

## NEARBY RETAILERS



## RETAIL FOR LEASE

- Retail space available across from the Security Square Mall - set for a major revitalization redevelopment.
- Baltimore Co. will be investing \$30M+ for future mixed-use, entertainment and public green space for the current mall.  
***Click for more on Reimagine Security Square***
- Surrounded by several public schools and offices which include US Dept. of Health & Human Services, FBI Baltimore Headquarters, US Social Security Administration.

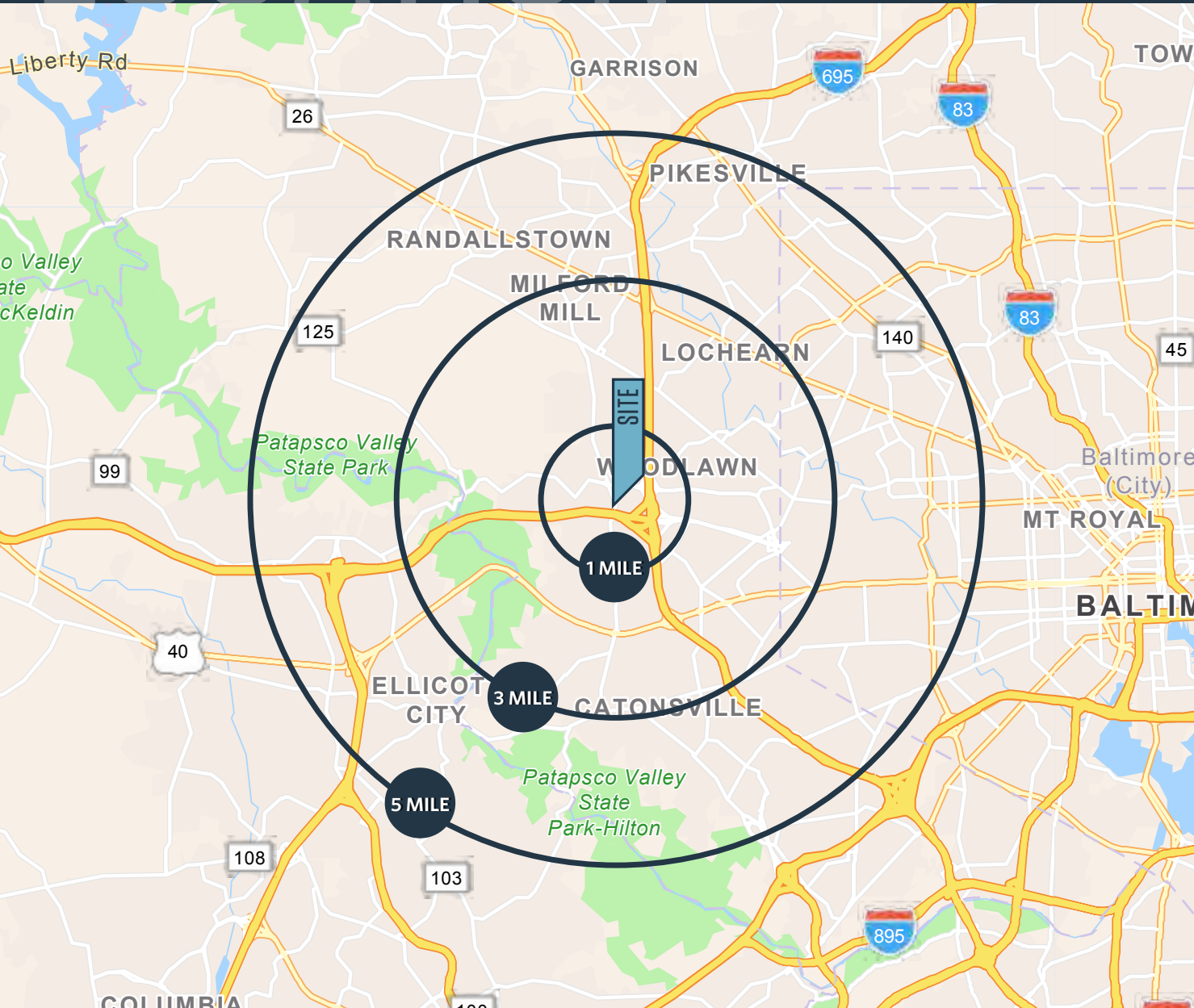
## AVAILABLE SPACE

SIZE	CONDITION	TIMING
4,908 SF	"AS-IS" (FORMER FURNITURE STORE)	WITHIN 30 DAYS OF SIGNED LEASE
*Est. NNN: \$6.32 PSF		

# LOCATION

## 1727 ROLLING RD

WINDSOR MILL, MD 21244, BALTIMORE COUNTY



### DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	12,144	107,604	310,630
Daytime Population	16,875	99,301	280,234
Households	4,416	41,701	121,377
Average HH Income	\$105,697	\$108,677	\$103,387

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023:

