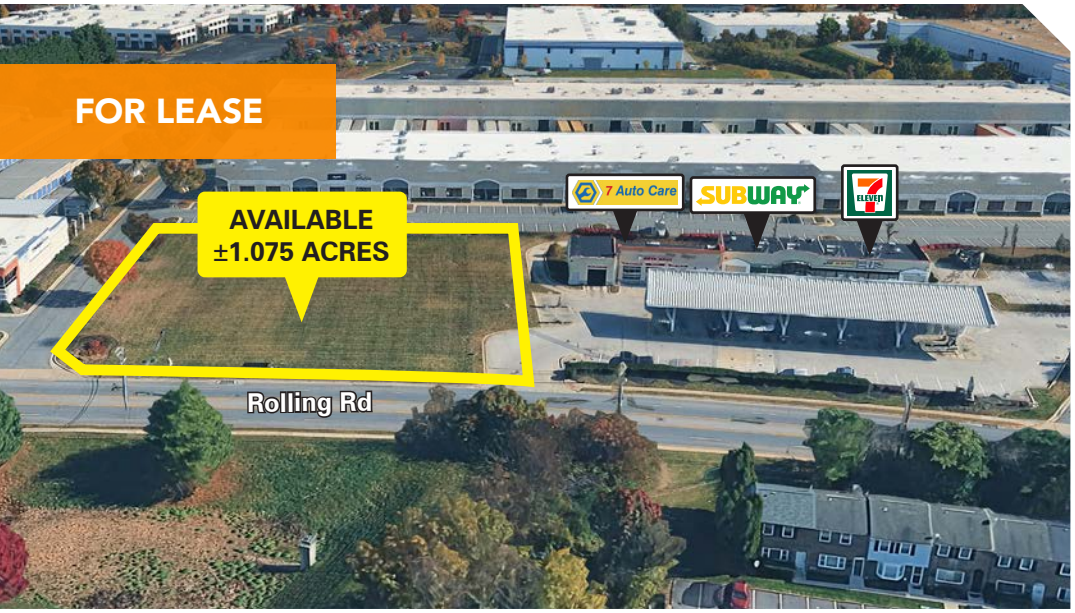




segALL GROUP
COMMERCIAL REAL ESTATE

2700 Rolling Road

Windsor Mill, MD 21244

Overview

Situated along highly trafficked Rolling Road (16,832 AADT), 2700 N Rolling Road is a 1.075-acre pad site offering exceptional visibility, access and strong development potential to serve the communities of Woodlawn, Milford Mill and Security. With prominent frontage, convenient ingress and egress and solid surrounding demographics, the site is well suited for a variety of service, restaurant and automotive uses.

Quick Facts

Availability	Immediate
Size	1.075 acres for ground lease or build-to-suit
Rental Rate	Negotiable
Zoning	ML-IM
Nearby Tenants	Wawa, United States Postal Service, Buffalo Wild Wings GO, 7-Eleven, Dollar Tree, Advance Auto Parts, Walgreens

