







TRADEPOINT
MARKETPLACE

BALTIMORE, MD

PROPERTY HIGHLIGHTS

- 3,300 acre logistics and maritime development located on the Chesapeake Bay
- 7,000,000 +/- SF future development
- Multiple pad site opportunities
- Strong daytime population - 20,000 employees
- Immediate access to interstate and regional road network (I-95, I-695, I-895/Harbor Tunnel Thruway, I-295/Baltimore-26 Washington Parkway)

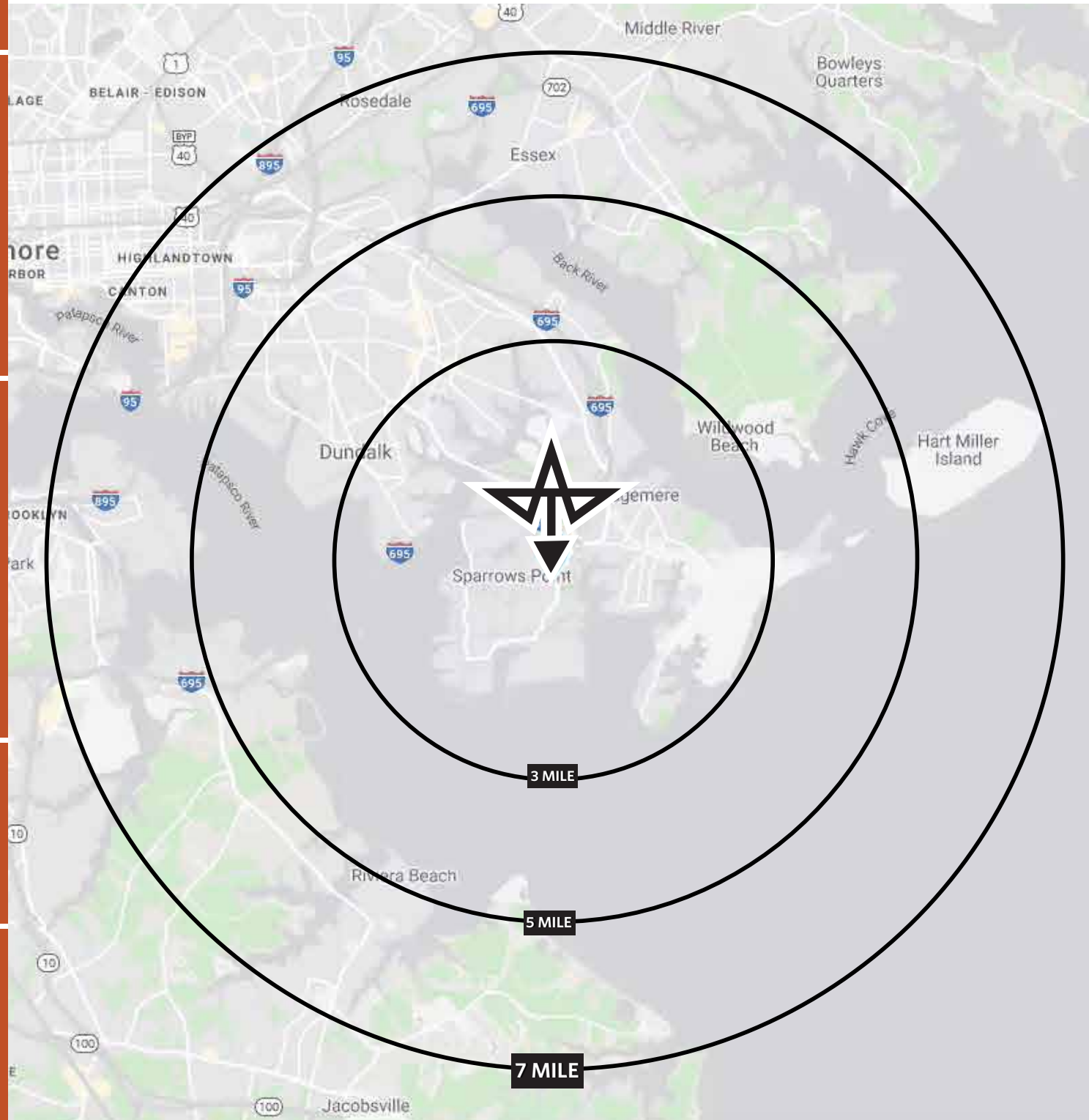
DEMOGRAPHICS

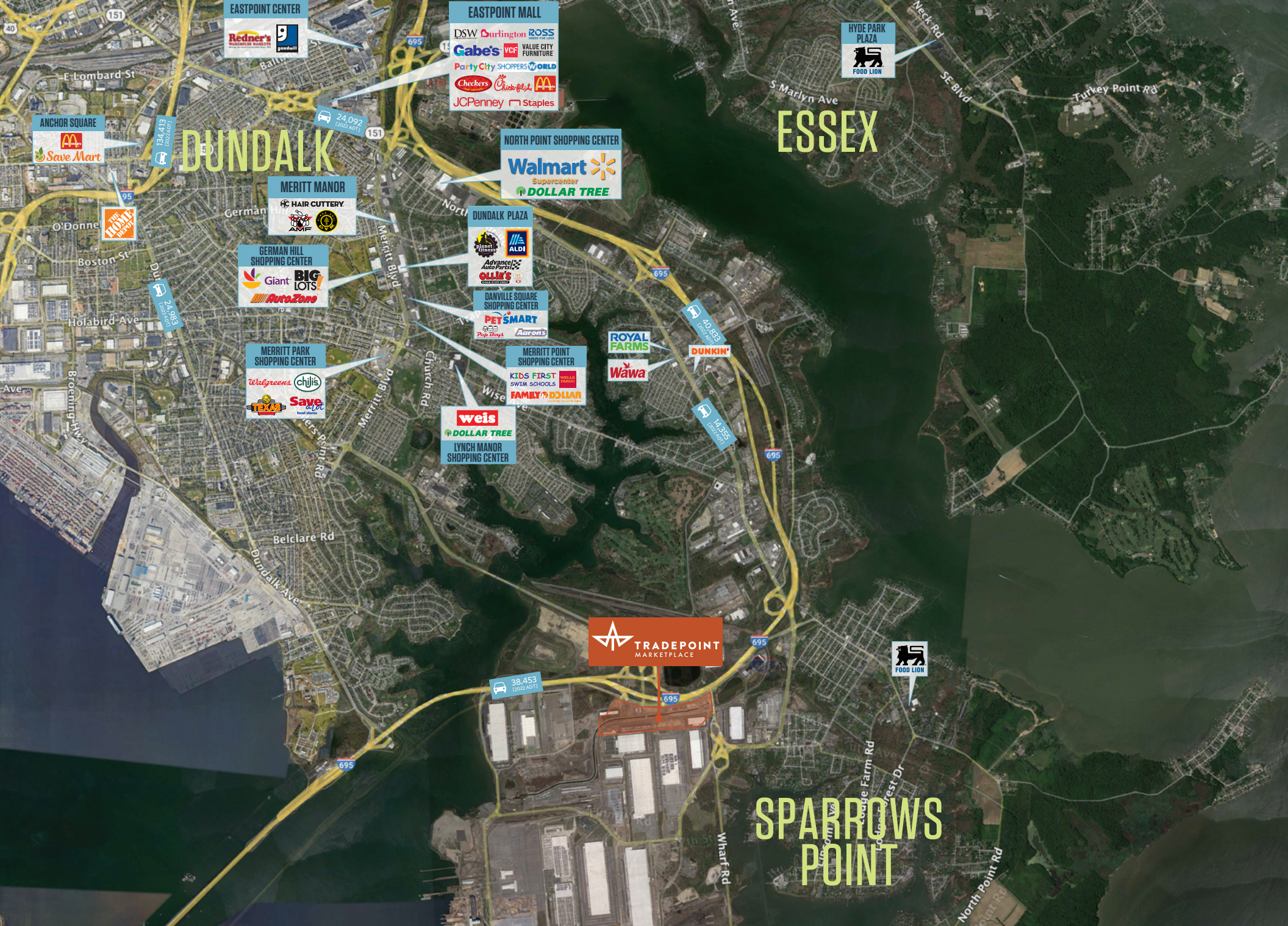
	3-MILE	5-MILE	7-MILE
 POPULATION	50,316	107,200	230,598
 DAYTIME POPULATION	41,302	91,916	227,731
 HOUSEHOLDS	19,404	40,735	98,140
 AVERAGE HH INCOME	\$84,241	\$80,931	\$101,401

