



## NEARBY RETAILERS



## PAD SITE FOR LEASE OR SALE

- Join Redevelopment of current Auto Dealership To A Car Wash!
- 0.9 Acres Available for Lease or Purchase
- Zoned BL-CCC
- Direct Access To Ingleside Ave (9,775 ADT)
- Cross Easement To Baltimore National Pike (32,292 ADT) Via A Signalized Intersection
- Signage Opportunities on Baltimore National Pike (32,292 ADT)
- Super regional location with easy access to I-695 and the entire western Baltimore metro area

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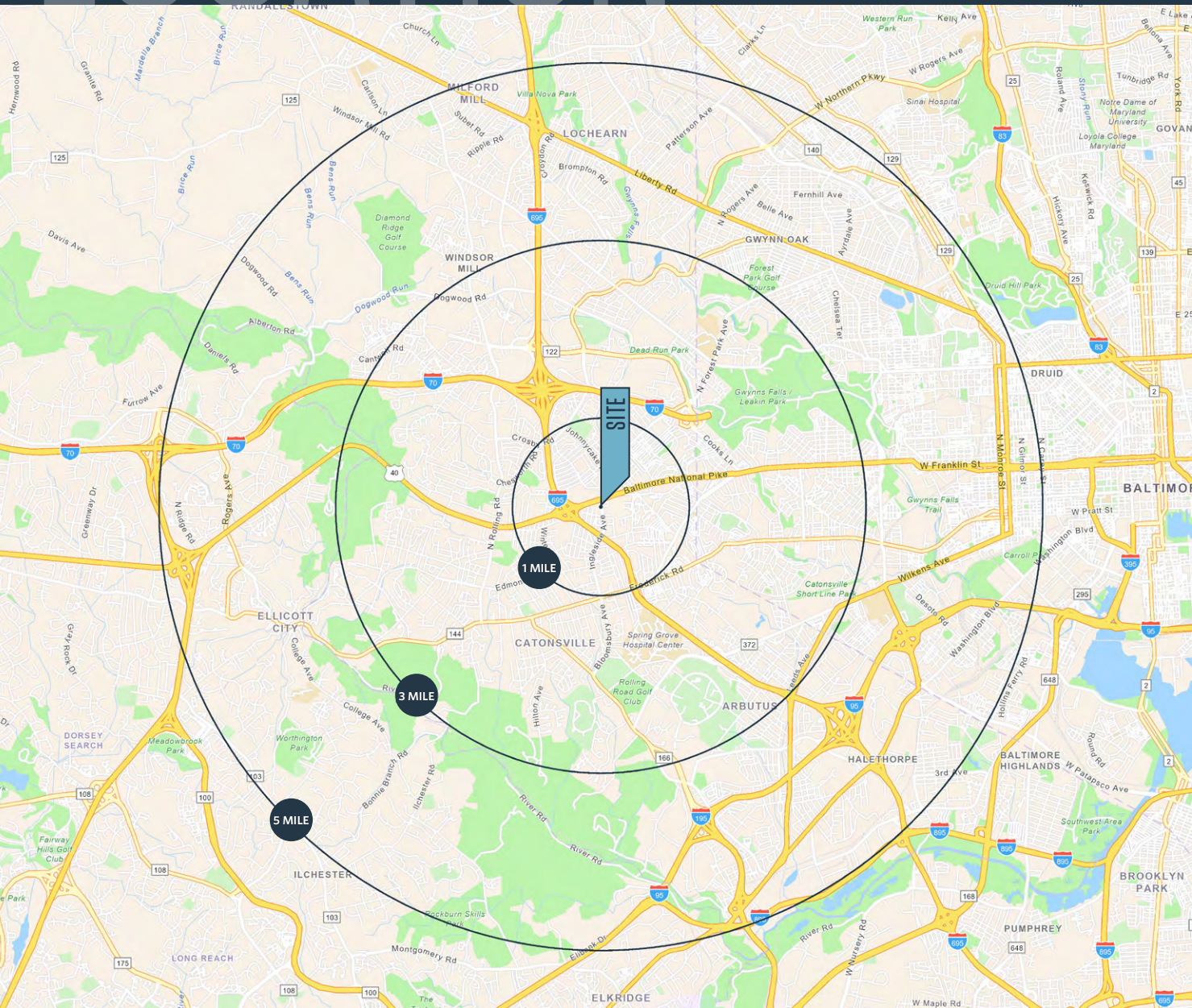
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# LOCATION

