

EASTPOINT MALL

7839 Eastpoint Mall, Baltimore, MD 21224
Baltimore County



RETAIL FOR LEASE



- AVAILABLE SPACE: 5,779 SF former restaurant, 6,000 SF former Bank
- 857,366 square foot regional mall
- Strategically positioned at the intersection of Eastern Avenue and North Point Boulevard
- Minimal competition in the trade area



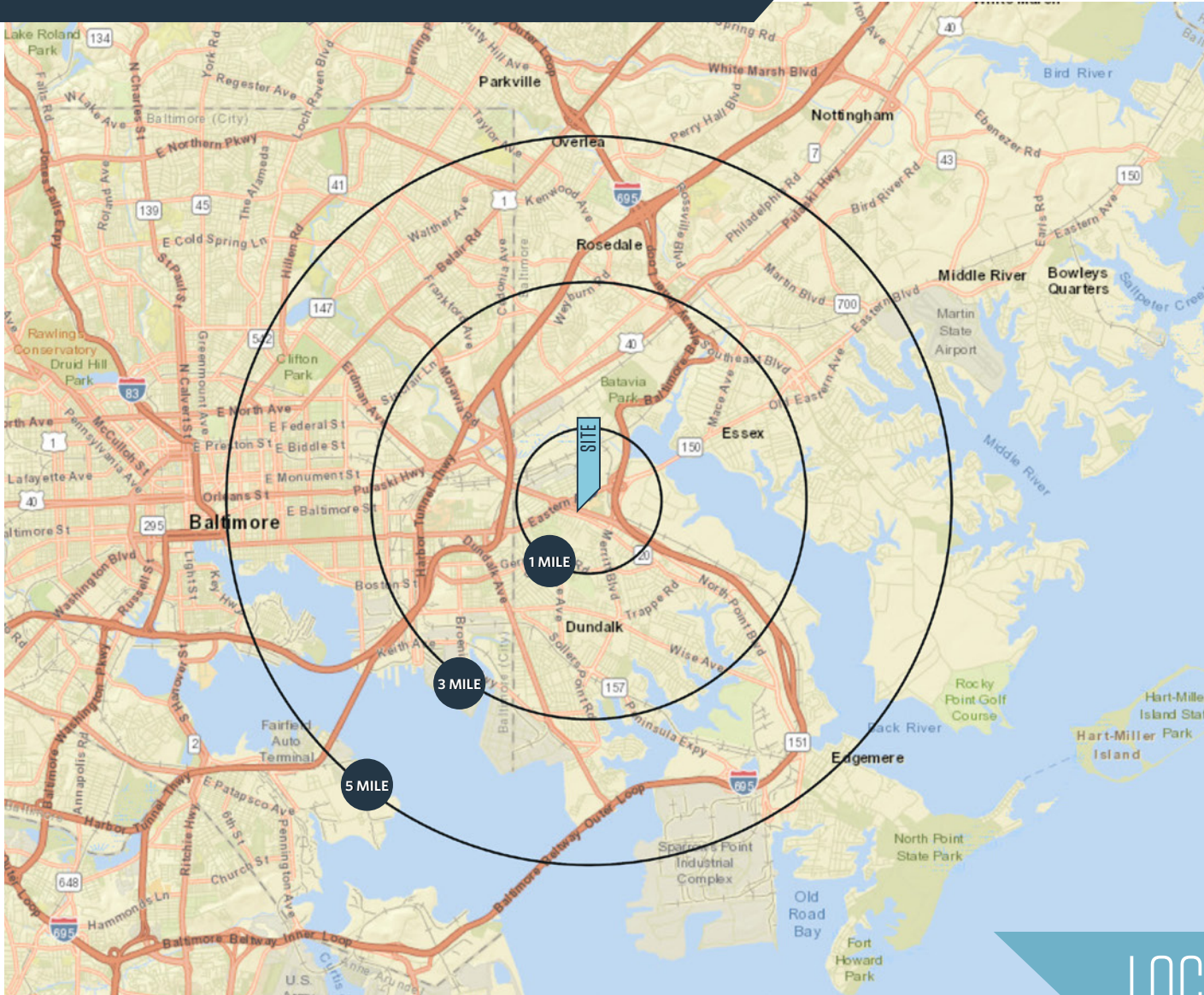
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AVAILABLE SPACE

