

DRIVE-THRU OPPORTUNITY!



## JOIN NEARBY RETAILERS



## RETAIL FOR LEASE

- Available: 1,842 SF [potential to add drive-thru]
- Join ExpressCare [opening summer 2022]
- Parcel 1.47 acres
- 92 Parking Spaces on site
- Rare Pylon Sign Visible to Route 100 [89,270 ADT]
- Zoned: POR - Howard County
- Easy access on and off Route 100.

RYAN MINNEHAN

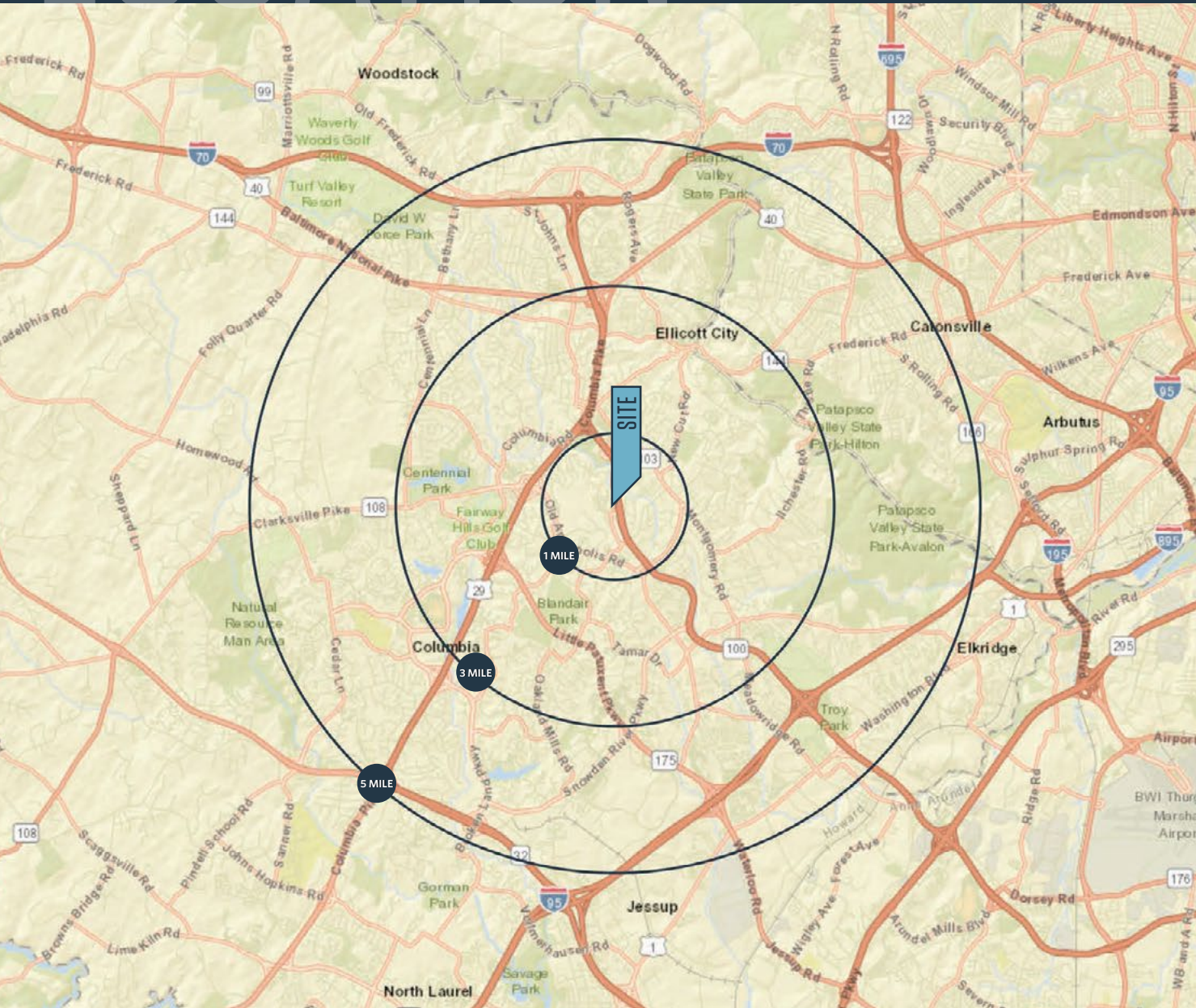
rminnehan@klnb.com | 443-632-2088



# LOCATION

## 4900 BEAVER RUN COURT

ELLICOTT CITY, MD 21043, HOWARD COUNTY



### DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
9,295	84,776	214,078
Daytime Population		
8,819	42,693	141,391
Households		
3,313	32,584	82,033
Average HH Income		
\$158,479	\$149,935	\$145,167

