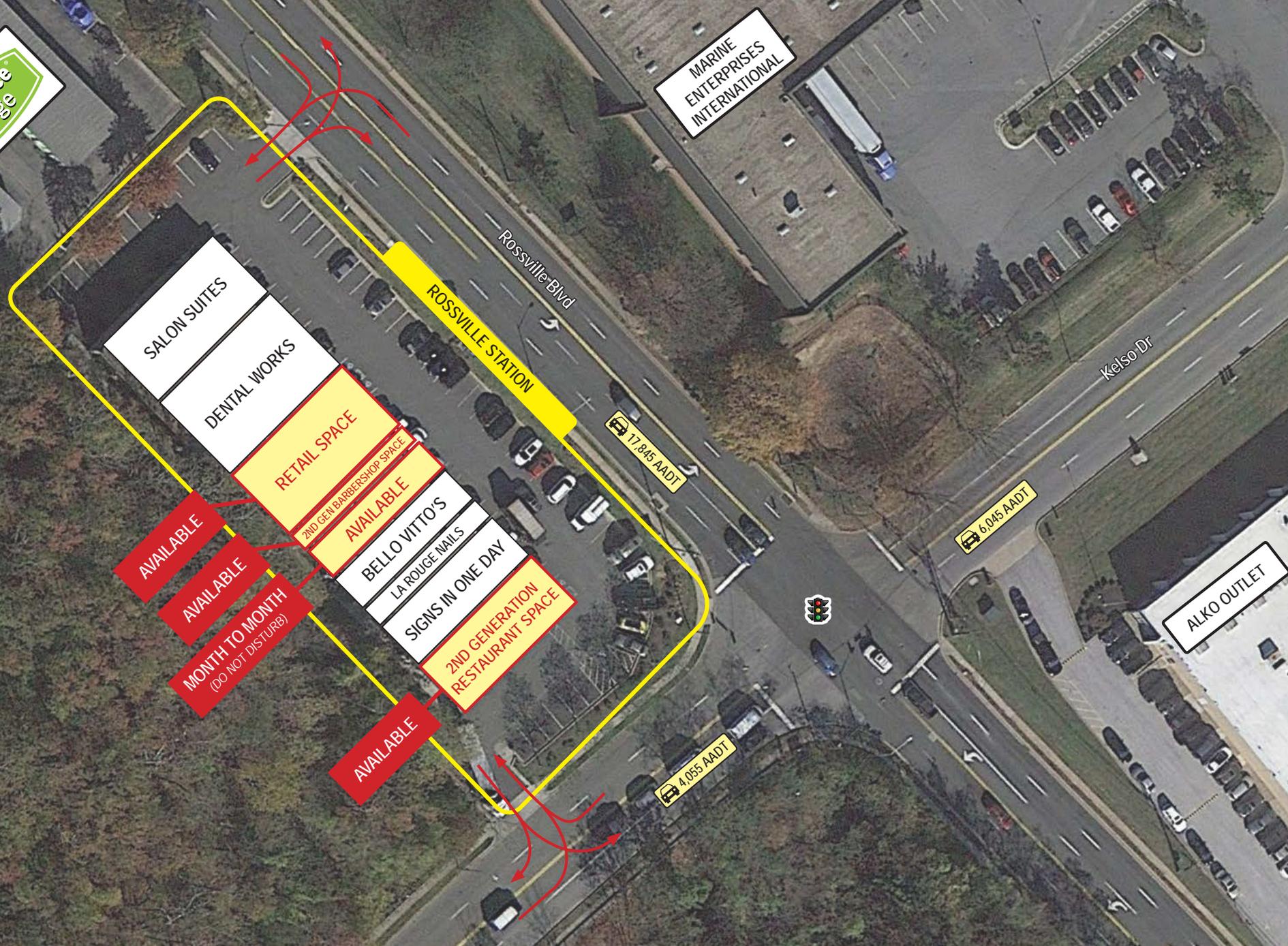
Quick Facts

Availability	Immediate
Size	Adjacent Retail Spaces - 773 - 1,995 sf Retail Space - 1,430 sf Restaurant Space - 1,741 sf
Rental Rate	Negotiable
Net Charges	\$6.62 per square foot, NNN (CAM \$4.33 psf, TAX \$2.29 psf)
Parking	84 spaces