5,779 SF Applebee's Space
6,000 SF Bank of America Space

DEMOGRAPHICS | 2019:

	1-MILE	3-MILE	5-MILE
Population	12,113	110,887	328,629
Daytime Population	6,765	48,451	139,783
Households	4,403	42,656	128,416
Average HH Income	\$64,311	\$64,517	\$75,569

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2016:

North Point Blvd	30,892 ADT
Eastern Ave	27,711 ADT

LOCATION & DEMOGRAPHICS

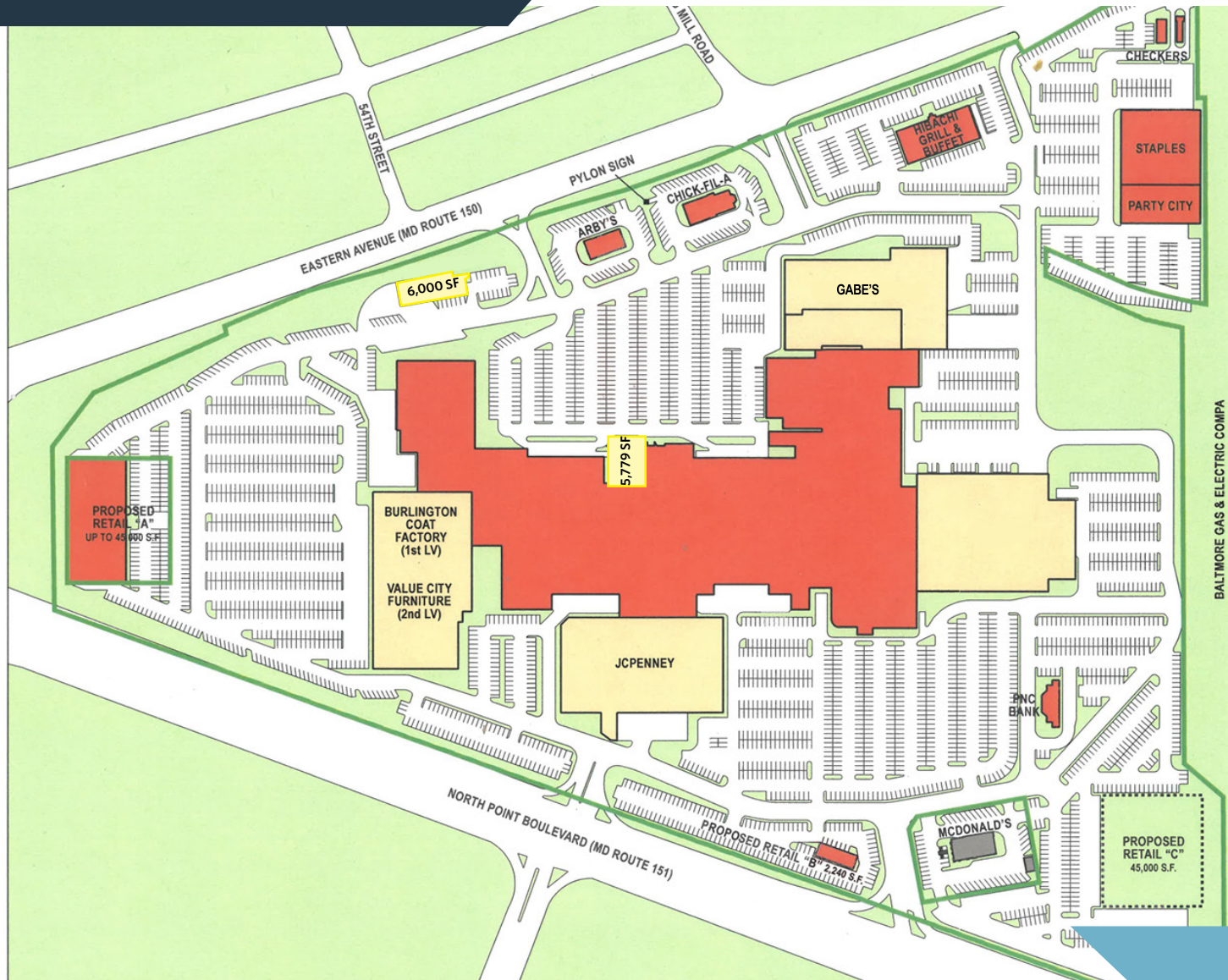
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SITE PLAN