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2019:

Rt. 100	89,270 ADT
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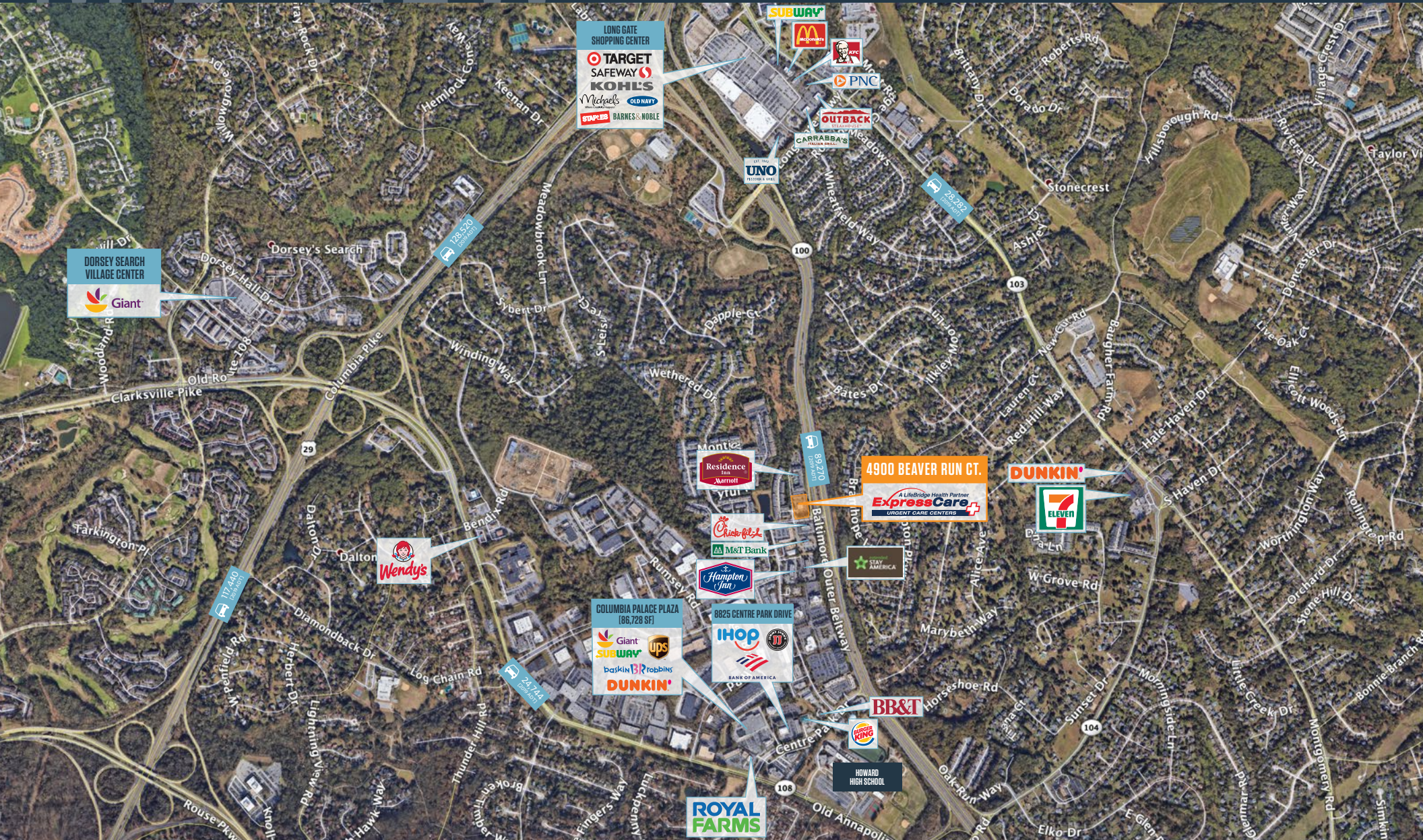
ELLICOTT CITY, MD 21043, HOWARD COUNTY





