



NEARBY RETAILERS



RETAIL FOR LEASE

- 2,414 SF Free Standing BB&T + Basement
- Lot size is 0.87 acres [37,984 SF]
- 2 Existing drive thru lanes
- 17 Parking spaces on site
- Surrounded by an affluent residential base in highly desirable Howard County, MD
- Zoned B-2 (Business: General) District which permits a wide variety of uses including financial services, fast food/fast casual/QSR restaurants, service retail, automotive, pet services, and medical office/clinics.
- Pylon signage on highly trafficked Baltimore National Pike [Route 40] which carries over 57,000 vehicles per day.

RYAN WILNER

rwilner@klnb.com | 443-632-2058

ANDY FELDMAN

afeldman@klnb.com | 443-632-2053

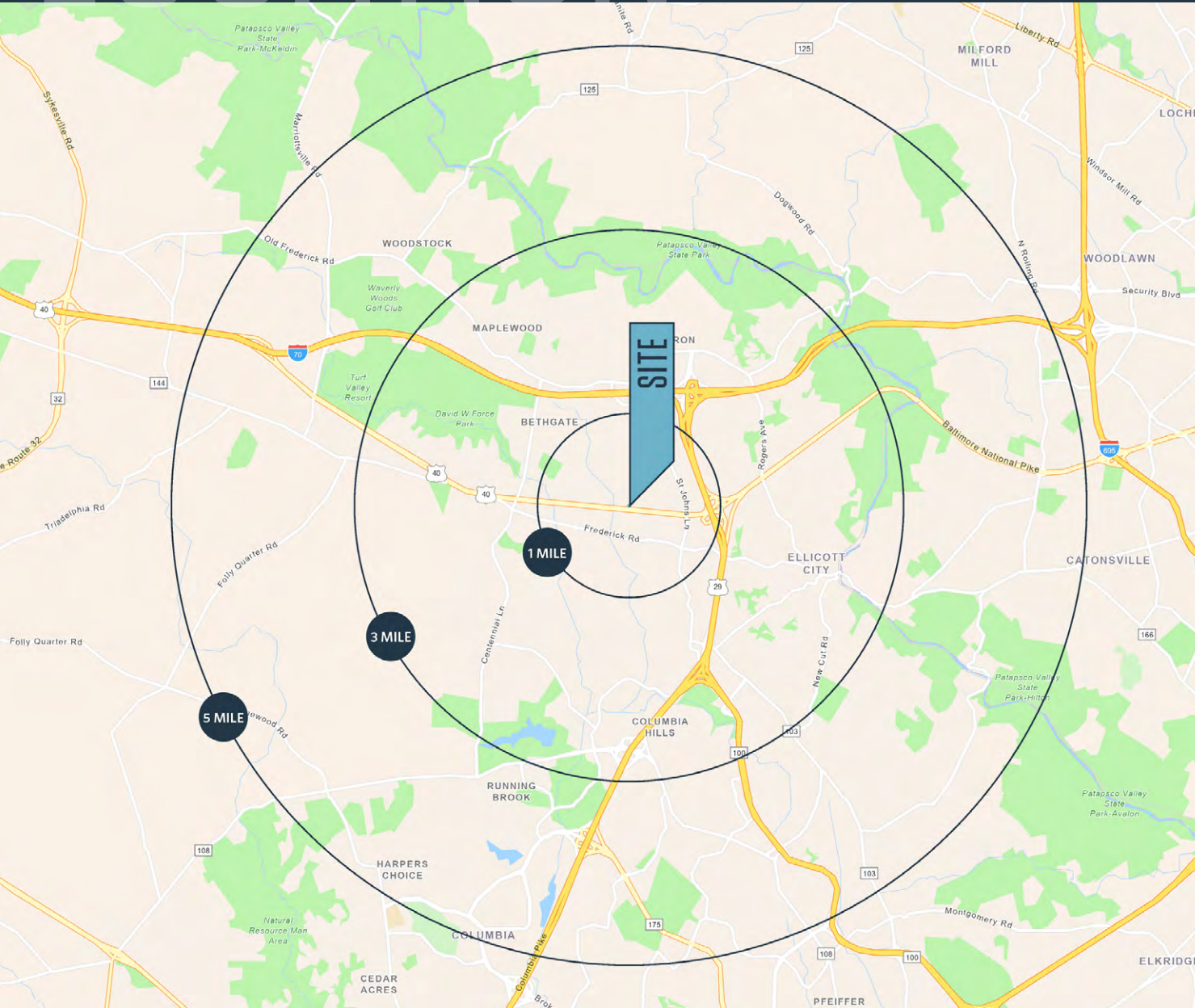
ALEX SHEARER

ashearer@klnb.com | 443-632-2081

LOCATION

9450 BALTIMORE NATIONAL PIKE

9450 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042, HOWARD COUNTY



PROPERTY HIGHLIGHTS:

