



JOIN THESE RETAILERS



NEW FREESTANDING RETAIL AVAILABLE

- Available: Proposed 1,276 SF Building (22' of frontage x 58' deep)
- Just south of I-795 & Franklin Boulevard
- Excellent road frontage/reminder factor, and parking at the storefront
- Pylon and whole building signage for high identity.
- Excellent retail generators, include good demographics, schools, and major retailers
- Over 23,651 traffic and regionally accessible to large population

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

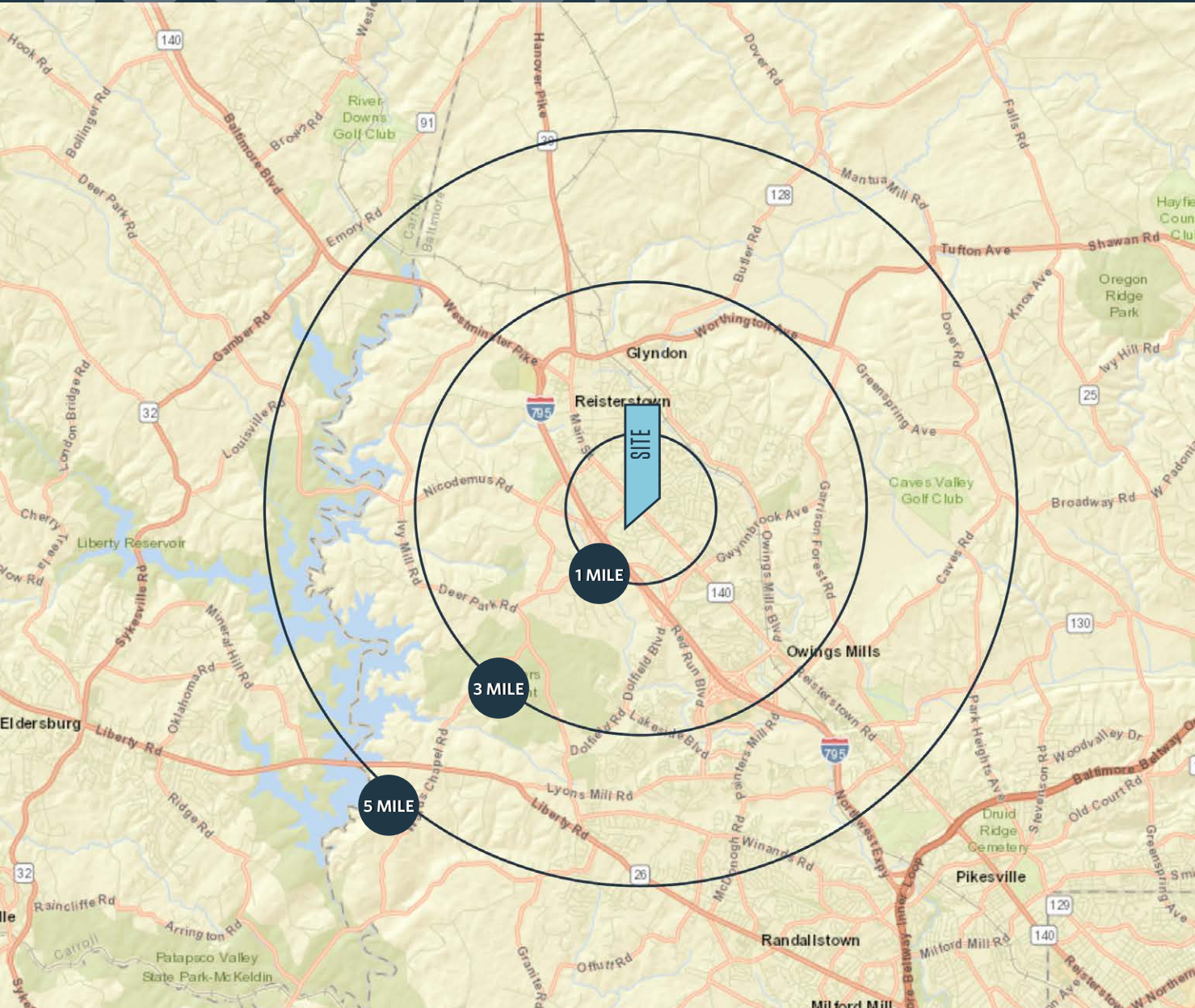
PATRICK MILLER

pmiller@klnb.com | 443-632-2042

LOCATION

CHESTNUT HILL WEST

11804-11814 REISTERSTOWN RD, REISTERSTOWN, MD 21136, BALTIMORE COUNTY



PROPERTY HIGHLIGHTS:

Proposed New Freestanding
1,276 SF Retail Building

DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
16,762	62,225	110,024
Daytime Population		
3,617	31,110	45,772
Households		
6,436	23,872	42,789
Average HH Income		
\$99,340	\$119,621	\$125,338