# ROUTE 40 WEST PAD SITE

INGLESIDE AVE, CATONSVILLE, MD 21228, BALTIMORE COUNTY



## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	21,606	125,496	313,868
Daytime Population	17,535	118,245	296,605
Households	8,122	48,974	122,209
Average HH Income	\$104,181	\$102,247	\$99,169

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Baltimore National Pike	32,292 ADT
Ingleside Ave	9,775 ADT

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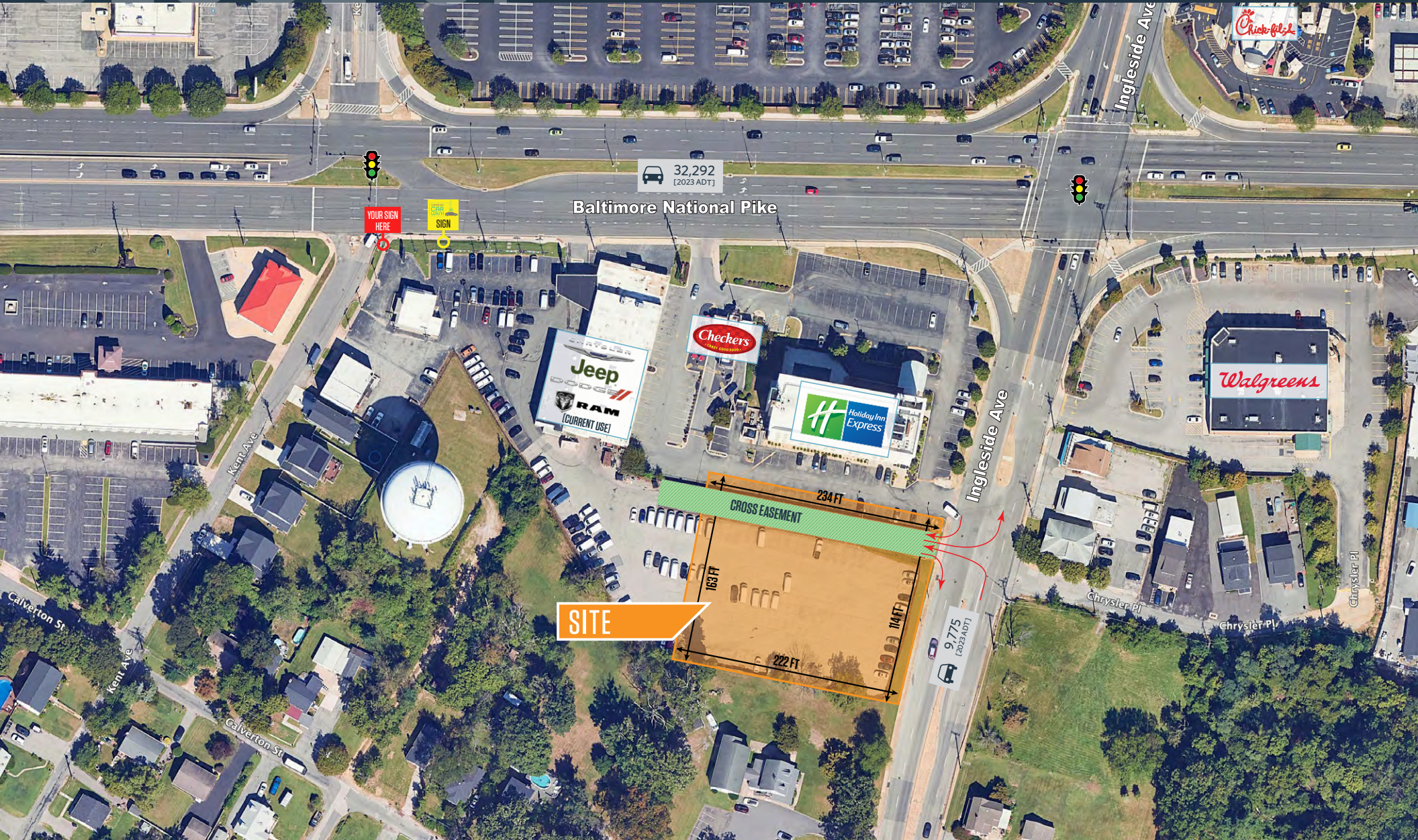
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# CLOSEUP

