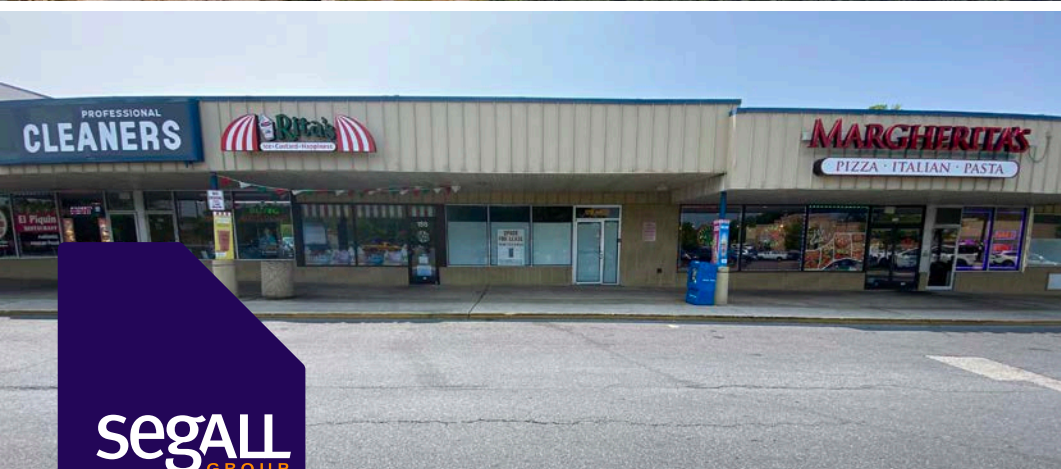


FOR LEASE



# Carroll Island Shopping Center

112 Carroll Island Road / Middle River, MD 21220

## Overview

Carroll Island Shopping Center is positioned at the top of the Bowleys Quarters Peninsula in Greater Baltimore's White Marsh/Middle River area, in close proximity to Martin State Airport and the rapidly expanding Greenleigh master-planned residential community. The property benefits from great visibility along Carroll Island Road (13,290 AADT) and is easily accessible from Eastern Avenue (30,363 AADT). The Center offers flexible leasing opportunities, including anchor space, for retail, medical and restaurant tenants that are interested in serving this important trade area in eastern Baltimore County.

## Quick Facts

- Availability** Immediate
- Size** 720 - 105,100 square feet
- Rental Rate** Negotiable
- Net Charges** TBD
- Tenants**

