

FOR SALE OR LEASE



# 8221 Town Center Drive

Nottingham, MD 21236






## Overview

Former fitness club for sale or lease in White Marsh. The 25,113 square foot building sits on approximately 4.3 acres within the area's highly trafficked retail and office corridor.

The site is well positioned with convenient access via White Marsh Boulevard, providing efficient connectivity for both local and regional traffic. Prominent visibility from Interstate 95 (180,415 AADT) supports a strong branding opportunity for users seeking highway exposure.

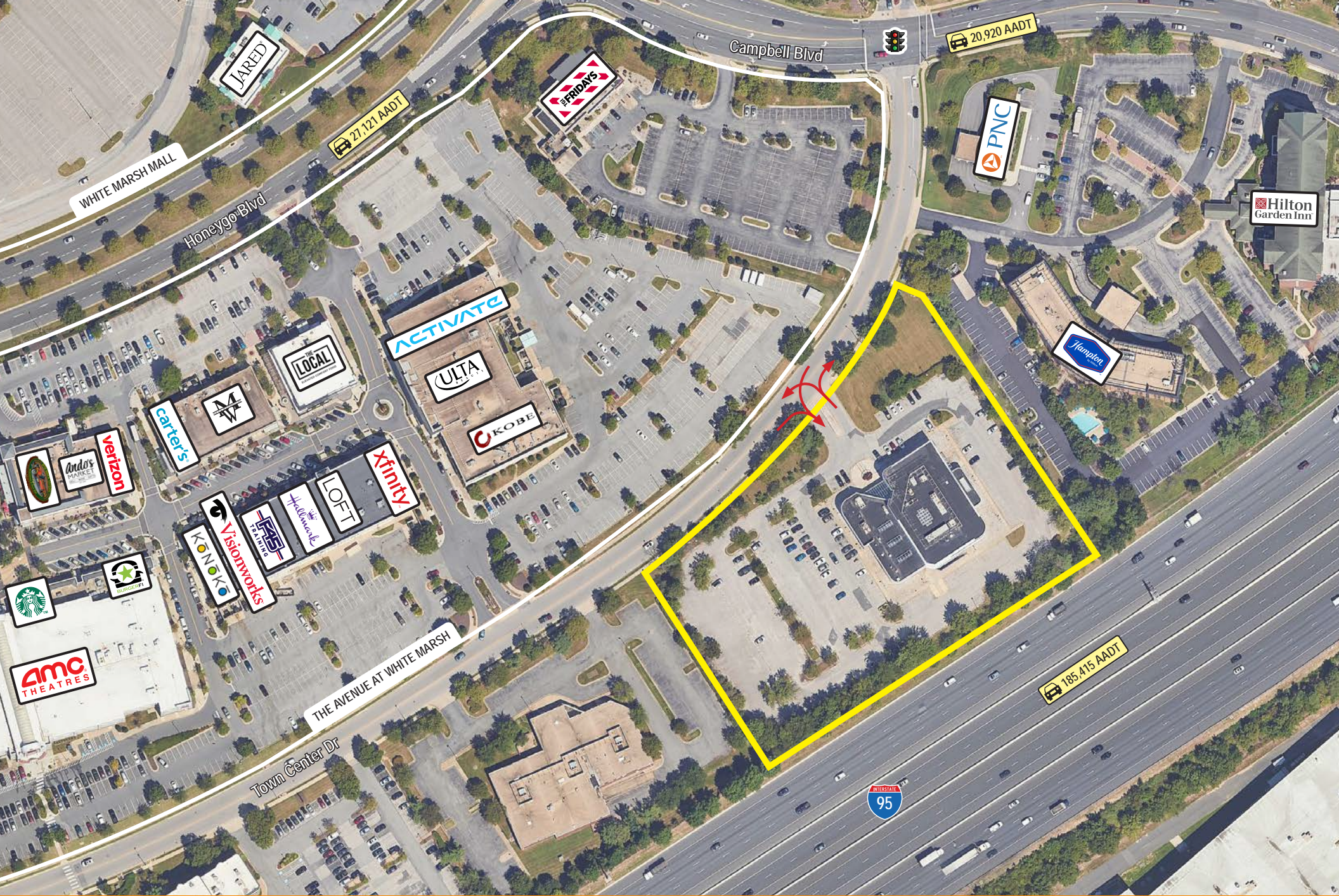
## Quick Facts

Availability	Immediate
Size	4.34 acres; Building: – 25,113 square feet
Rental Rate/Price	Negotiable
Property Taxes (2026)	\$115,639.59
Parking Spaces	315
Zoning	<a href="#">ML</a>