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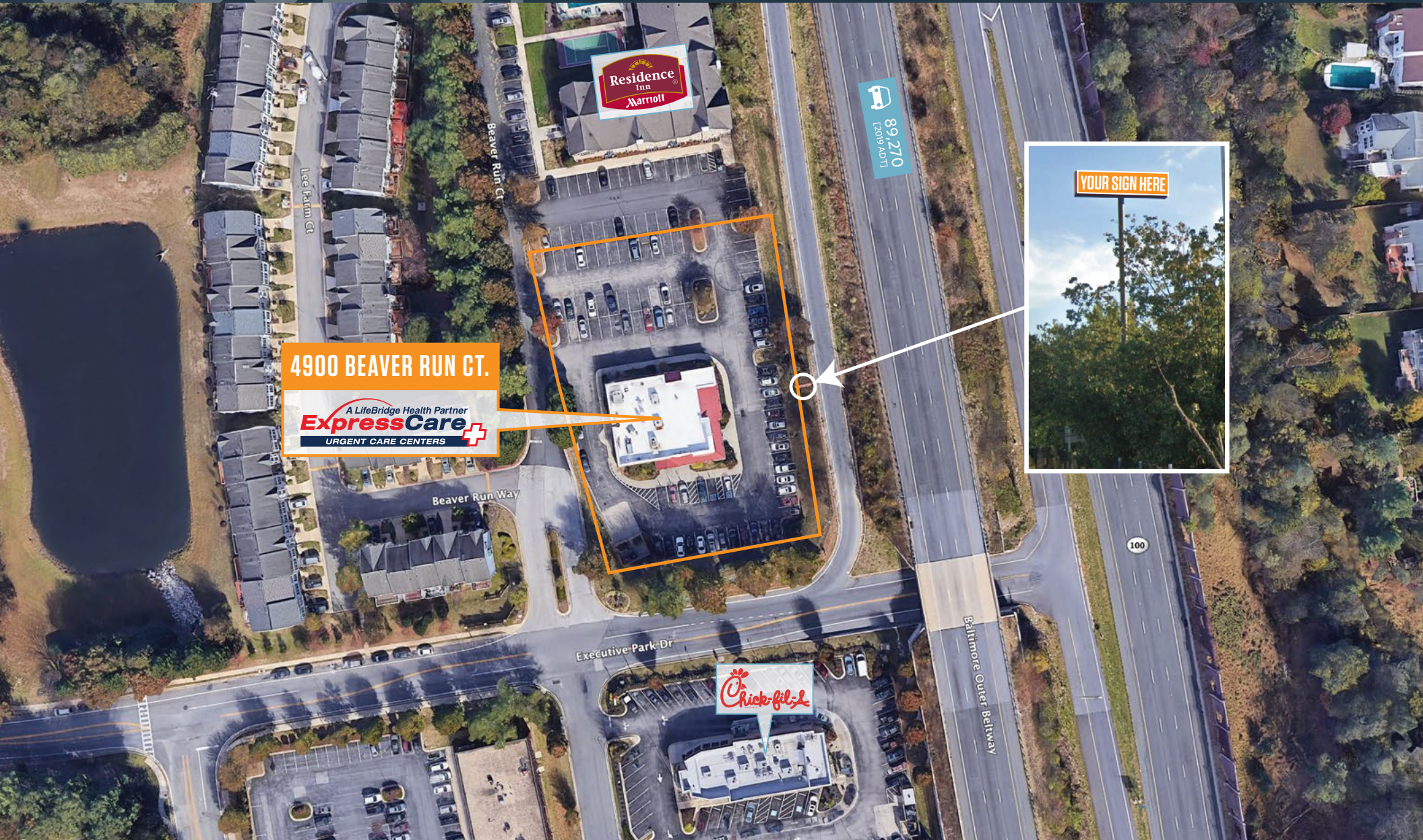
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# CLOSE-UP