TRAFFIC COUNTS

I-695	40,833 ADT
North Point Blvd	11,652 ADT
I-157	9,475 ADT

JOIN





DUNDALK

ESSEX

SPARROWS POINT

ANCHOR SQUARE
Save Mart

EASTPOINT CENTER
Redner's
Sundell

EASTPOINT MALL
DSW
Durlington
ROSS
Gabe's
VCF
VALUE CITY FURNITURE
Party City
SHOPPERS WORLD
Checkers
Chick-fil-A
McDonald's
JCPenney
Staples

HYDE PARK PLAZA
FOOD LION

NORTH POINT SHOPPING CENTER
Walmart
Supercenter
DOLLAR TREE

MERRITT MANOR
HAIR CUTTERY
AMF

DUNDALK PLAZA
Advance
Auto Parts
ALDI
OLLIE'S
GREENBERG'S

GERMAN HILL SHOPPING CENTER
Giant
BIG LOTS
AutoZone

DANVILLE SQUARE SHOPPING CENTER
PET SMART
Pup Zone's
Acron's

MERRITT PARK SHOPPING CENTER
Walgreens
chili's
Says
TEXAS

MERRITT POINT SHOPPING CENTER
KIDS FIRST
SWIM SCHOOLS
FAMILY DOLLAR

ROYAL FARMS

DUNKIN'

Wawa

weis
DOLLAR TREE
LYNCH MANOR SHOPPING CENTER

TRADEPOINT MARKETPLACE

FOOD LION



TRADEPOINT
MARKETPLACE

38,453
[2022 ADI]

11,652
[2022 ADI]

amazon
FedEx
ACCESS POINT

amazon
Under Armour

FLOOR DECOR
Home Depot
Home Depot

Orsted

LAFARGE

7-ELEVEN

M&T Bank



158

695

Peninsula Expy

695

158

Reservoir Rd

Berthehem Blvd

695

EXISTING FLEX BUILDING
(FULLY LEASED)