Rolling Rd	25,504 ADT
I-70	118,118 ADT
Fairbrook Rd	11,138 ADT

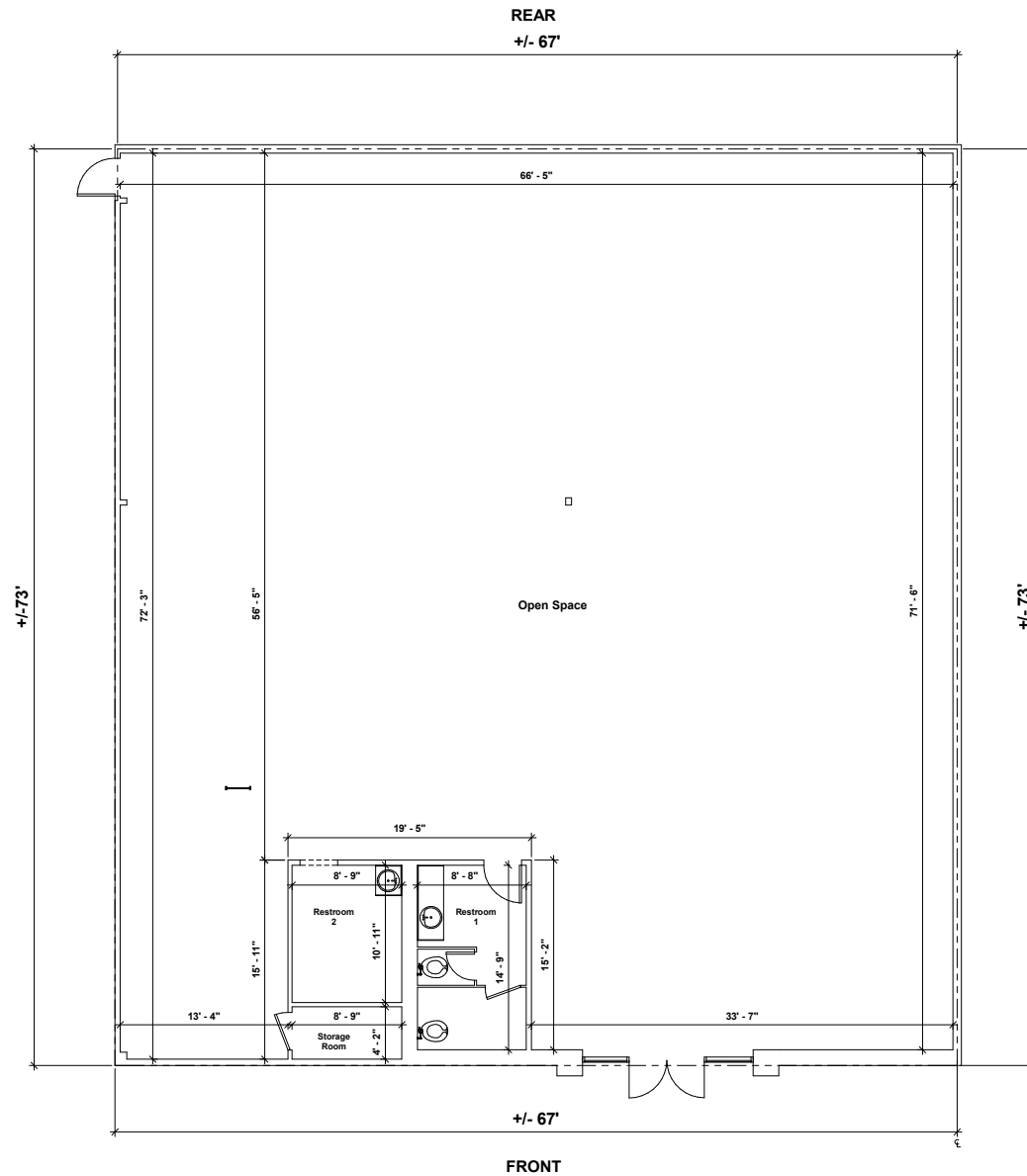
# SITE PLAN

# 1727 ROLLING RD

WINDSOR MILL, MD 21244, BALTIMORE COUNTY



