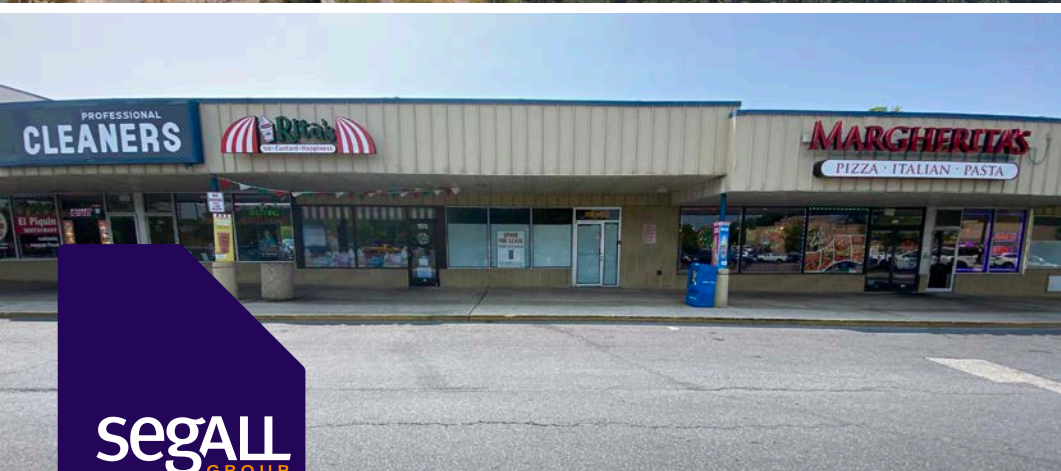


FOR LEASE



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COMMERCIAL REAL ESTATE

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

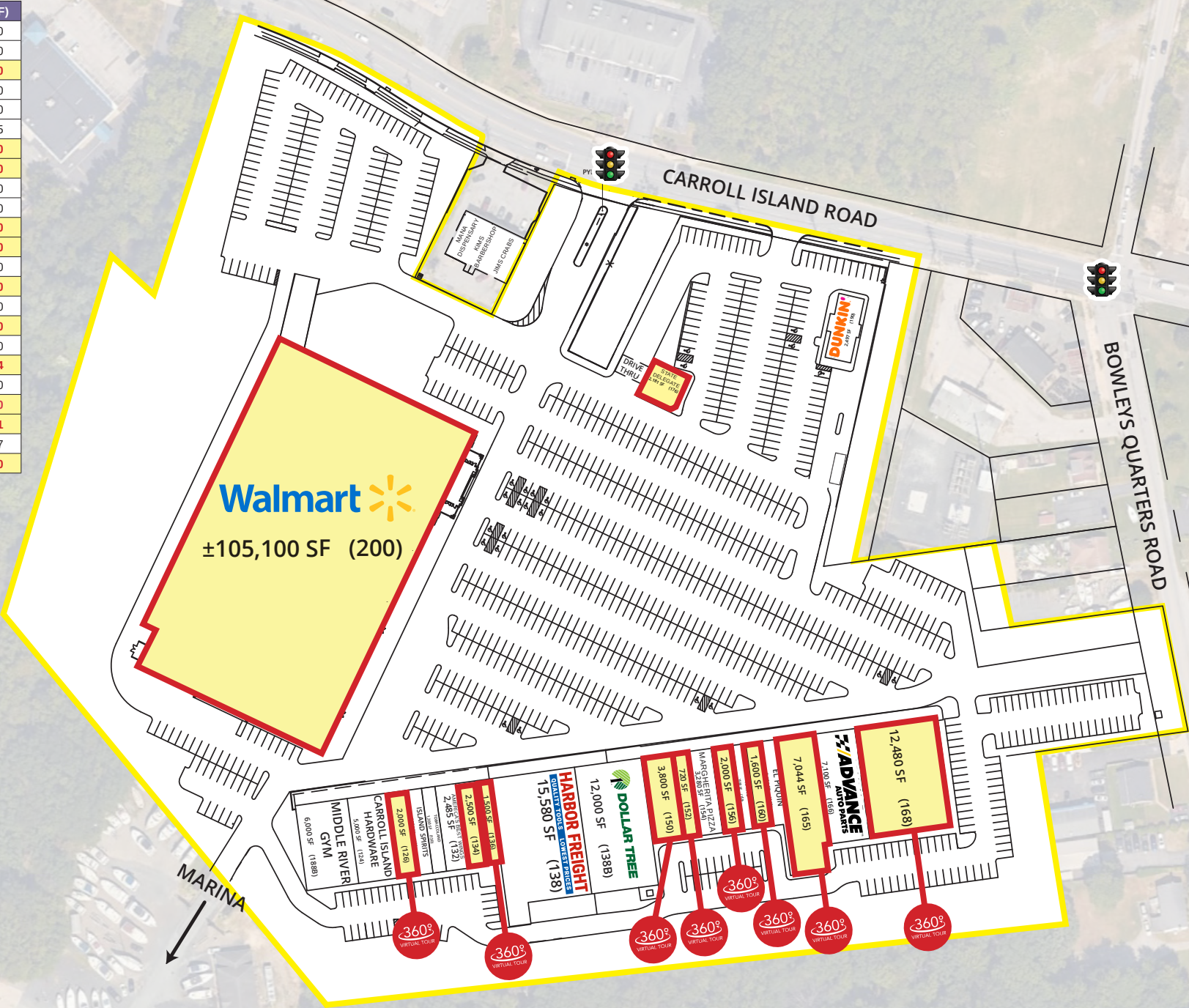
Availability	Immediate
Size	720 - 105,100 square feet
Rental Rate	Negotiable
Net Charges	TBD
Tenants	LEASE EXPIRES 9/16/2028

