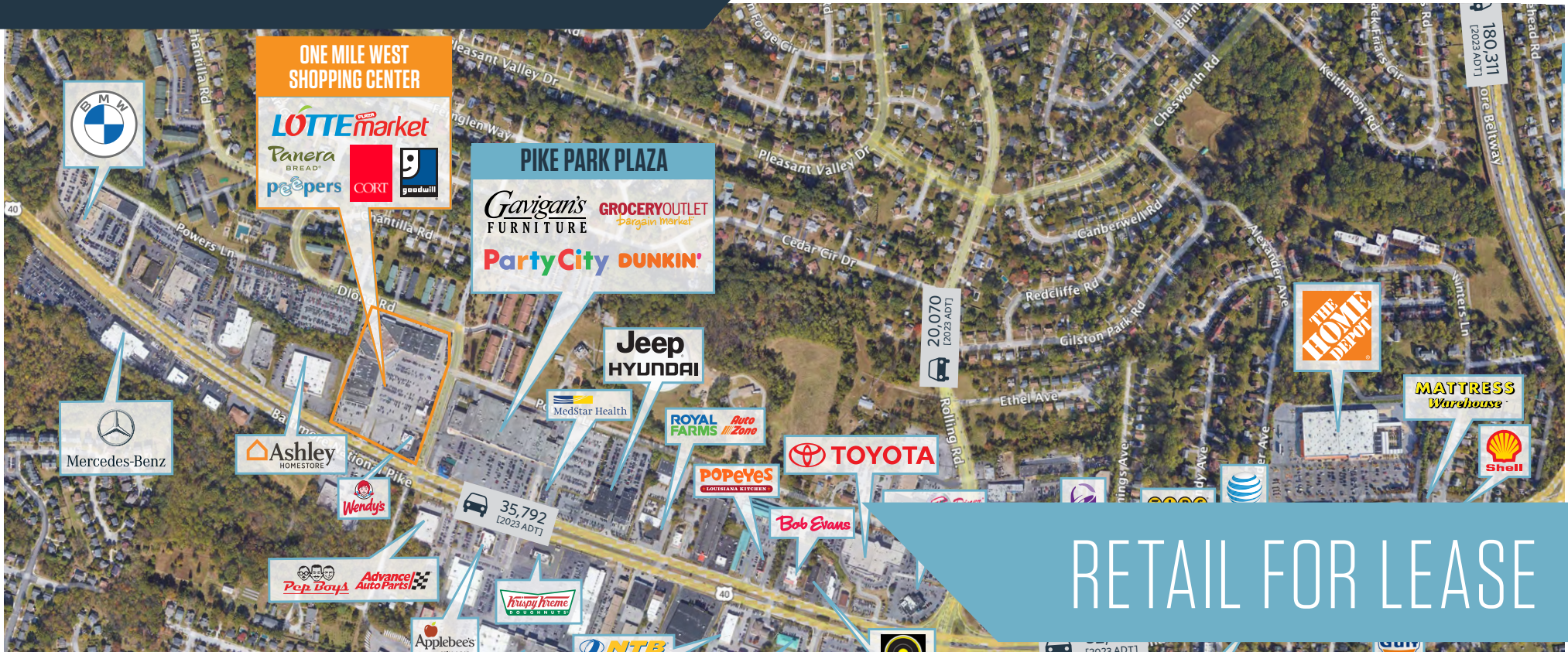


ONE MILE WEST SHOPPING CENTER

6600 Baltimore National Pike, Catonsville, MD 21228
Baltimore County



RETAIL FOR LEASE

JOIN:



- 3,600 SF Available
- Located on Baltimore National Pike (Rt.40) approximately 3/4 mile outside of I-695 (Baltimore Beltway) in the heart of Catonsville's vibrant retail trade area
- Traffic signal at Nuwood Drive provides excellent access and visibility to the site as well as direct ingress to/from Route 40

OWNED & MANAGED BY:



Michael Patz
mpatz@klnb.com
443-632-2043

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

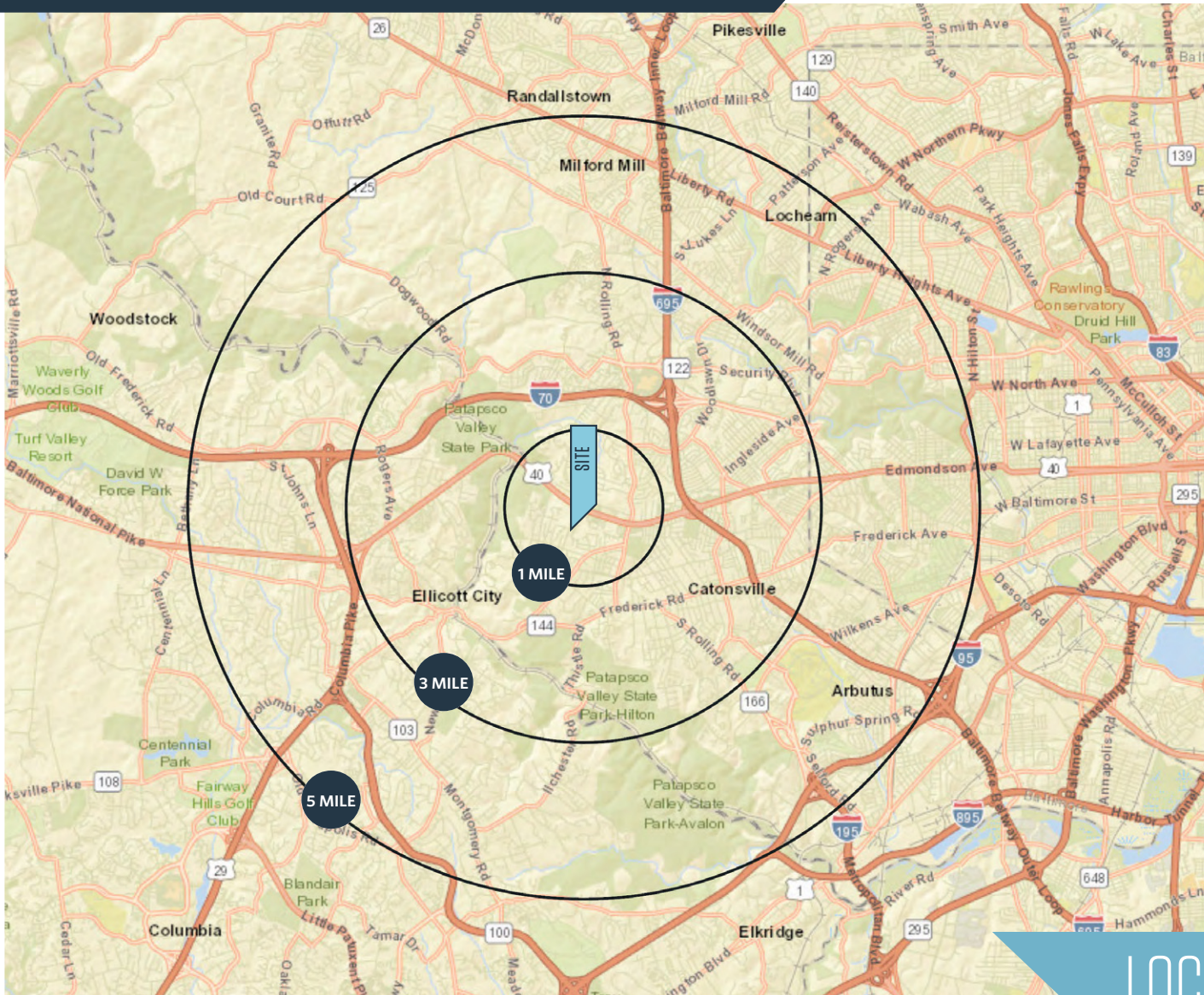
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AVAILABLE SPACE

- 3,600 SF

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	12,085	101,018	257,102
Daytime Population	10,653	97,539	227,933
Households	4,556	38,177	97,775
Average HH Income	\$131,663	\$128,685	\$126,688