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

I-795	70,031 ADT
Reisterstown Road	23,651 ADT
Franklin Boulevard	22,963 ADT

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

PATRICK MILLER

pmiller@klnb.com | 443-632-2042



CLOSE-UP

CHESTNUT HILL WEST

11804-11814 REISTERSTOWN RD, REISTERSTOWN, MD 21136, BALTIMORE COUNTY



MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

PATRICK MILLER

pmiller@klnb.com | 443-632-2042



MIDVIEW

CHESTNUT HILL WEST

11804-11814 REISTERSTOWN RD, REISTERSTOWN, MD 21136, BALTIMORE COUNTY



MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

PATRICK MILLER

pmiller@klnb.com | 443-632-2042



MARKET

CHESTNUT HILL WEST

11804-11814 REISTERSTOWN RD, REISTERSTOWN, MD 21136, BALTIMORE COUNTY



OWINGS MILLS

REISTERSTOWN

MICHAEL GINSBURG
mginsburg@klnb.com | 443-632-2041

PATRICK MILLER
pmiller@klnb.com | 443-632-2042

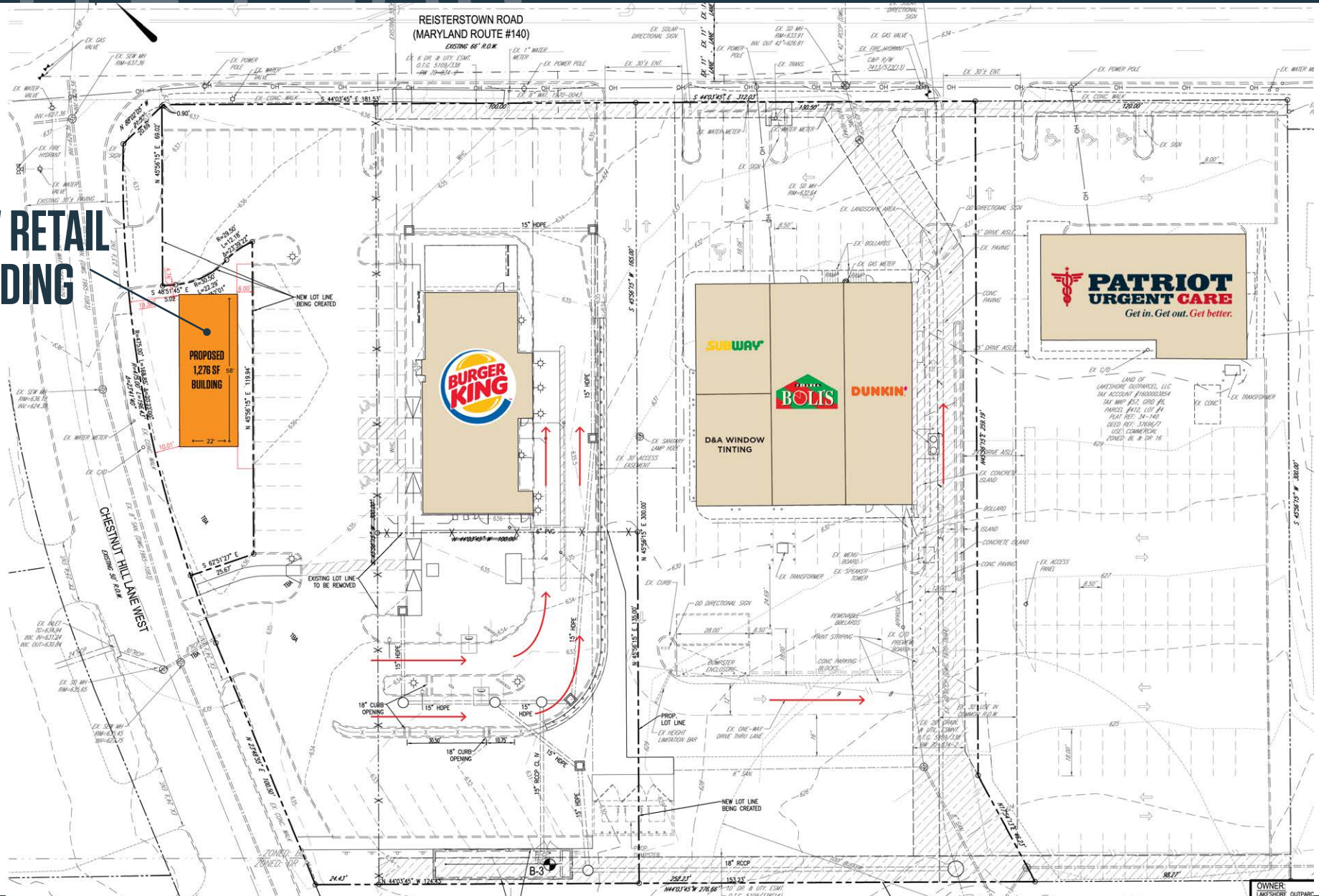


SITE PLAN

CHESTNUT HILL WEST

11804-11814 REISTERSTOWN RD, REISTERSTOWN, MD 21136, BALTIMORE COUNTY

NEW RETAIL BUILDING



MICHAEL GINSBURG
mginsburg@klnb.com | 443-632-2041

PATRICK MILLER
pmiller@klnb.com | 443-632-2042





CHESTNUT HILL WEST

11804-11814 REISTERSTOWN RD, REISTERSTOWN, MD 21136, BALTIMORE COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL GINSBURG

mginsburg@klnb.com
443-632-2041

PATRICK MILLER

pmiller@klnb.com
443-632-2042

100 West Road, Suite 505, Towson, MD 21204

.....
klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.