- 2,414 SF Free Standing BB&T + Basement
- Lot size - 0.87 acres [37,984 SF]

DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
8,150	67,165	166,875
Daytime Population		
8,033	58,901	157,631
Households		
2,964	23,719	61,609
Average HH Income		
\$200,937	\$195,424	\$171,306

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Baltimore National Pike [US-40] 47,240 ADT

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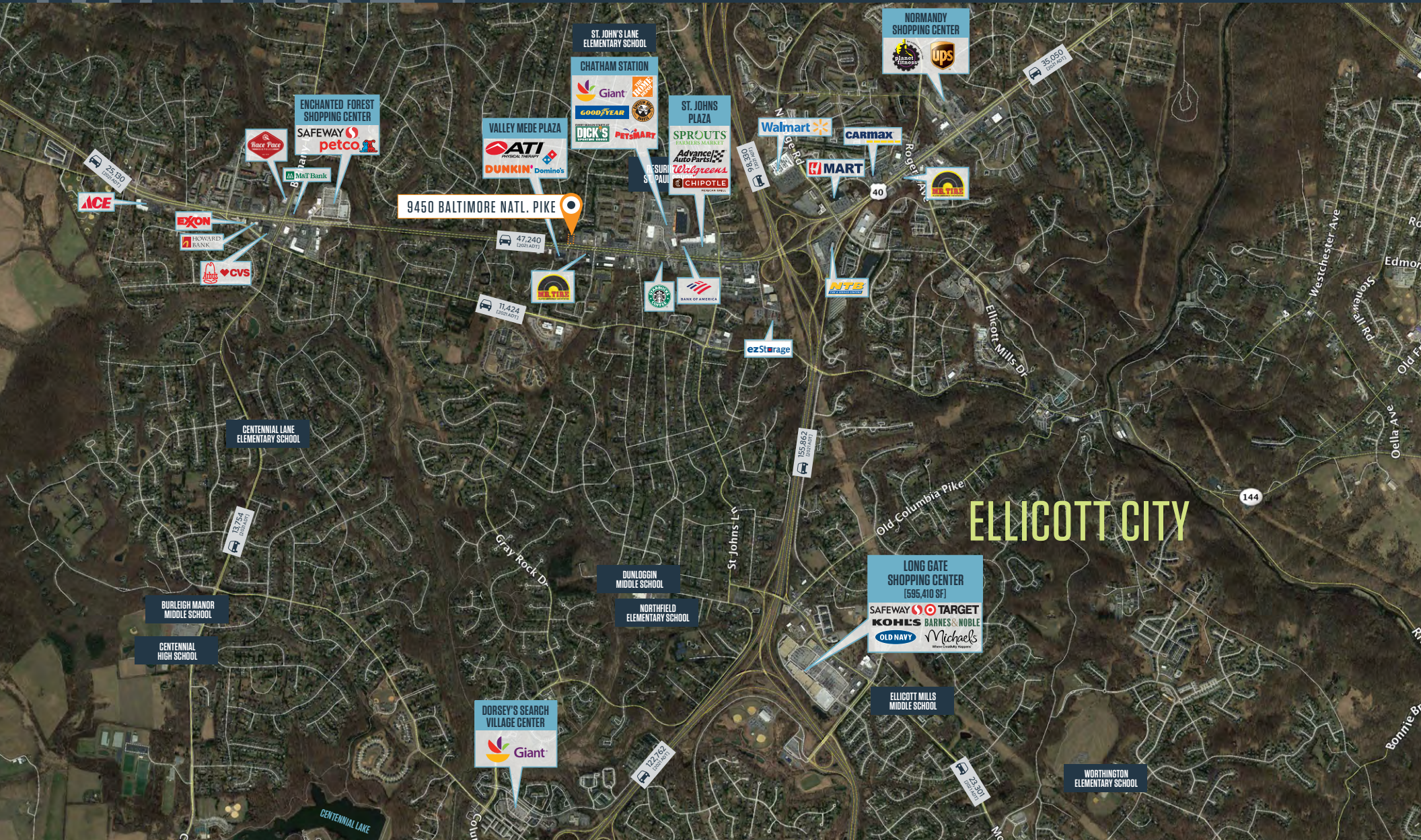
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MARKET