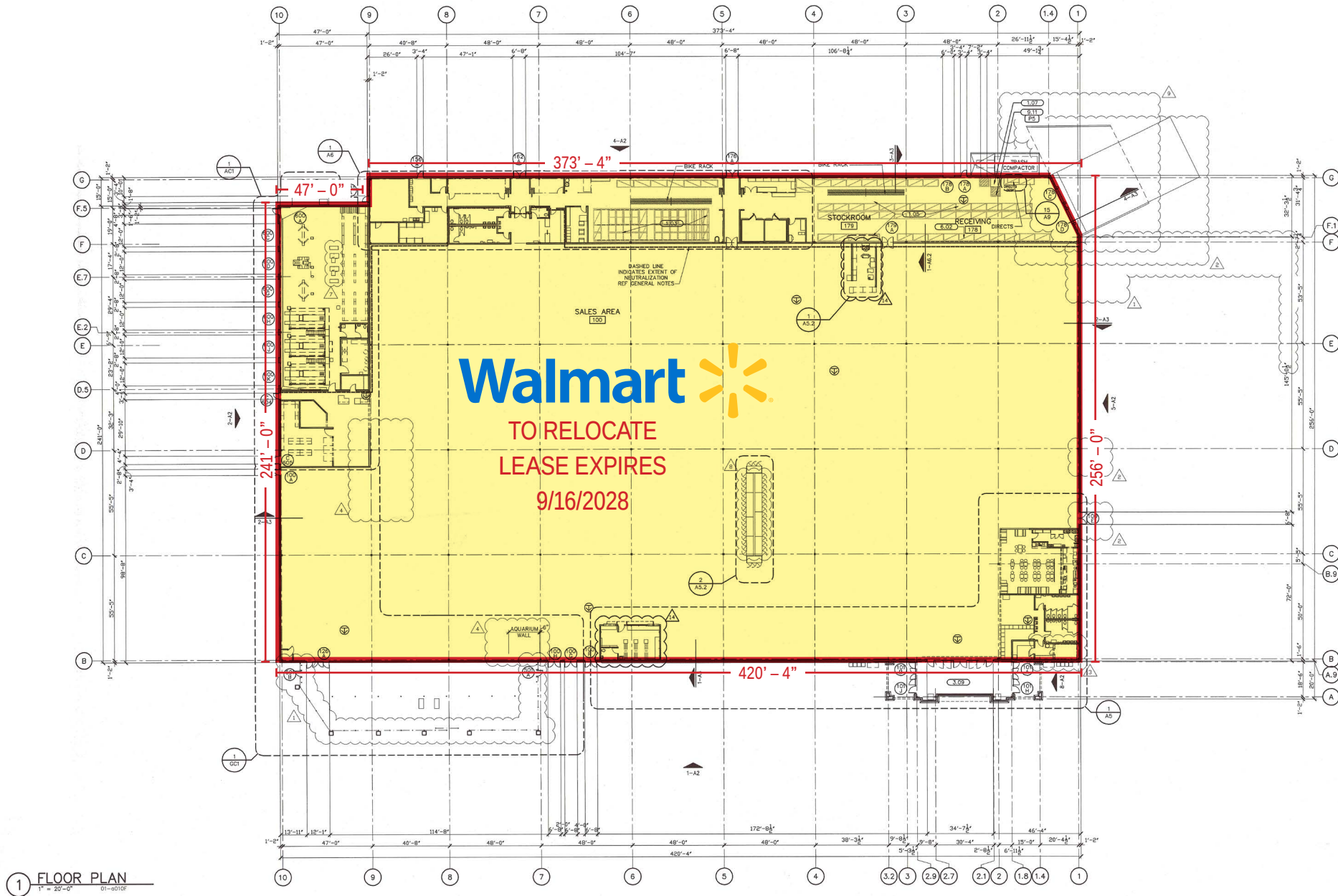
2025 Demographics	1 mile	3 miles	5 miles
POPULATION	6,383	49,219	114,910
HOUSEHOLDS	2,715	19,142	44,694
AVG. HH INCOME	\$111,788	\$115,943	\$111,990
DAYTIME POPULATION	4,207	36,578	95,016
TRAFFIC COUNT	13,290 AADT (Carroll Island Road)	30,363 AADT (Eastern Avenue)	