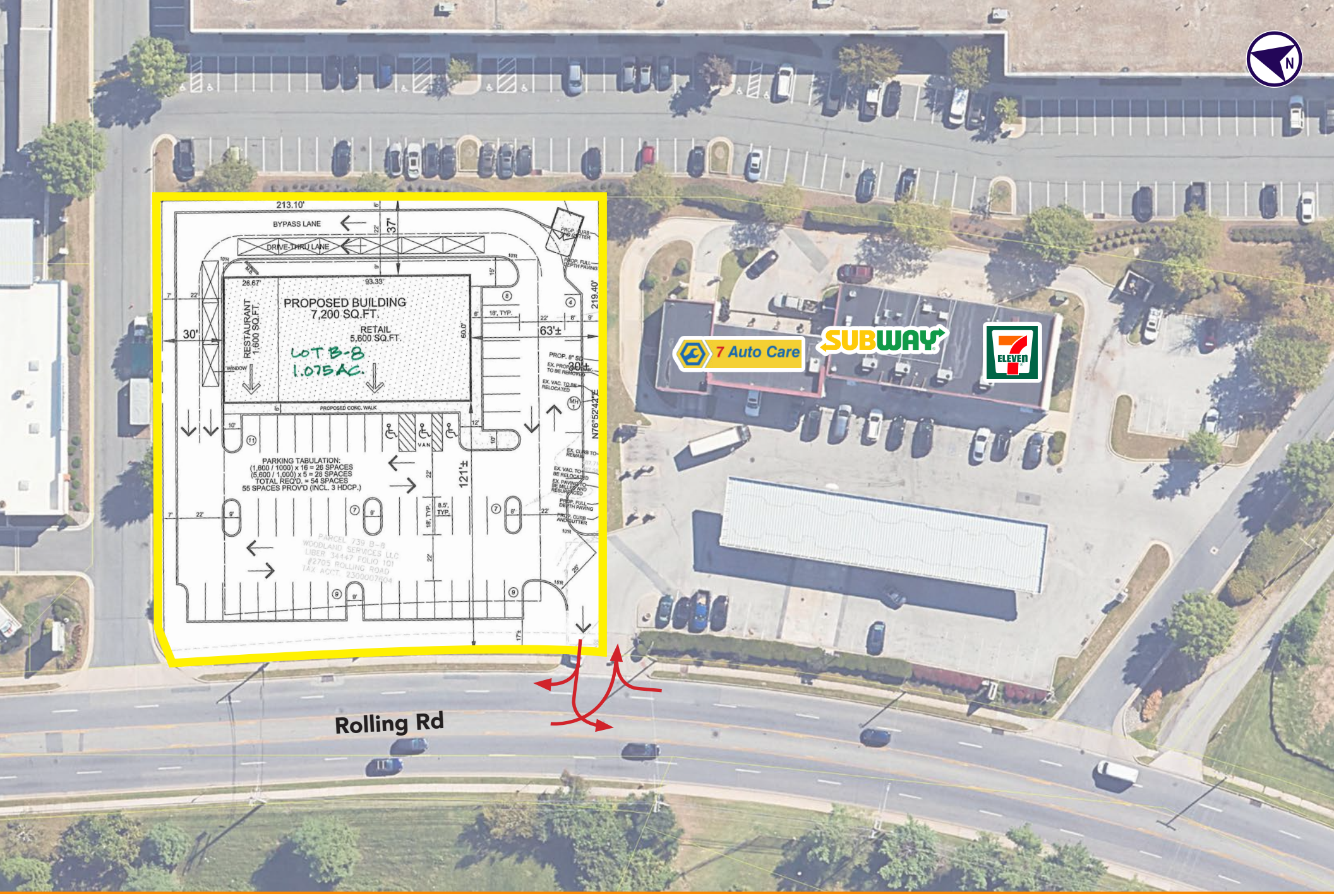
2025 Demographics	1 mile	3 miles	5 miles
POPULATION	12,530	102,466	304,119
HOUSEHOLDS	4,854	39,321	118,981
AVG. HH INCOME	$99,266	$103,438	$109,434
DAYTIME POPULATION	14,549	80,712	256,600
TRAFFIC COUNT	16,832 AADT (N Rolling Road)	14,712 AADT (Windsor Mill Road)	