ROYAL
FARMS

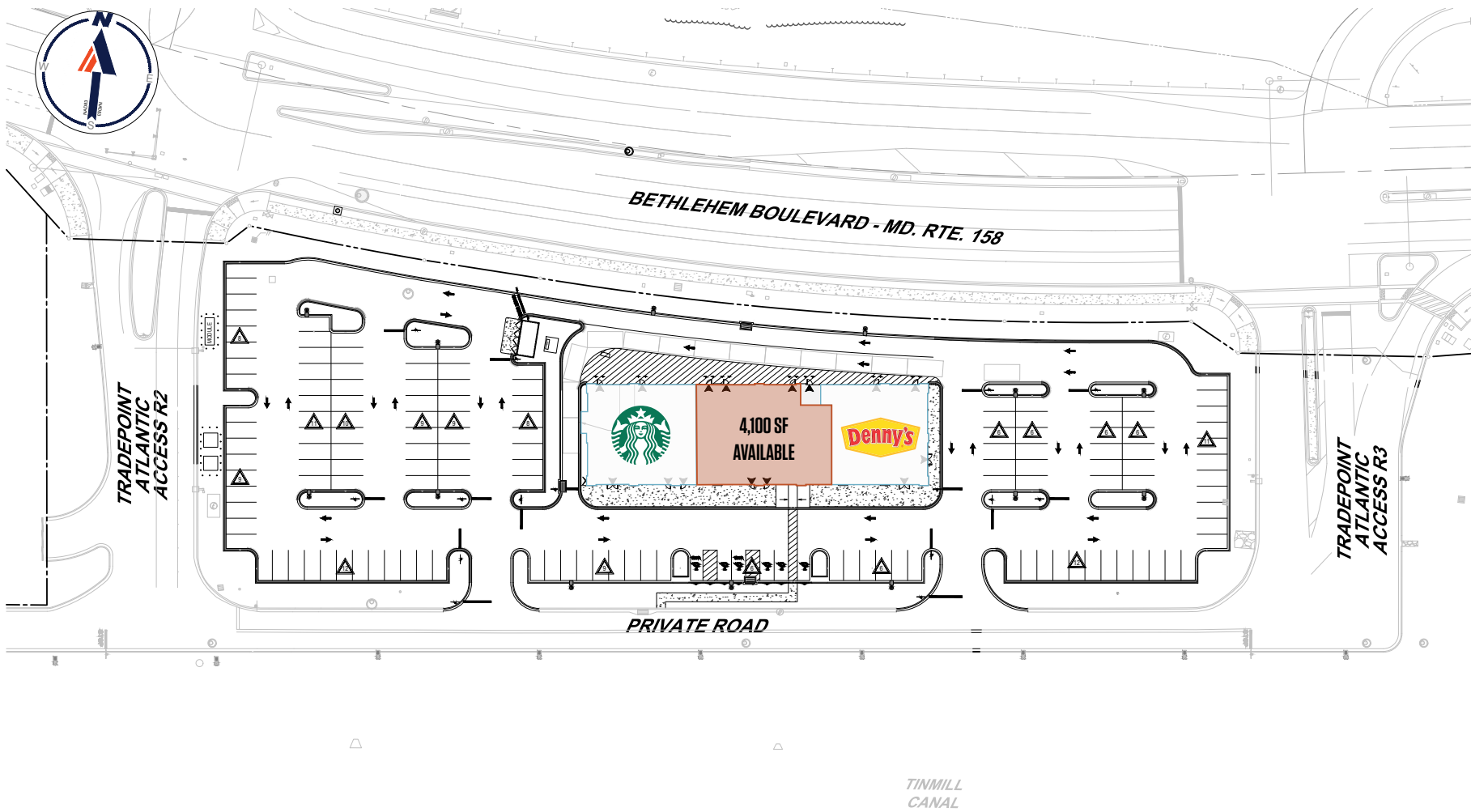
POPEVES

Finishing Mill Rd

Finishing Mill Rd

Wharf Rd

Finishing Mill Rd



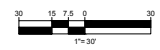
PAVEMENT LEGEND

-  STANDARD DUTY ASPHALT PAVEMENT
-  CONCRETE SIDEWALK

OWNER/DEVELOPER

TRADEPOINT ATLANTIC, LLC
 1800 SPARROWS POINT BLVD
 BALTIMORE, MD 21215
 CONTACT: MIKE HORWITZ
 PHONE: 410.955.4443

MARYLAND COORDINATE
 SYSTEM (MCS)