CLICK HERE TO WATCH  
A VIRTUAL TOUR



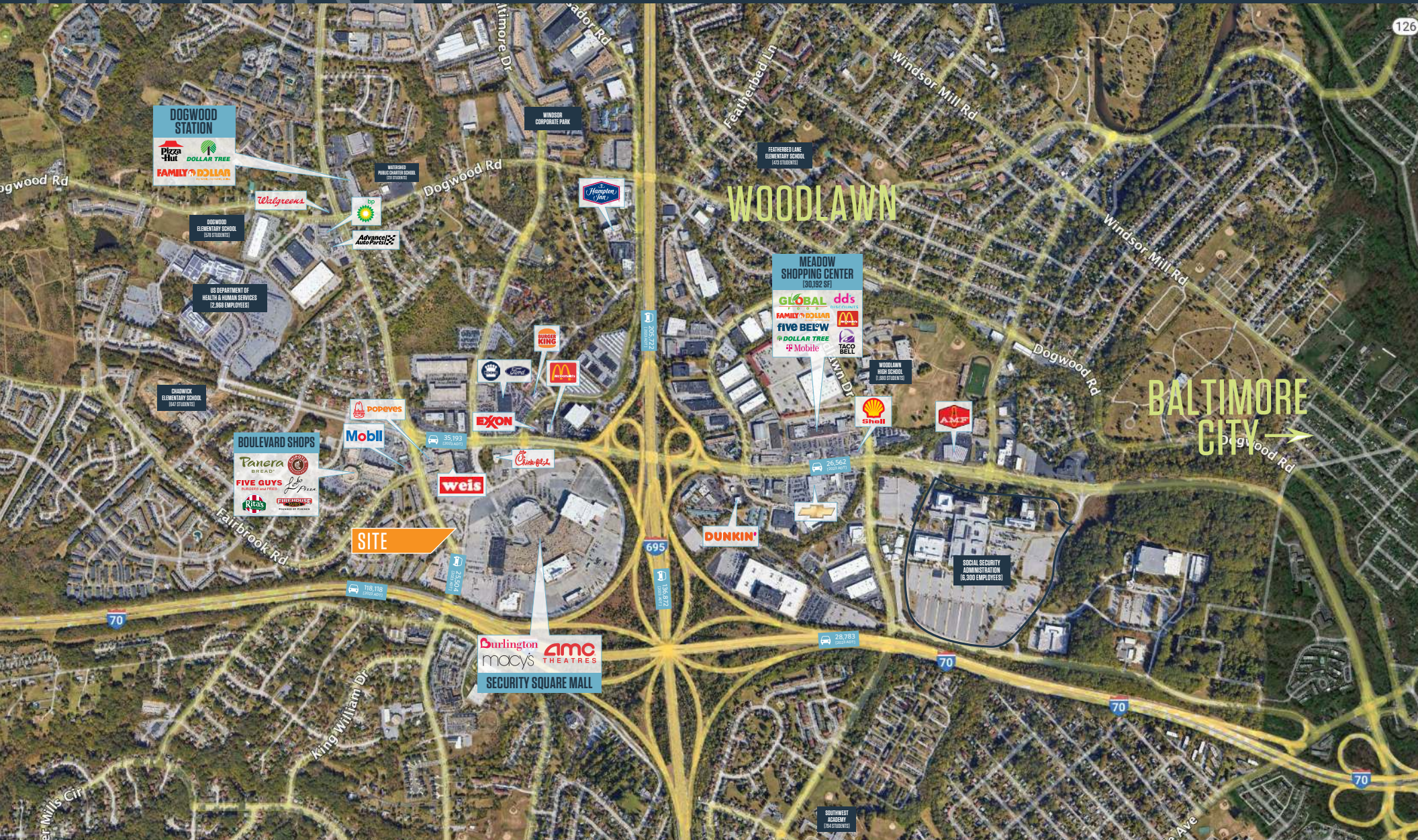
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# MID-VIEW