segALL GROUP

Site Plan

2700 Rolling Road / Windsor Mill, MD 21244



segALL GROUP

Concept Plan

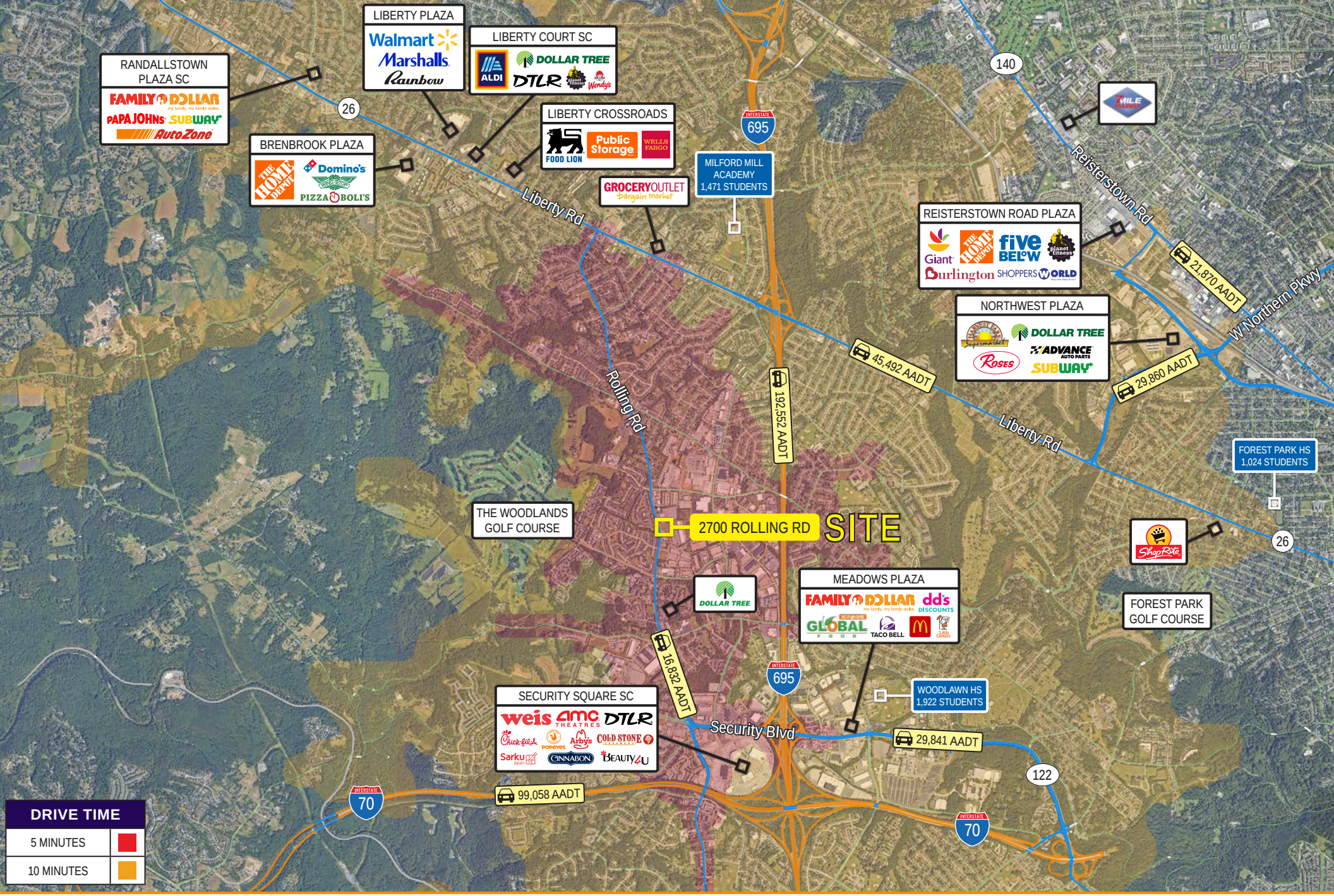
2700 Rolling Road / Windsor Mill, MD 21244



segALL GROUP

Property Aerial

2700 Rolling Road / Windsor Mill, MD 21244



segALL GROUP

Market Aerial

2700 Rolling Road / Windsor Mill, MD 21244

Interested? Contact:

Andrew Segall

asegall@segallgroup.com

410.753.3947

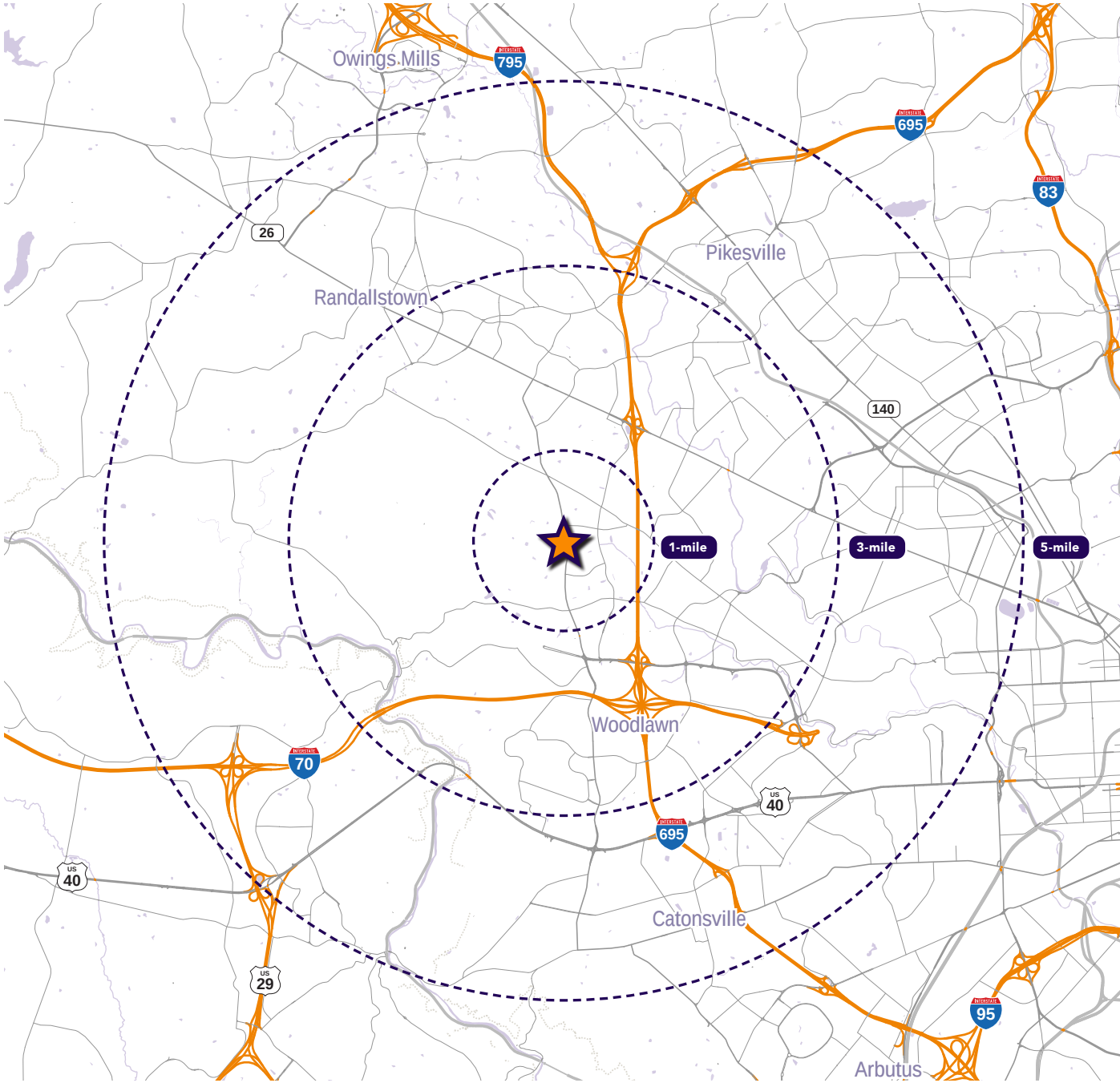
410.960.0361

Bryce Behe

bbehe@segallgroup.com

410.431.2003

443.404.6429



segALL GROUP

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

Member of

REALTY RESOURCES

RETAIL READY.