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CLOSE-UP

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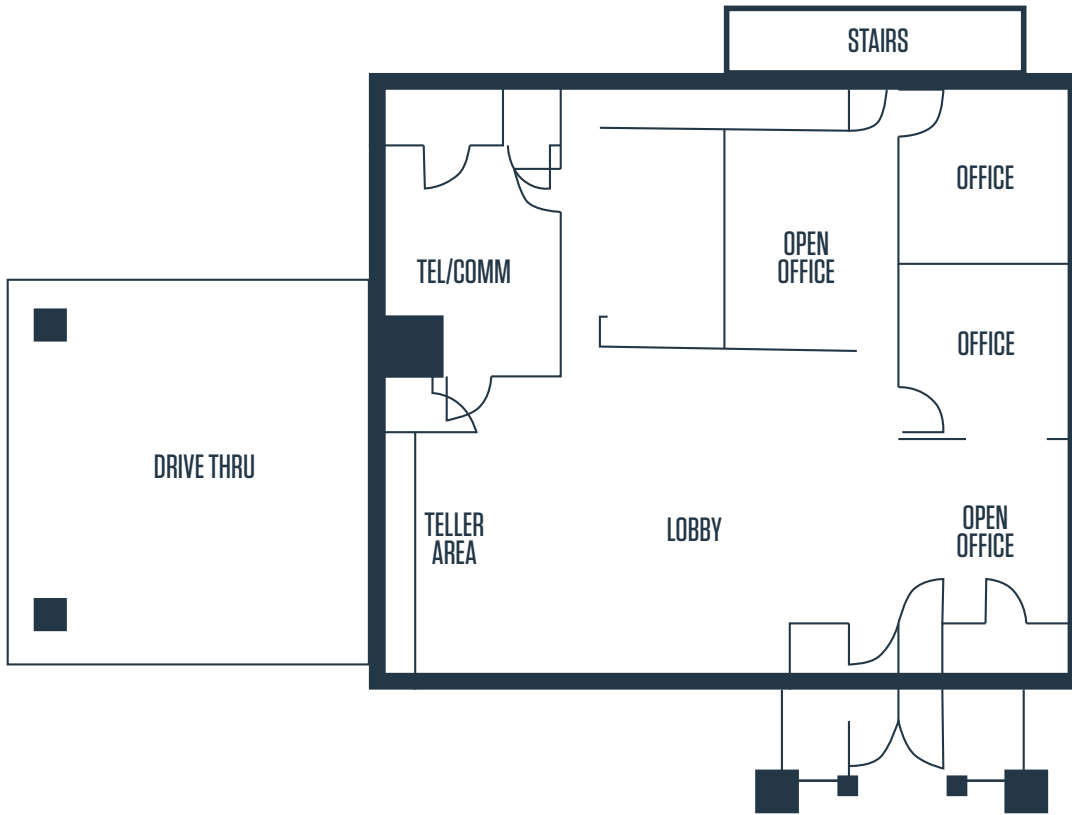
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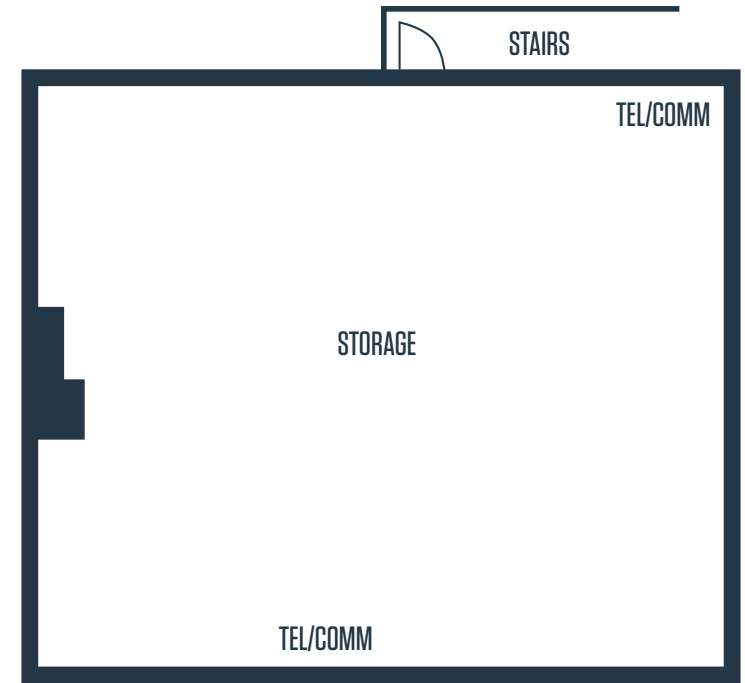
SITE PLAN

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FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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100 West Road, Suite 505, Towson, MD 21204

klnb.com

 facebook.com/KLNBCRE

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 linkedin.com/company/klnb

 instagram.com/klnbcre

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