



AVIATION STATION

klnb****

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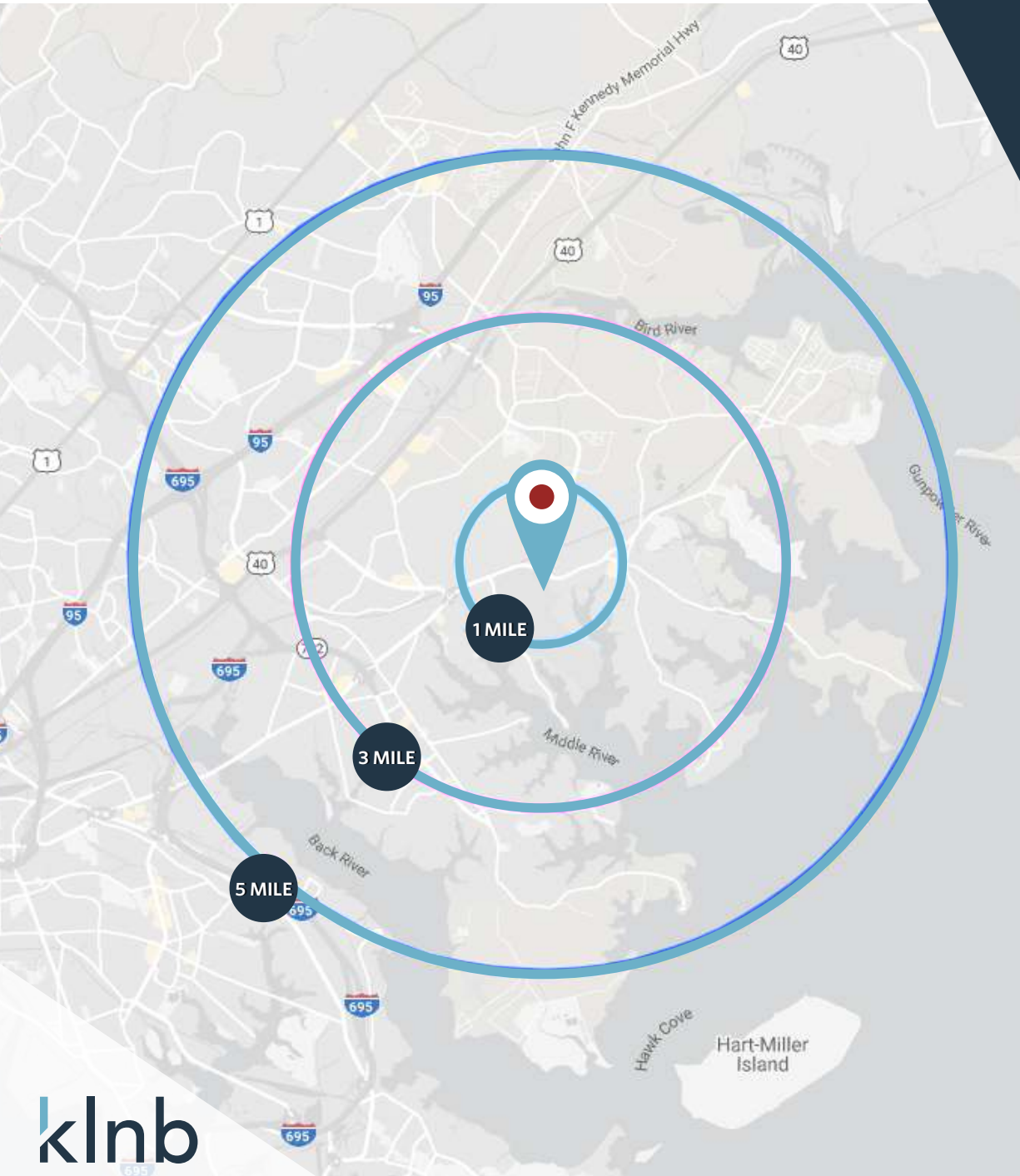
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2800 & 3000 EASTERN BLVD
MIDDLE RIVER, MD 21220

PROPERTY SNAPSHOT

MIDDLE RIVER, MD



NEARBY SIGNIFICANT EMPLOYMENT ANCHORS

Lockhead Martin - GE Aviation/MRAS
Comcast - Johns Hopkins Medical



50,493
DAYTIME POPULATION
(3 MILE RADIUS)