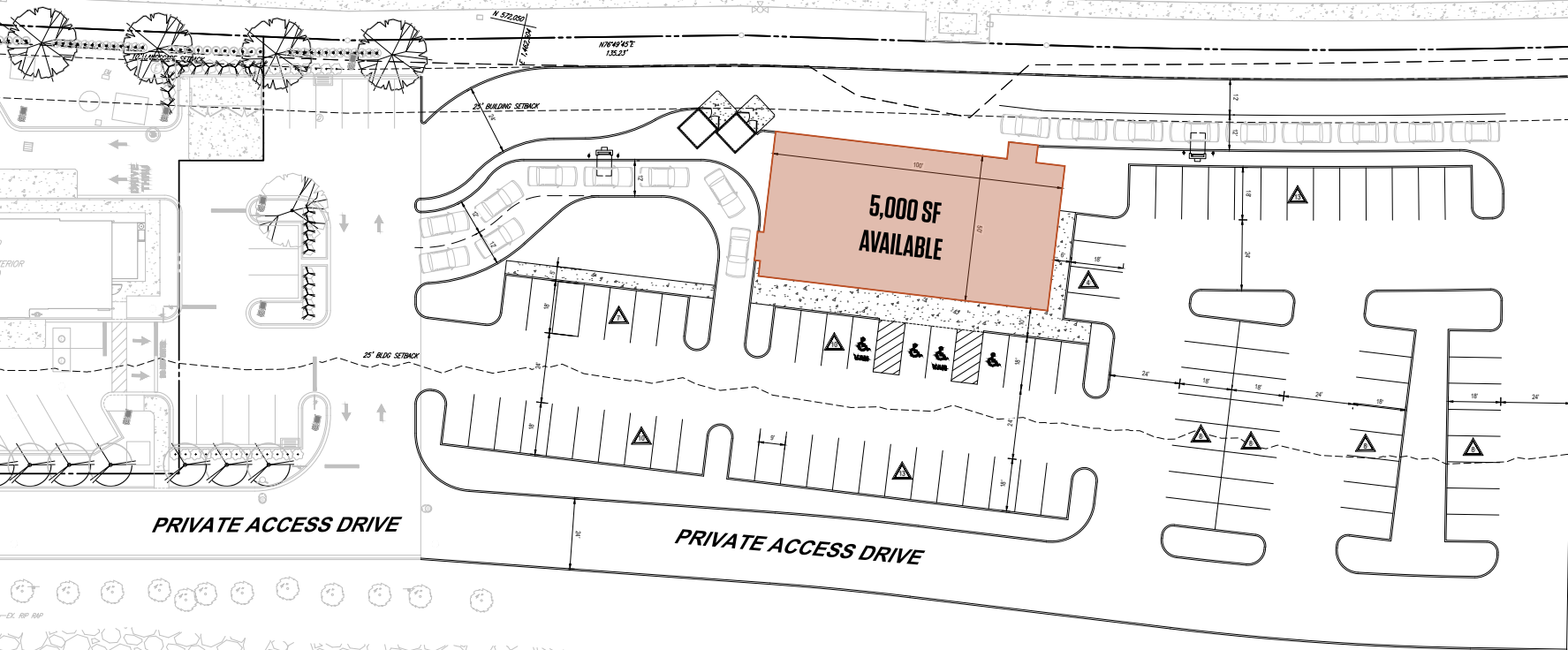


BETHLEHEM BOULEVARD - MD. RTE. 158

VARIOUS WIDTH F.L.O.B.
(ASPHALT PAVEMENT)
POSTED SPEED LIMIT = 40 MPH

BASISLINE
(PER SURVEY REF. WP #2)

GRASS



PRIVATE ACCESS DRIVE

PRIVATE ACCESS DRIVE

**5,000 SF
AVAILABLE**





ROYAL FARMS

STARBUCKS

4,100 SF AVAILABLE

Denny's

POPEYES

36.457

16.492

9.475

28.703

Warehouse Rd

Peninsula Expy

695

Baltimore Beltway

450

Bethlehem Blvd



A large, stylized, light-colored 'K' logo is centered in the background of the page. The 'K' is composed of several geometric shapes: a large triangle at the top, a vertical bar in the middle, and two large triangles at the bottom that meet at the center. The background is a solid orange color.

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