



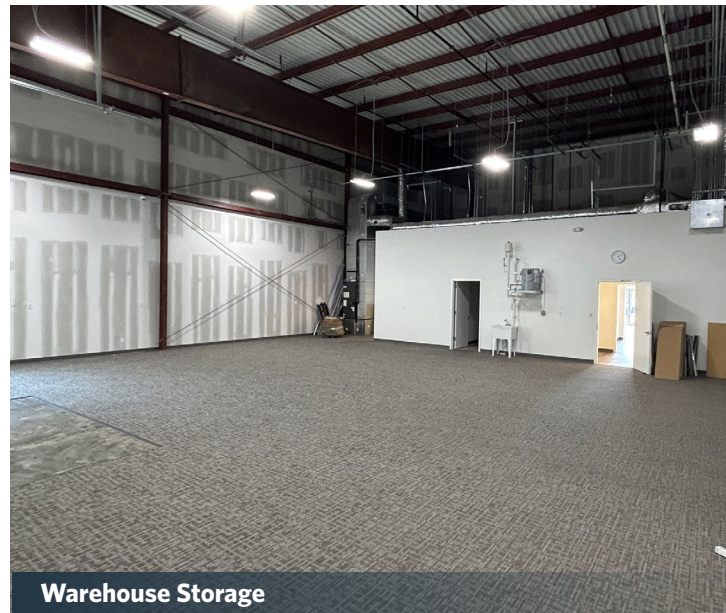
Entrance



Showroom



Showroom



Warehouse Storage

HIGHLIGHTS

- Suite 107: > 5,181 SF available
 - > 1,551 SF showroom
 - > 2,202 SF of warehouse
- Offices: Two (2) private offices
- Lease Rate: \$22.00 PSF, modified gross (taxes & insurance included in \$22.00 psf)
- C.A.M.: \$1.07
- Zoning: C-1
- Restrooms: Two (2)
- Located in the highly sought after Millersville market centrally located in Anne Arundel County
- Private suite entrance
- Kitchenette
- Ample parking
- Easy access to Veterans Highway and I-97

TENANT MIX

AOKITCHENS
AFFORDABLE OUTDOOR KITCHENS



"We Build a Tradition of Trust"



MICHAEL MORAN

mmoran@klnb.com | 443-574-1402

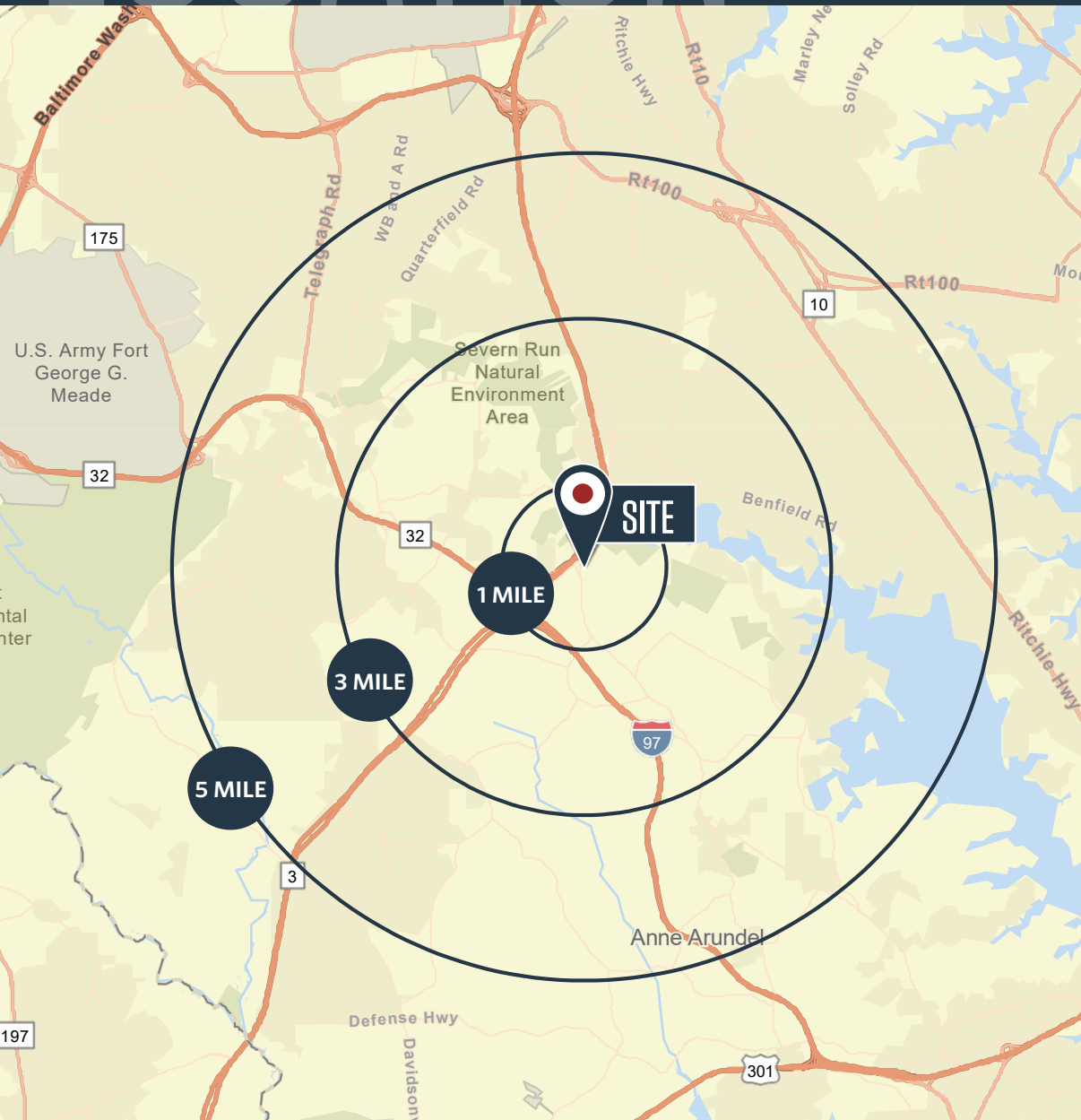
9881 Broken Land Pkwy, #300
Columbia, MD 21046