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 40	35,792 ADT
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LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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CLOSE-UP AERIAL

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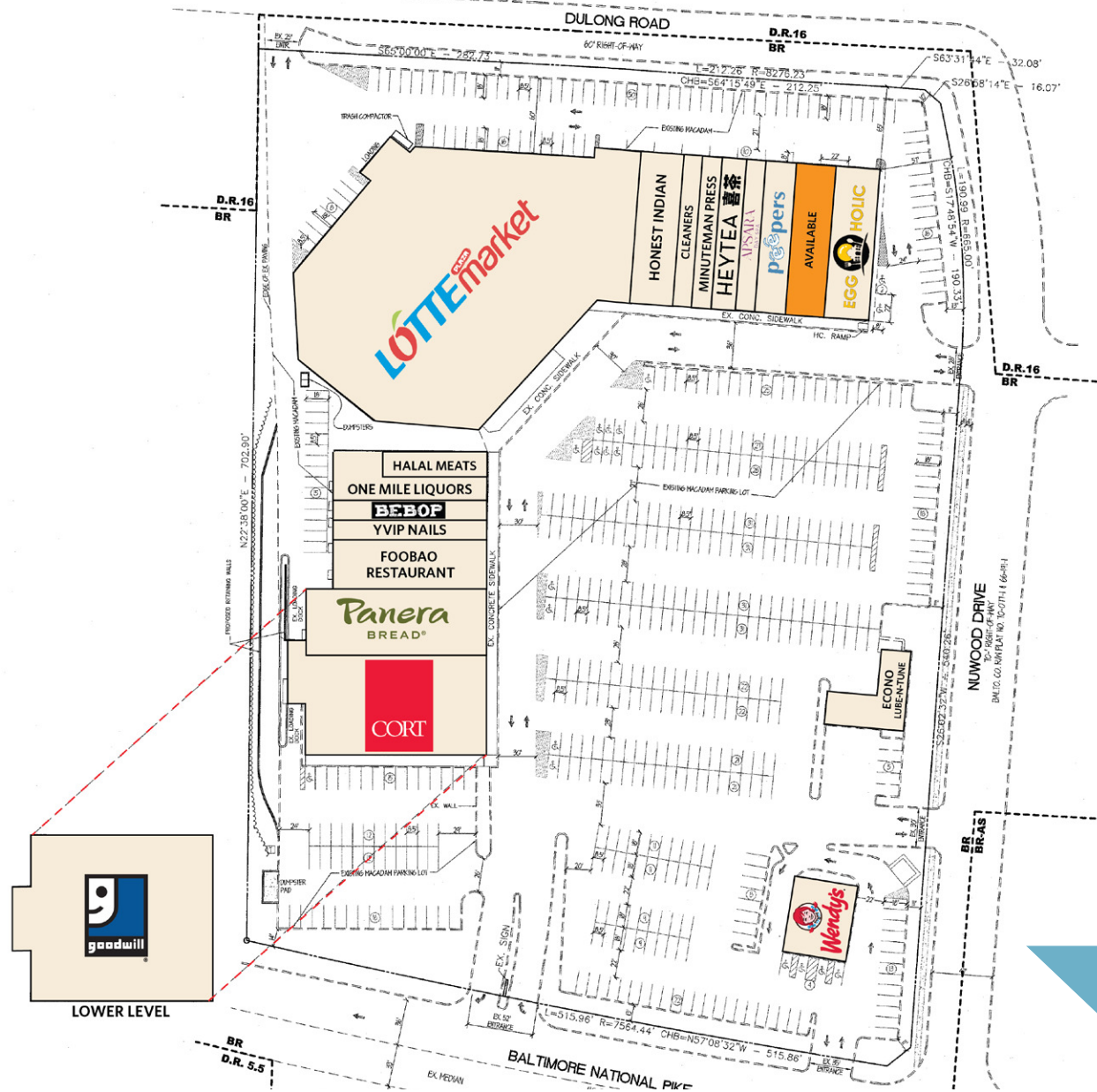
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SITE PLAN

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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