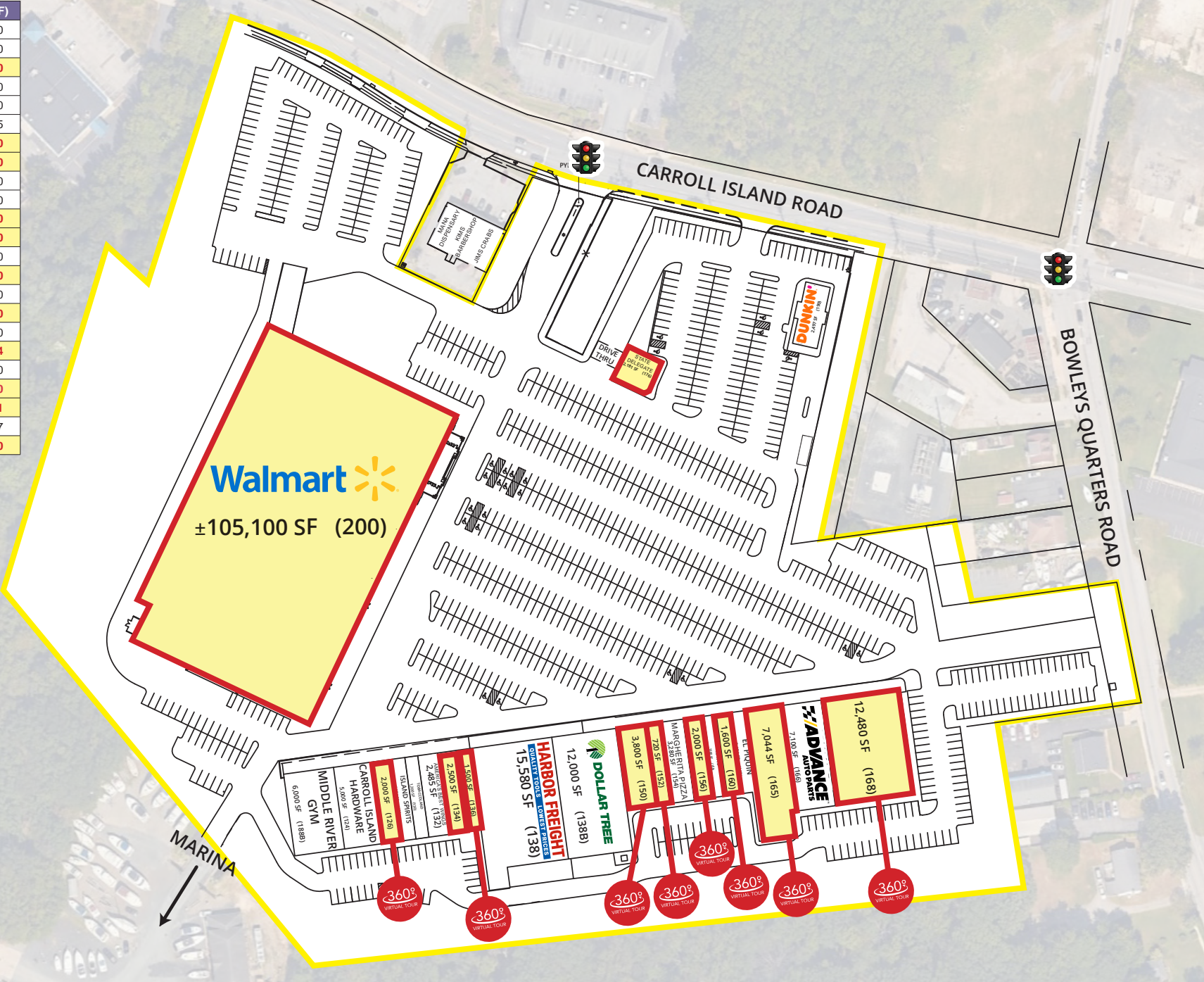


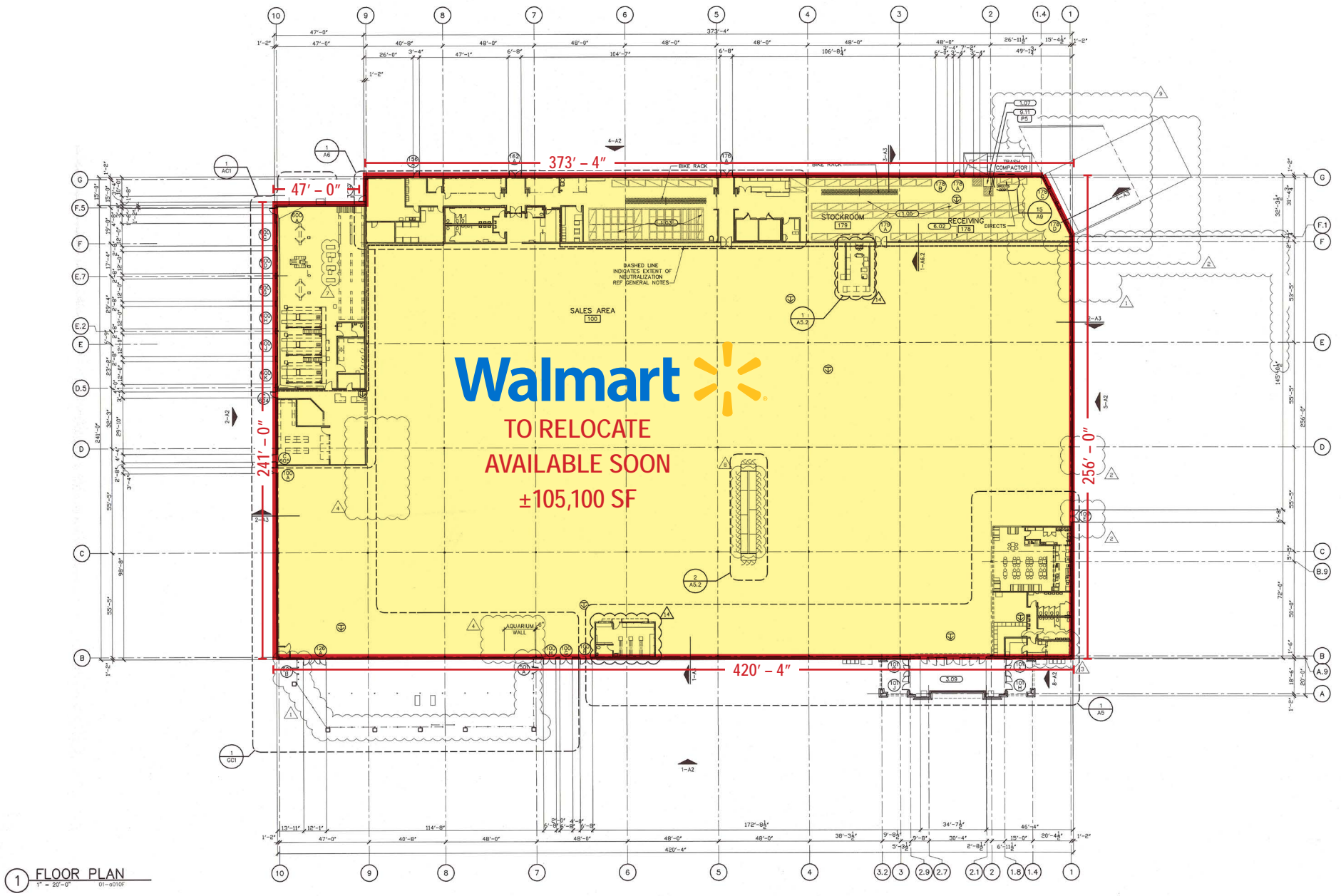
2025 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>6,383</b>	<b>49,219</b>	<b>114,910</b>
HOUSEHOLDS	<b>2,715</b>	<b>19,142</b>	<b>44,694</b>
AVG. HH INCOME	<b>\$111,788</b>	<b>\$115,943</b>	<b>\$111,990</b>
DAYTIME POPULATION	<b>4,207</b>	<b>36,578</b>	<b>95,016</b>
TRAFFIC COUNT	<b>13,290 AADT</b> (Carroll Island Road)	<b>30,363 AADT</b> (Eastern Avenue)	



SPACE	TENANT	SIZE (SF)
118	Middle River Gym	6,000
124	Carroll Island Hardware	5,000
126	Available (View 360°)	2,000
128	Island Spirits	2,500
130	TobaccoLand	1,200
132	America's Best Wings	2,485
134	Available	2,500
136	Available (View 360°)	1,500
140A	Harbor Freight	15,580
140B	Dollar Tree	12,000
150	Available (View 360°)	3,800
152	Available (View 360°)	720
154	Margherita Pizza	3,280
156	Available (View 360°)	2,500
158	Rita's	1,500
160	Available (View 360°)	1,600
162	El Piquin	2,000
165	Available (View 360°)	7,044
166	Advance Auto Parts	7,100
168	Available (View 360°)	12,480
176	Available	2,181
190	Dunkin'	2,497
200	Space Available Soon*	±105,100