klnb.com

LOCATION

SEVERN VILLAGE | FOR LEASE

741 GENERALS HIGHWAY, SUITE 107, MILLERSVILLE, MD 21108 | A.A. CO.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	1,084	27,230	150,532
MEDIAN AGE	49.2	45.8	39.7
AVG HH INCOME	\$169,042	\$214,954	\$161,044
HOUSEHOLDS	451	9,564	56,480

TRAFFIC COUNTS

GENERALS HIGHWAY.....	9,195 ADT
VETERANS HIGHWAY.....	7,641 ADT
I-97	119,621 ADT

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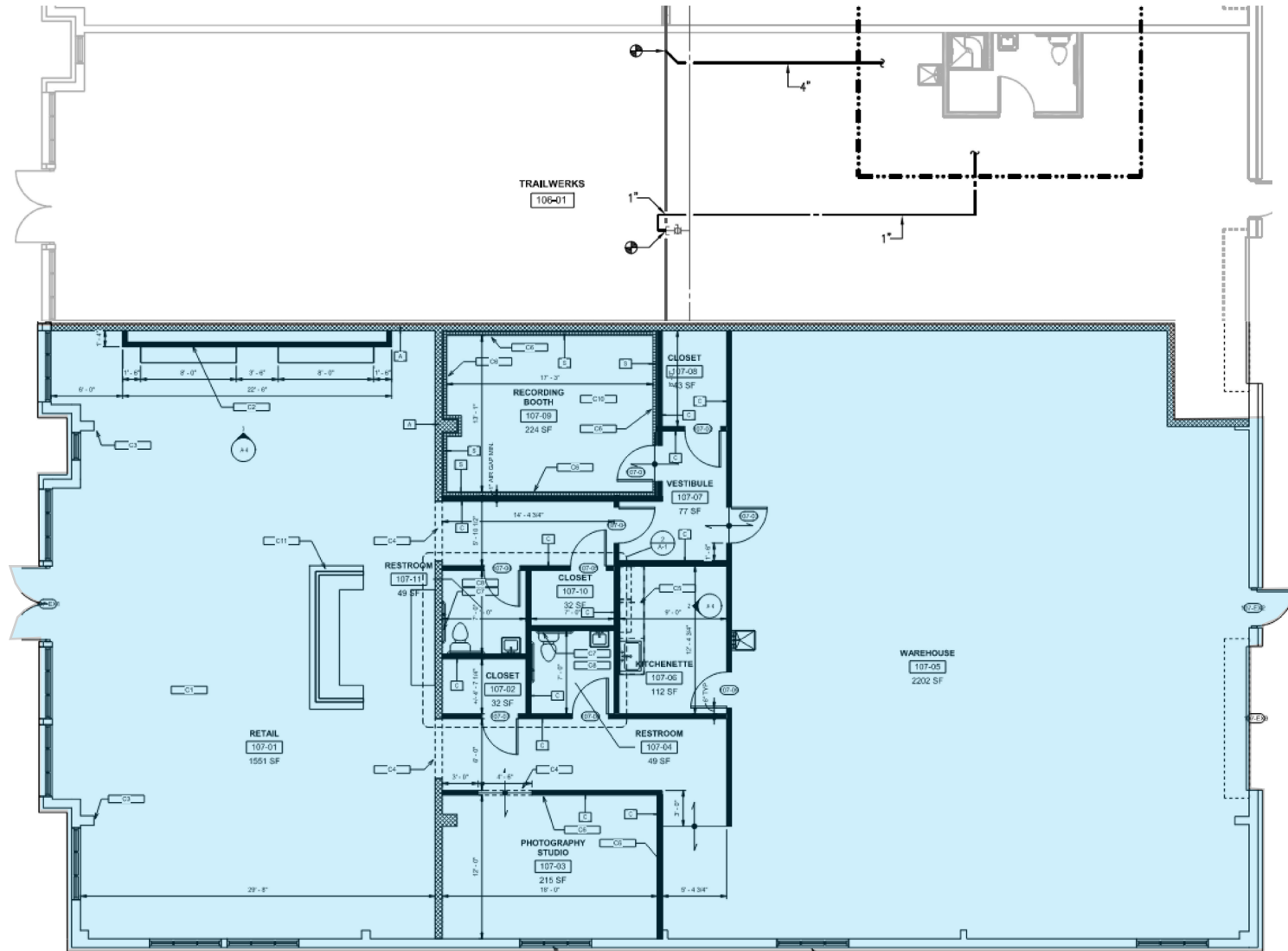


FLOOR PLAN

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SUITE 107
5,181 SF



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PHOTOS

SEVERN VILLAGE | FOR LEASE

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Endcap Location



Loading Door (12' x 14')



Kitchen



Private Office

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Showroom



Showroom



Warehouse Storage



Warehouse Storage

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AERIAL VIEW

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FOR MORE INFORMATION, PLEASE CONTACT:

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