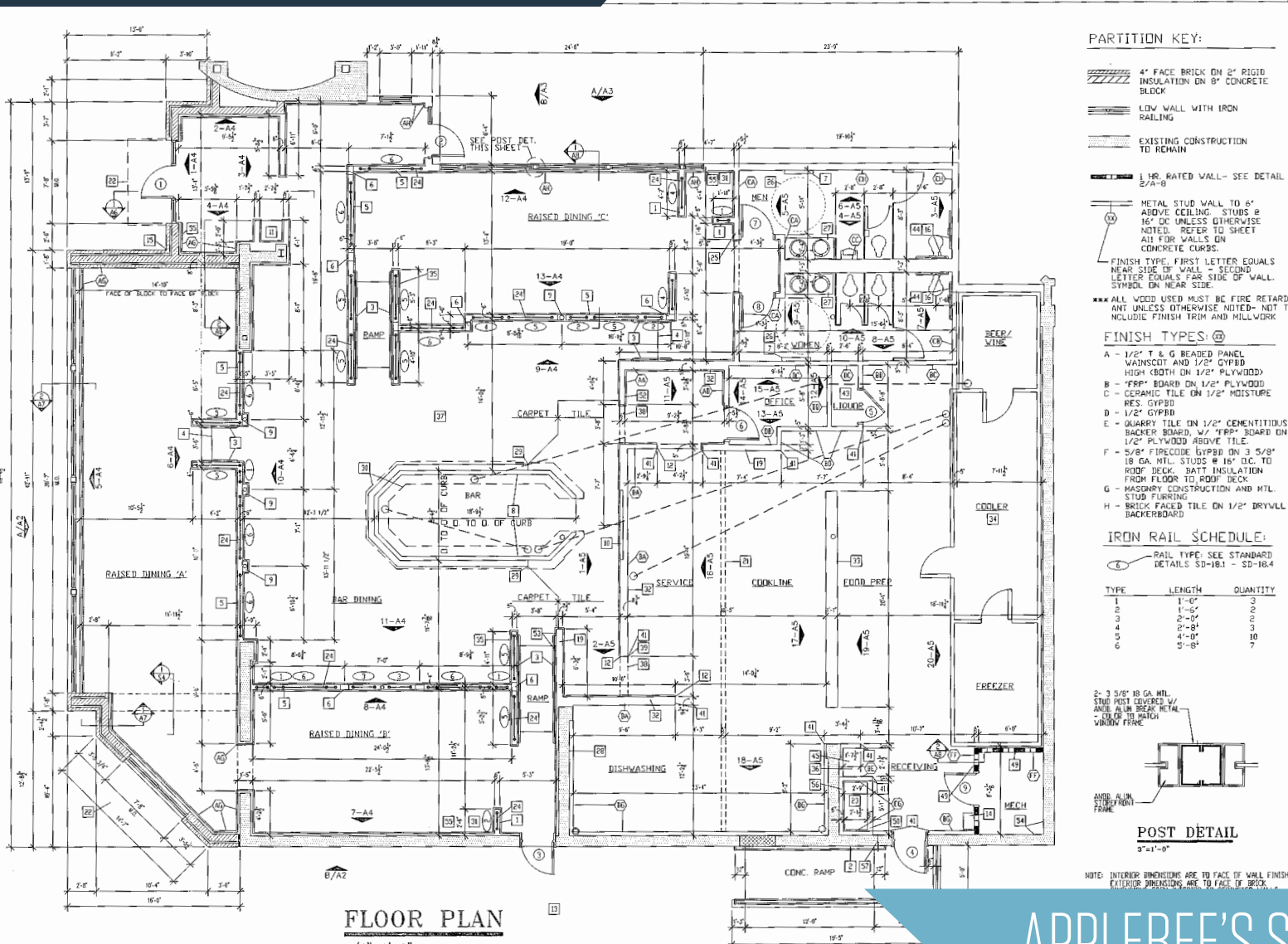
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PARTITION KEY:

- 4" FACE BRICK ON 2" RIGID INSULATION ON 8" CONCRETE SLAB
- LOW WALL WITH IRON RAILING
- EXISTING CONSTRUCTION TO REMAIN
- 1 HR. RATED WALL - SEE DETAIL 27A-B
- METAL STUD WALL TO 6" ABOVE CEILING. STUDS @ 16" OC UNLESS OTHERWISE NOTED. REFER TO SHEET A11 FOR WALLS ON CONCRETE CURBS.
- FINISH TYPE, FIRST LETTER EQUALS NEAR SIDE OF WALL - SECOND LETTER EQUALS FAR SIDE OF WALL. SYMBOL ON NEAR SIDE.

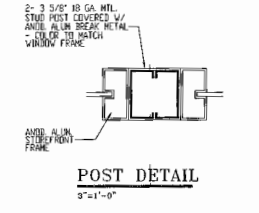
FINISH TYPES:

- A - 1/2" T & G BEADED PANEL WAINSCOT AND 1/2" GYPB HIGH-BOTTOM ON 1/2" PLYWOOD
- B - "FRP" BOARD ON 1/2" PLYWOOD
- C - CERAMIC TILE ON 1/2" MOISTURE RES. GYPB
- D - QUARRY TILE ON 1/2" CEMENTITIOUS BACKER BOARD, W/ "FRP" BOARD ON 1/2" PLYWOOD ABOVE TILE.
- F - 5/8" FIRECODE GYPB ON 3 5/8" 18 GA. MIL. STUDS @ 16" OC TO ROOF DECK. BATT INSULATION FROM FLOOR TO ROOF DECK.
- G - MASONRY CONSTRUCTION AND MTL. STUD FURRING
- H - BRICK FACED TILE ON 1/2" DRYVLL BACKERBOARD

IRON RAIL SCHEDULE:

RAIL TYPE: SEE STANDARD DETAILS SD-18.1 - SD-18.4

TYPE	LENGTH	QUANTITY
1	1'-0"	2
2	1'-5"	2
3	2'-0"	3
4	2'-8"	3
5	4'-0"	10
6	5'-8"	7



NOTE: INTERIOR DIMENSIONS ARE TO FACE OF WALL FINISH EXTERIOR DIMENSIONS ARE TO FACE OF BRICK

NOTES

1. LOW PARTITION, REFER TO STANDARD DETAIL SD-18.1
2. 2" ABOVE PARTITION 2x6 MOUNTED ON 2"x4 ABOVE PARTITION WITH 2" HOOKS FOR MET WALLS
3. HORIZONTAL, REFER TO STANDARD DETAIL SD-18.1
4. 2" ABOVE PARTITION 2x6 MOUNTED ON 2"x4 ABOVE PARTITION WITH 2" HOOKS FOR MET WALLS
5. LOW PARTITION, REFER TO STANDARD DETAIL SD-18.1
6. COLUMN, REFER TO STANDARD DETAIL SD-18.1
7. SUPPORT JOISTING PANEL, REFER TO STANDARD DETAIL SD-18.1
8. 2" ABOVE PARTITION 2x6 MOUNTED ON 2"x4 ABOVE PARTITION WITH 2" HOOKS FOR MET WALLS
9. 2" ABOVE PARTITION 2x6 MOUNTED ON 2"x4 ABOVE PARTITION WITH 2" HOOKS FOR MET WALLS
10. REFER TO STANDARD DETAIL SD-18.1
11. METAL STUD WALL, REFER TO STANDARD DETAIL SD-18.1
12. END OF 1" x 6" BRICK PANELS
13. FINISH TYPE, FIRST LETTER EQUALS NEAR SIDE OF WALL - SECOND LETTER EQUALS FAR SIDE OF WALL. SYMBOL ON NEAR SIDE
14. "FRP" BOARD ON 1/2" PLYWOOD
15. 1/2" CONTROL JOINT
16. GRAN BOND REFER TO TOILET ACCESSORY SCHEDULE. SEE NOTE 44
17. NOT USED
18. NOT USED
19. 6" 18 GA. MIL. STUDS @ 16" OC
20. NOT USED
21. IMPROVE DETAIL. SEE ELEVATION W/ SHEET 20A-20B
22. LINE OF AWNING ABOVE
23. NOT USED
24. HORN PANELS, REFER TO SD-18.1 - SD-18.4
25. SEE 18-15 FOR FINISHING DETAIL
26. CLEAR TURNING CIRCLE FOR WHEELCHAIRS. SEE NOTE 44
27. VARIETY COUNTER TO STANDARD DETAIL SD-18.1
28. RETARDING PARTITION, REFER TO STANDARD DETAIL SD-18.1
29. END OF TILE TOP
30. 1/2" GYPB
31. REFER TO STANDARD DETAIL SD-18.1
32. 1/2" GYPB
33. REFER TO STANDARD DETAIL SD-18.1
34. REFER TO STANDARD DETAIL SD-18.1
35. REFER TO STANDARD DETAIL SD-18.1
36. REFER TO STANDARD DETAIL SD-18.1
37. REFER TO STANDARD DETAIL SD-18.1
38. REFER TO STANDARD DETAIL SD-18.1
39. REFER TO STANDARD DETAIL SD-18.1
40. REFER TO STANDARD DETAIL SD-18.1
41. REFER TO STANDARD DETAIL SD-18.1
42. NOT USED
43. UNDER STORAGE SHELVING, REFER TO STANDARD DETAIL SD-18.1
44. INSTALL 1/2" METAL FRAMING FLAT BETWEEN PARTITION AND METAL FRAMING FLAT FOR SECURE ANCHORAGE OF TOILET PARTITION. GRAN BOND REFER TO TOILET ACCESSORY SCHEDULE AND TOILET ACCESSORIES SCHEDULE FOR COMPLETE
45. ALUMINUM STUD FRAME
46. NOT USED
47. NOT USED
48. NOT USED
49. SEAL TOP OF WALL TO UNDERPIECE OF RECY & SEAL ALL WALL PENETRATIONS. SEE DETAIL SD-18.7 FOR CURB @ HOP BANK
50. NOT USED
51. REFER TO DETAIL SD-18.7 FOR CURB @ HOP BANK
52. SEE SD-22 & SD-23
53. REFER TO DETAIL SD-18.7 FOR CURB @ HOP BANK
54. REFER TO DETAIL SD-18.7 FOR CURB @ HOP BANK
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56. REFER TO DETAIL SD-18.7 FOR CURB @ HOP BANK
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59. REFER TO DETAIL SD-18.7 FOR CURB @ HOP BANK
60. REFER TO DETAIL SD-18.7 FOR CURB @ HOP BANK

PROPOSED NEW **Applebee's** RESTAURANT FOR
Rose Casual Dining, L.P.
ESSEX, MD.