\* WALMART TO RELOCATE

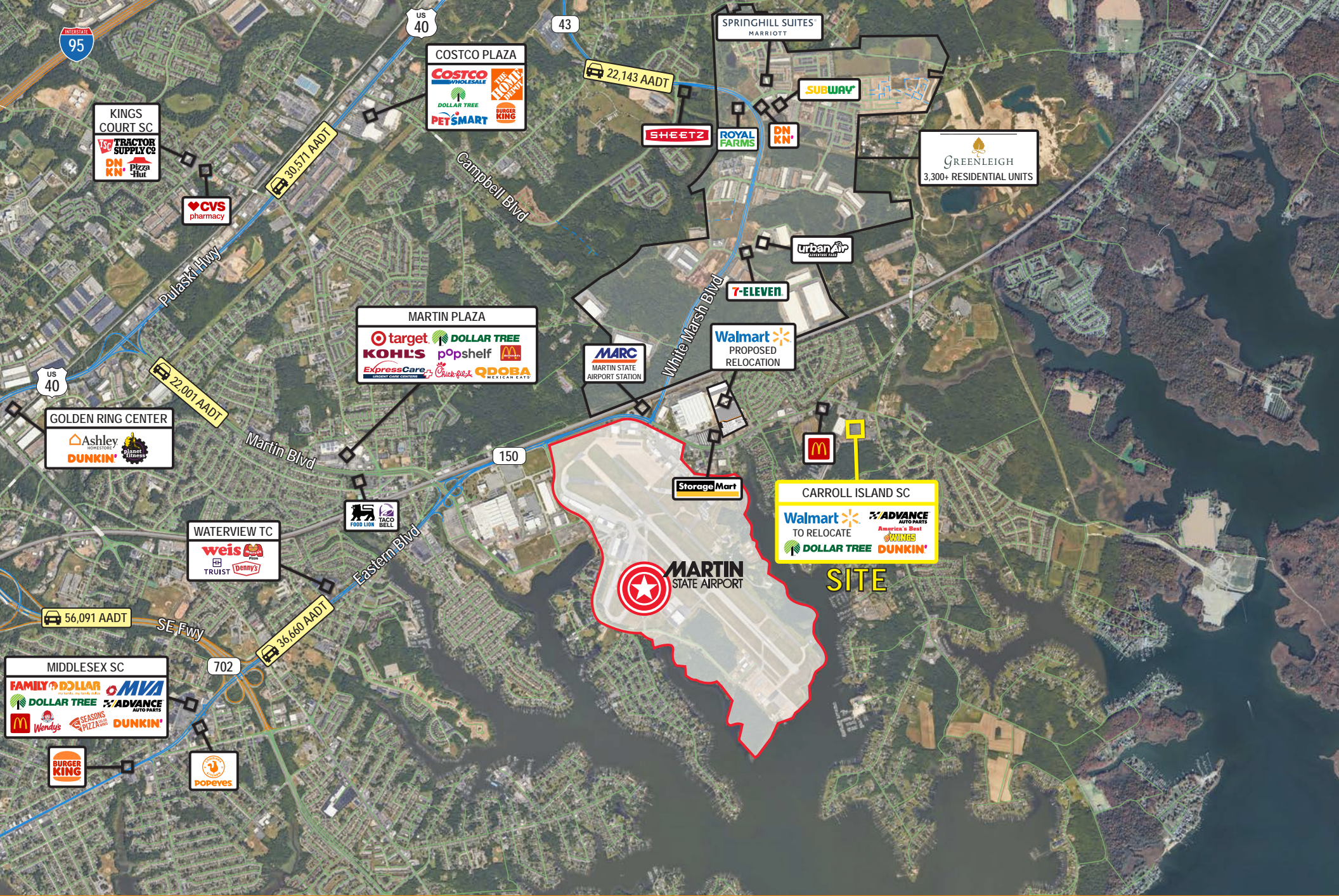




# Space 200 Floor Plan

Carroll Island Shopping Center / 112 Carroll Island Road / Middle River, MD 21220