## 1727 ROLLING RD

WINDSOR MILL, MD 21244, BALTIMORE COUNTY



CHADWICK  
ELEMENTARY SCHOOL  
(647 STUDENTS)

**BOULEVARD SHOPS**

Panera BREAD  
CHIPOTLE MEXICAN BREADS  
FIVE GUYS BURGERS and FRIES  
Lobo PIZZA  
Rita's  
FIREHOUSE SUBS  
FOUNDED BY FIREMEN

**popeyes**

**Mobil**

35,193  
[2023 ADT]

**EXXON**

**BURGER KING**

**McDonald's**

**Chick-fil-A**

**weis**

1727 ROLLING RD

**BEAUTY4U**

4,908 SF END-CAP AVAILABLE

118,118  
[2023 ADT]

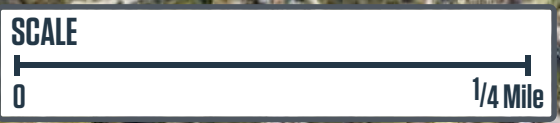
25,504  
[2023 ADT]

205,722  
[2023 ADT]

695

136,872  
[2023 ADT]

70



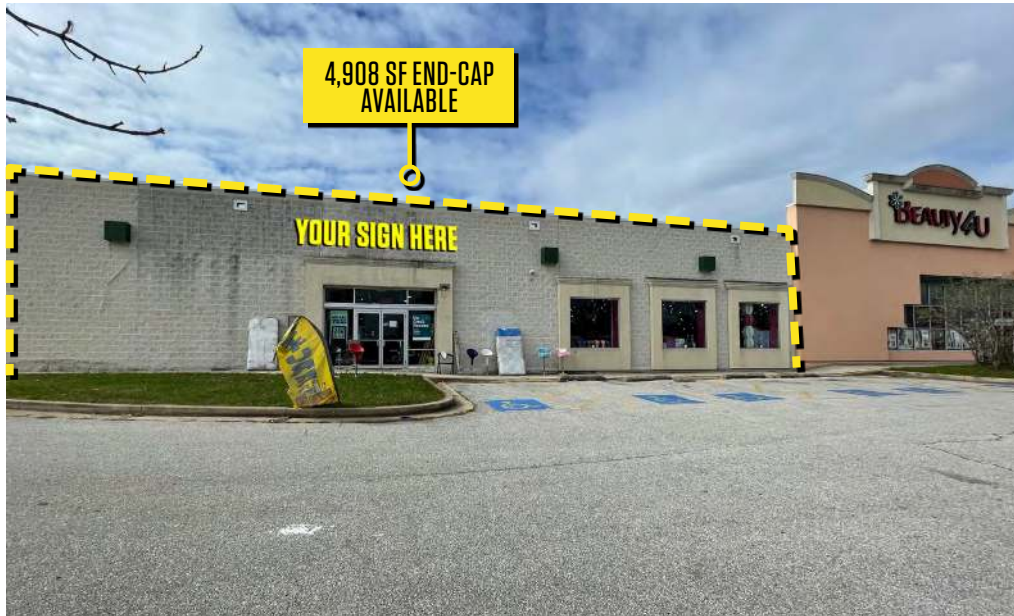
**Burlington**  
macy's  
**AMC THEATRES**

**SECURITY SQUARE MALL**

# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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