CALENDA LAURO ARCHITECTS, P.C.
1700 GOLFVIEW AVENUE, SUITE 200
KENNETHWOOD, NEW JERSEY 07033
Tel: 908-245-8400 Fax: 908-245-8488
Suzanne A. Lynch, AIA, LEED AP # 0180-01

APPLEBEE'S SPACE PLAN

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MARKET AERIAL

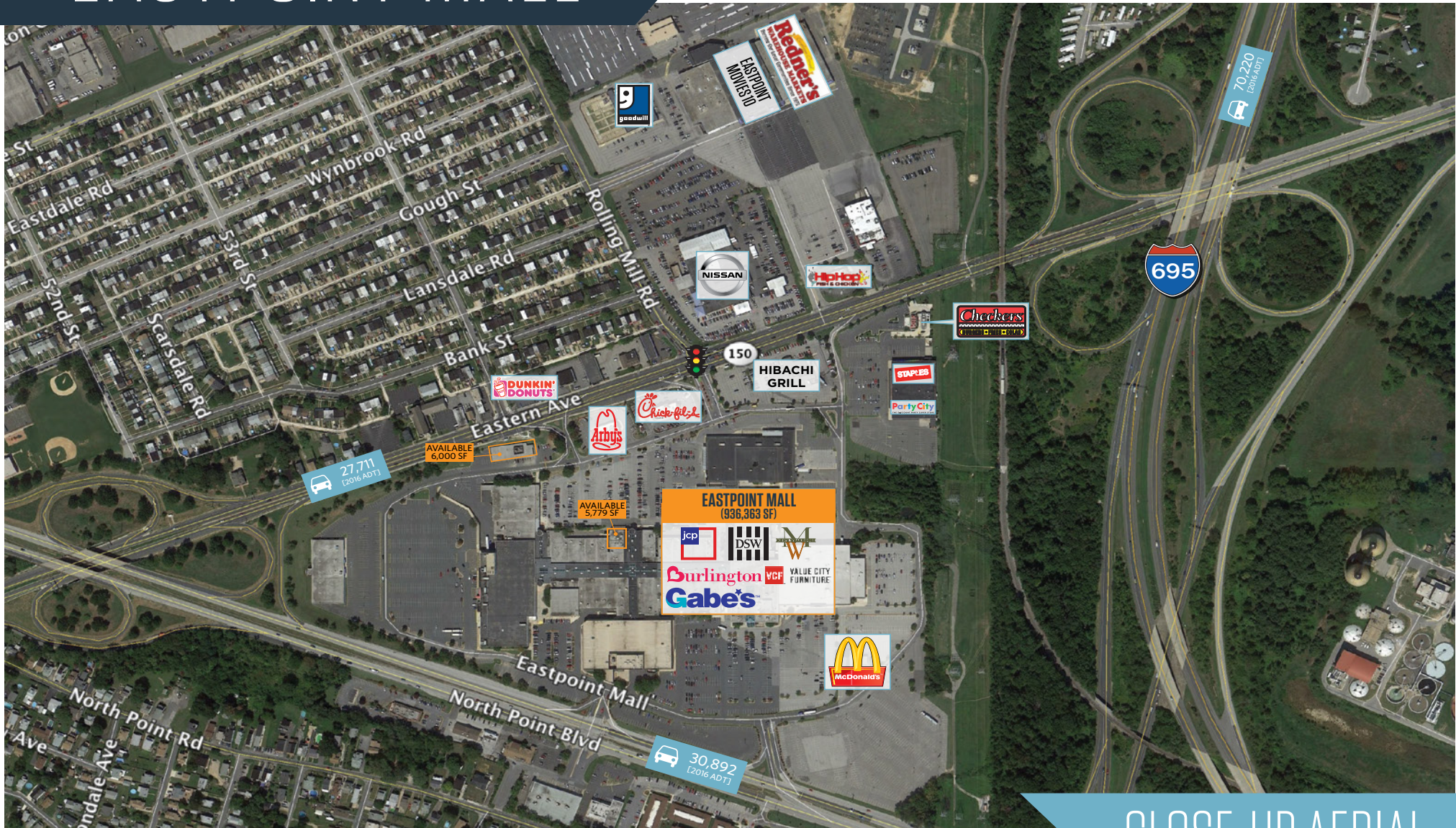
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CLOSE-UP AERIAL

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