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	Lease Expires 9/16/2028*	±105,100

* WALMART TO RELOCATE







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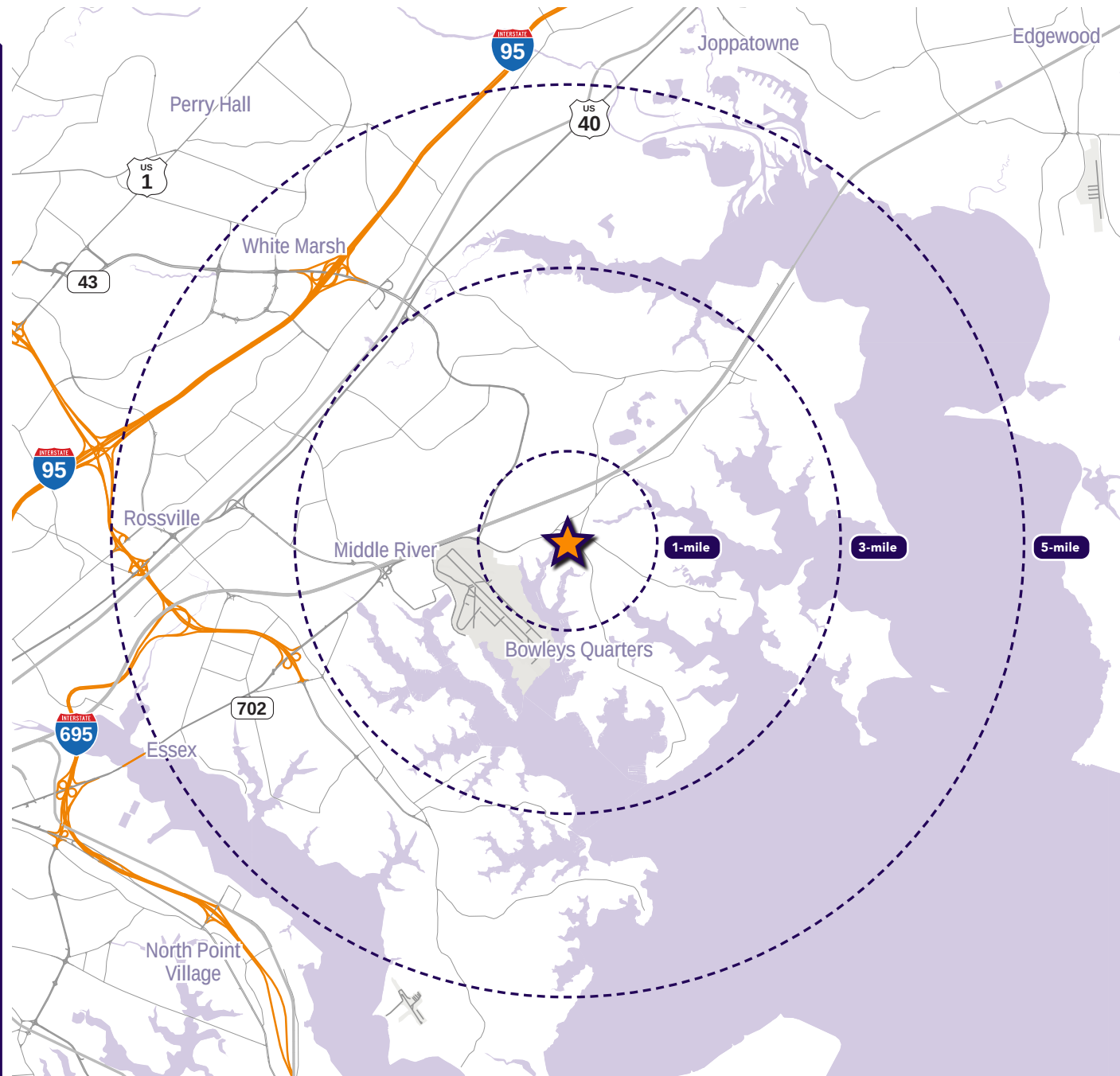
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