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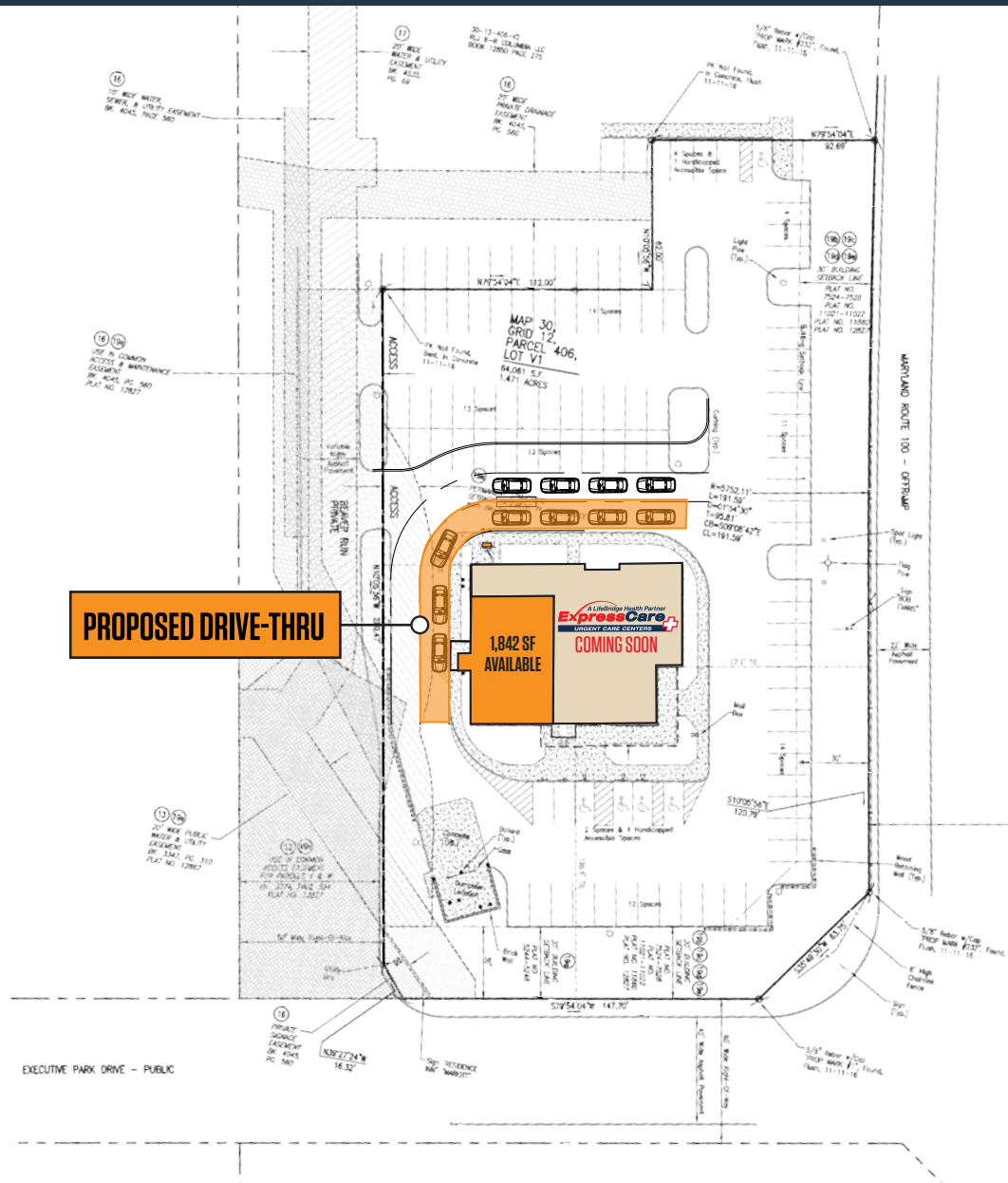


# DRIVE-THRU

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### CONCEPT PLAN



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# RENDERING

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# RENDERING

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## FOR MORE INFORMATION, PLEASE CONTACT:

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