2024 Demographics	1 mile	3 mile	5 miles
POPULATION	6,601	102,784	294,006
HOUSEHOLDS	2,573	39,607	114,722
AVG. HH INCOME	\$90,966	\$91,941	\$95,272
DAYTIME POPULATION	7,432	91,812	246,256
TRAFFIC COUNT	17,845 AADT (Rossville Boulevard)		







Interested? Contact:

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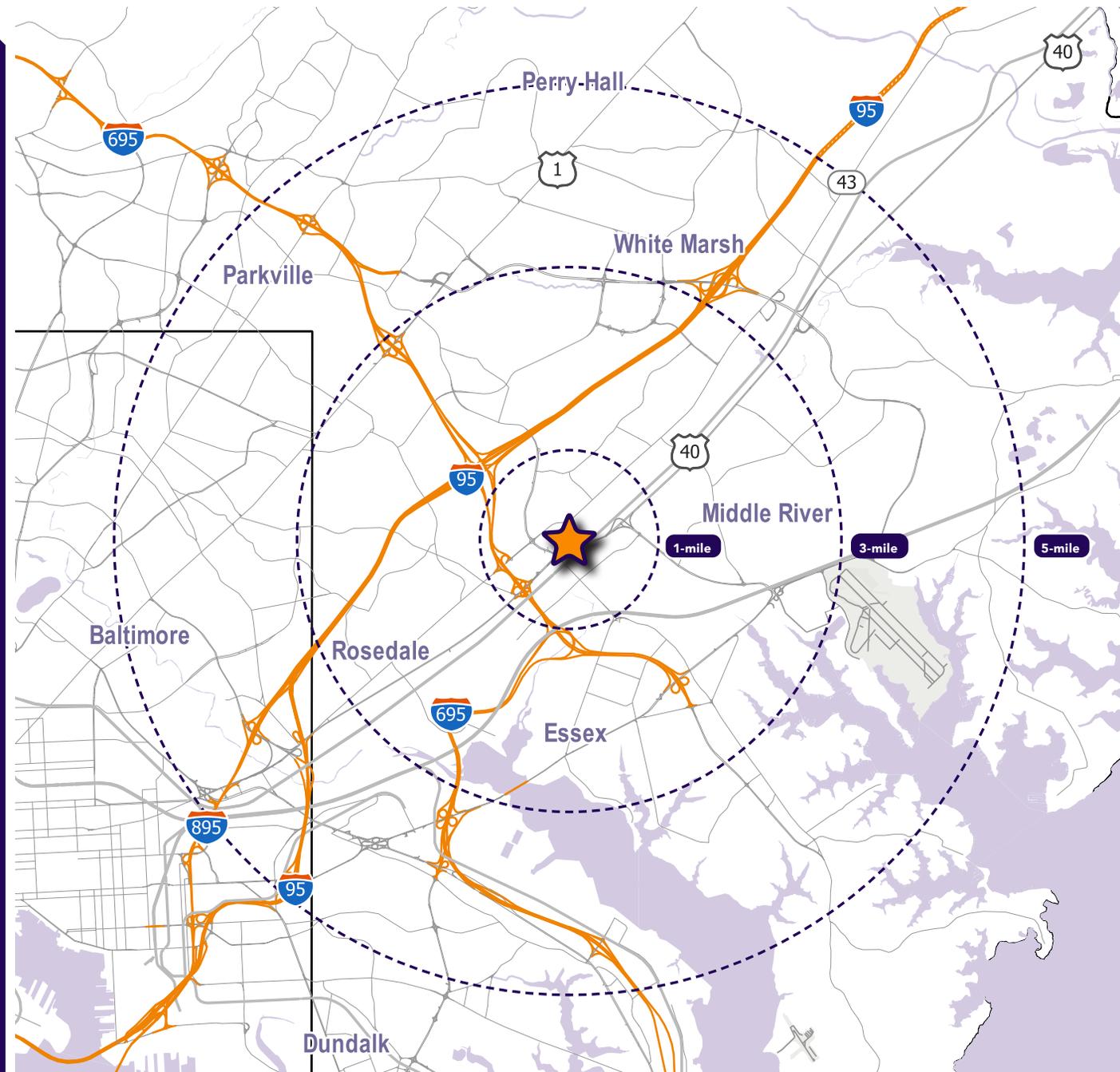
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