# Interested? Contact:

## Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📱 443.960.0361

## Jonathan Garritt

✉ jgarritt@segallgroup.com

☎ 410.753.3942

📱 443.223.0662

## Marcelo Grosberg

✉ mgrosberg@segallgroup.com

☎ 410.753.3948

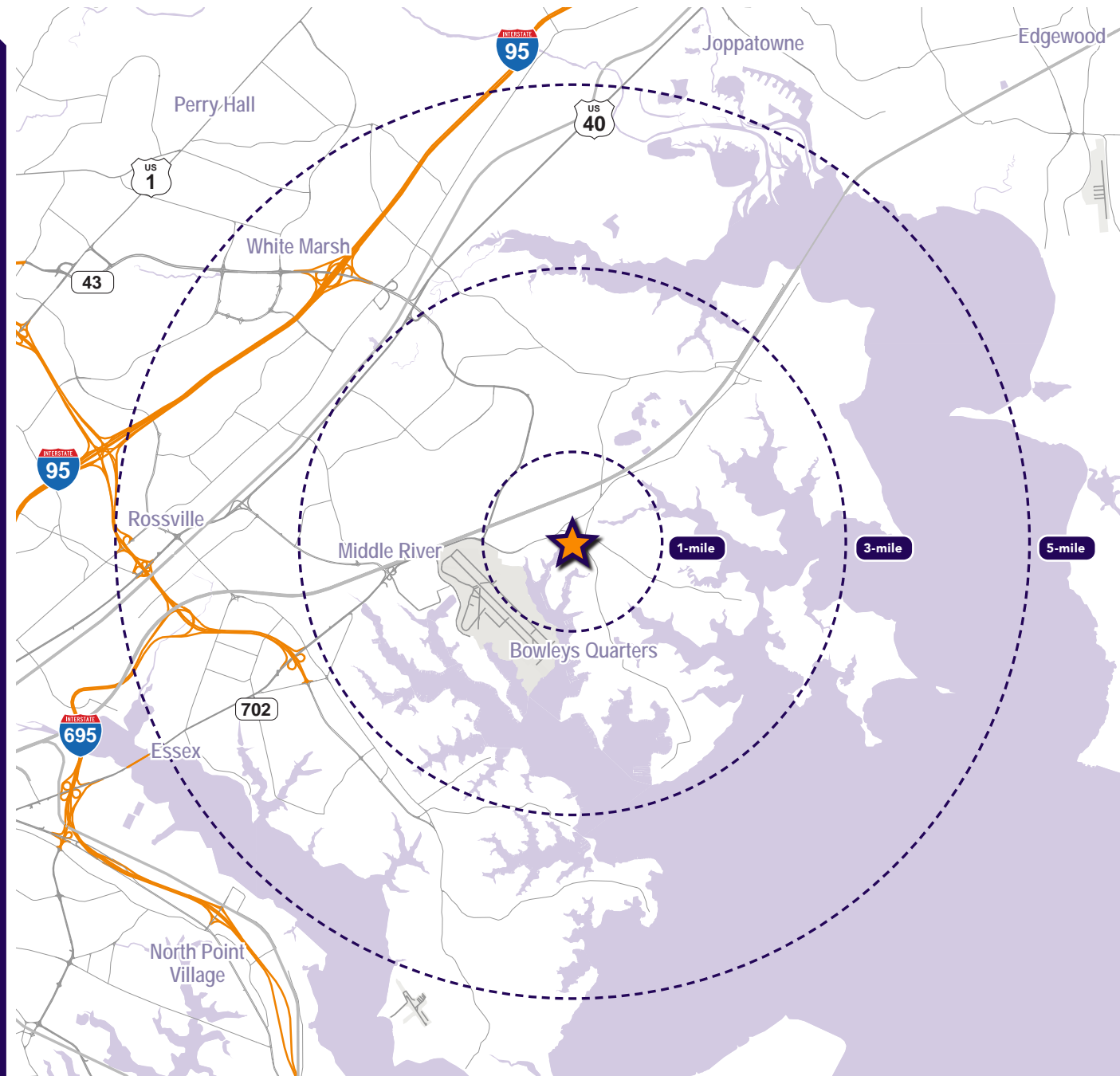
📱 443.927.6100

## Bryce Behe

✉ bbehe@segallgroup.com

☎ 410.431.2003

📱 443.404.6429



### Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

### DC • Northern VA

8245 Boone Boulevard  
Suite 200  
Tysons, VA 22182  
202.833.3830

### Richmond

4701 Cox Road  
Suite 100  
Glen Allen, VA 23060  
804.207.4040

### Online

[www.segallgroup.com](http://www.segallgroup.com)

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