\$89,304
AVERAGE HH INCOME
(1 MILE RADIUS)



WHITE MARSH 21,871 ADT
BLVD
EASTERN BLVD 30,001 ADT

AVIATION STATION

- 65 acres +/-
- 2,000,000 +/- SF on two levels
- 320 surface parking spaces
- Signalized intersection
- 37 loading dock doors
- Maryland MARC Commuter Train & MTA Bus Stop
- BM-CT zoning

JOIN NEARBY:

Walmart  **SUBWAY** 



MARKET AERIAL

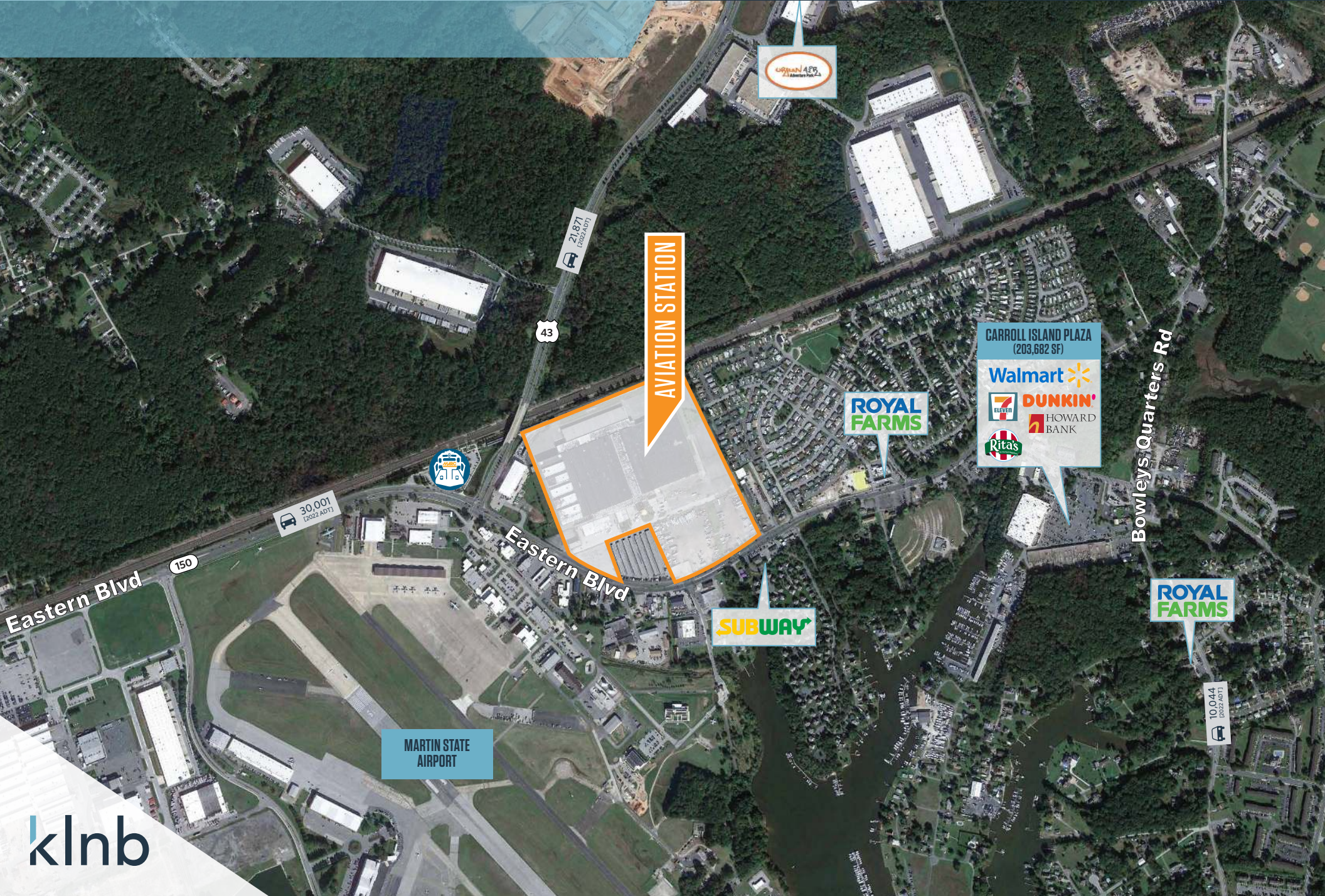
MIDDLE RIVER, MD



MIDDLE RIVER

MID-VIEW AERIAL

MIDDLE RIVER, MD



AVIATION STATION

ORANGE 4FB
2.3 Miles from Park 2.3

21,871
(2022 ADT)