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>8,630</b>	<b>96,084</b>	<b>235,934</b>
 HOUSEHOLDS	<b>3,610</b>	<b>37,603</b>	<b>92,758</b>
 AVG. HH INCOME	<b>\$114,178</b>	<b>\$122,067</b>	<b>\$115,429</b>
 DAYTIME POPULATION	<b>5,265</b>	<b>85,915</b>	<b>189,096</b>
 TRAFFIC COUNT	<b>27,121 AADT</b> (Honeygo Boulevard)	<b>20,920 AADT</b> (Campbell Boulevard)	










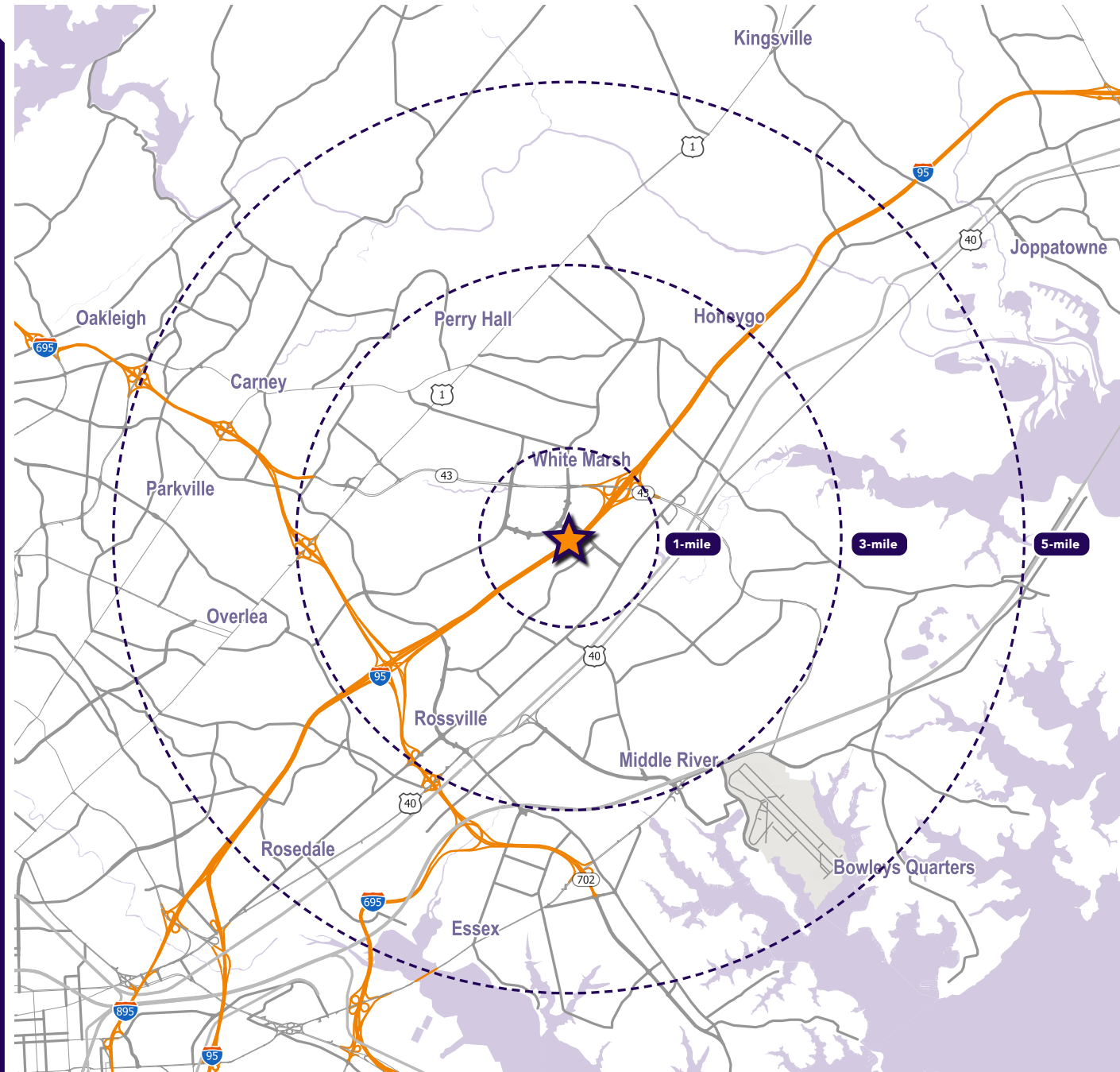
# Interested? Contact:

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