43

CARROLL ISLAND PLAZA
(203,682 SF)

Walmart

7
ELEVEN

DUNKIN'

HOWARD
BANK

Ritas

Bowleys Quarters Rd

ROYAL
FARMS

30,001
(2022 ADT)

150



Eastern Blvd

SUBWAY

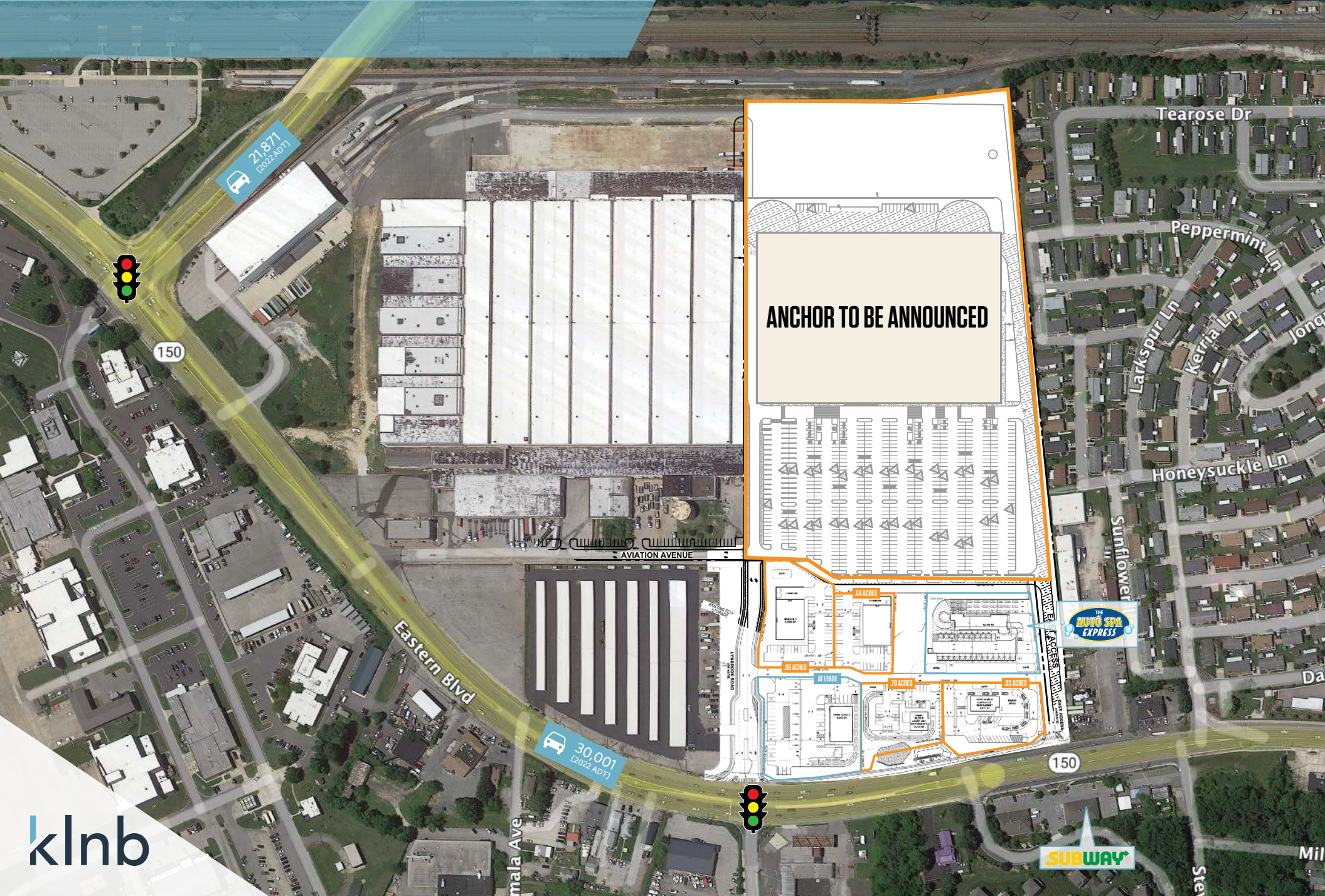
ROYAL
FARMS

10,044
(2022 ADT)

MARTIN STATE
AIRPORT

CLOSE-UP AERIAL

MIDDLE RIVER, MD



ANCHOR TO BE ANNOUNCED

21,871
(2022 ADT)

30,001
(2022 ADT)

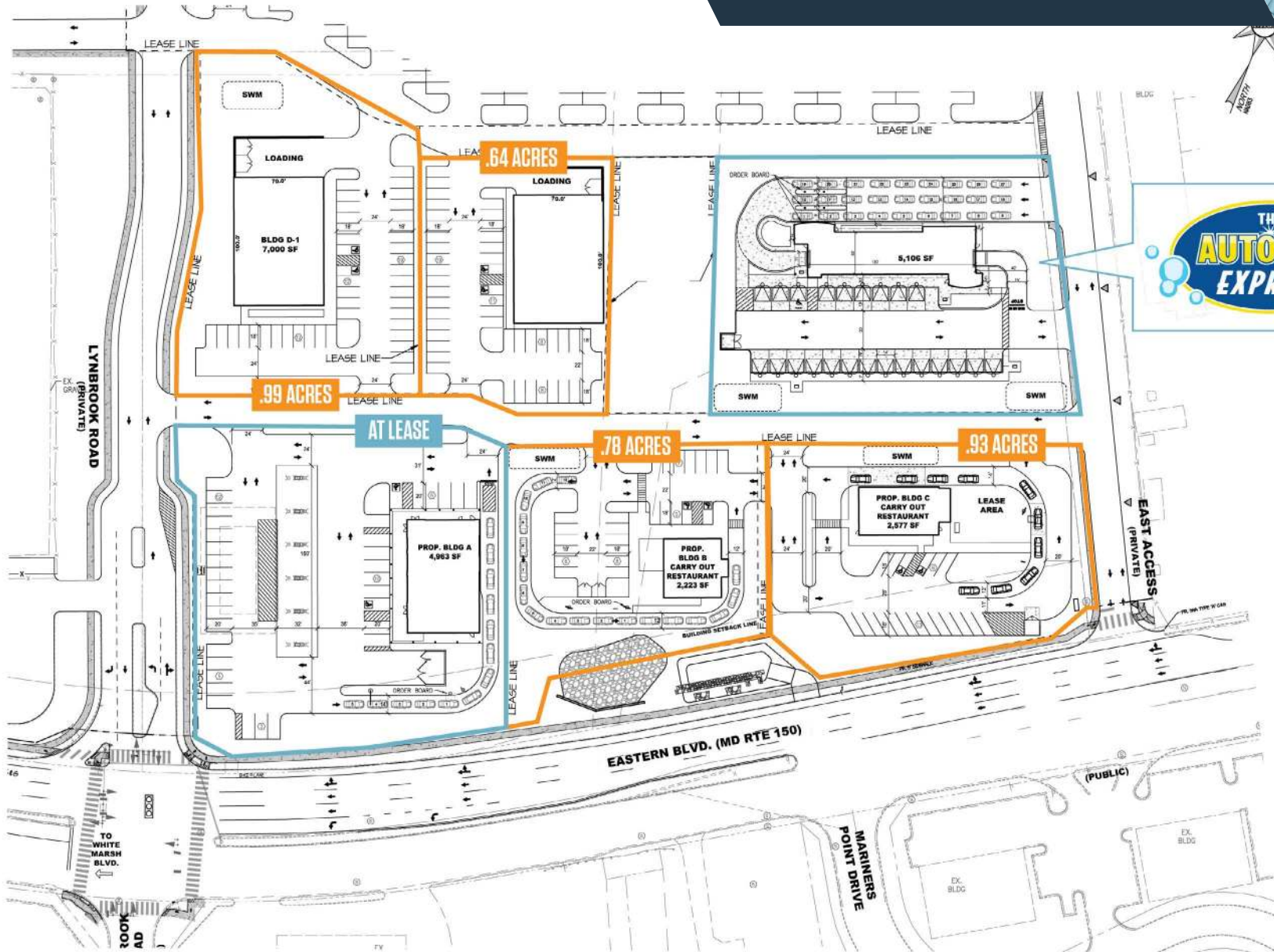
THE AUTO SPA EXPRESS

SUBWAY

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SITE PLAN

2800 & 3000 EASTERN BLVD



PLAN

SCALE: 1" = 50'



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