# ROUTE 40 WEST PAD SITE

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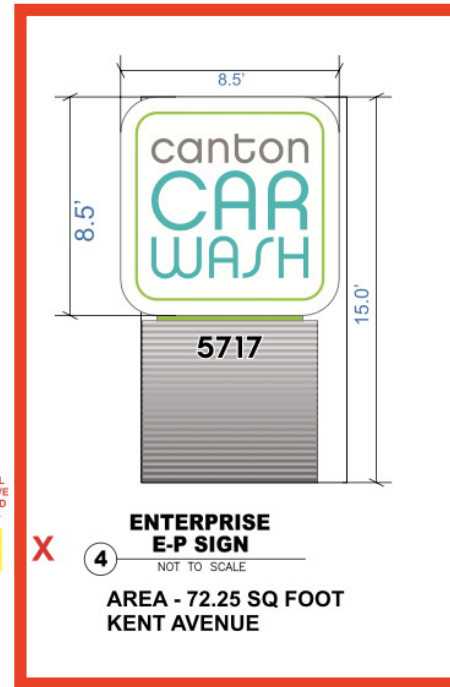
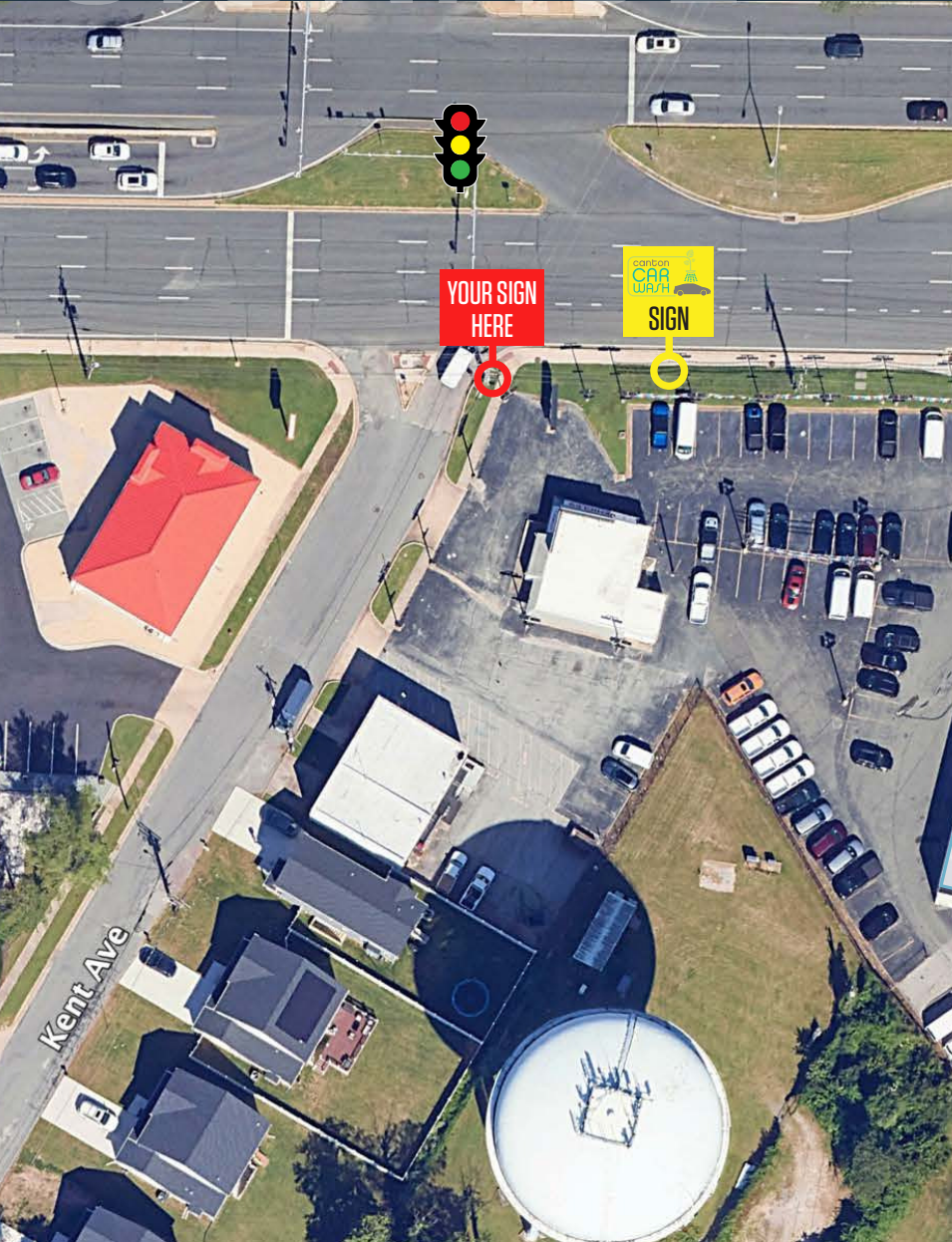
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# SIGNAGE

## ROUTE 40 WEST PAD SITE

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### PYLON OPPORTUNITY



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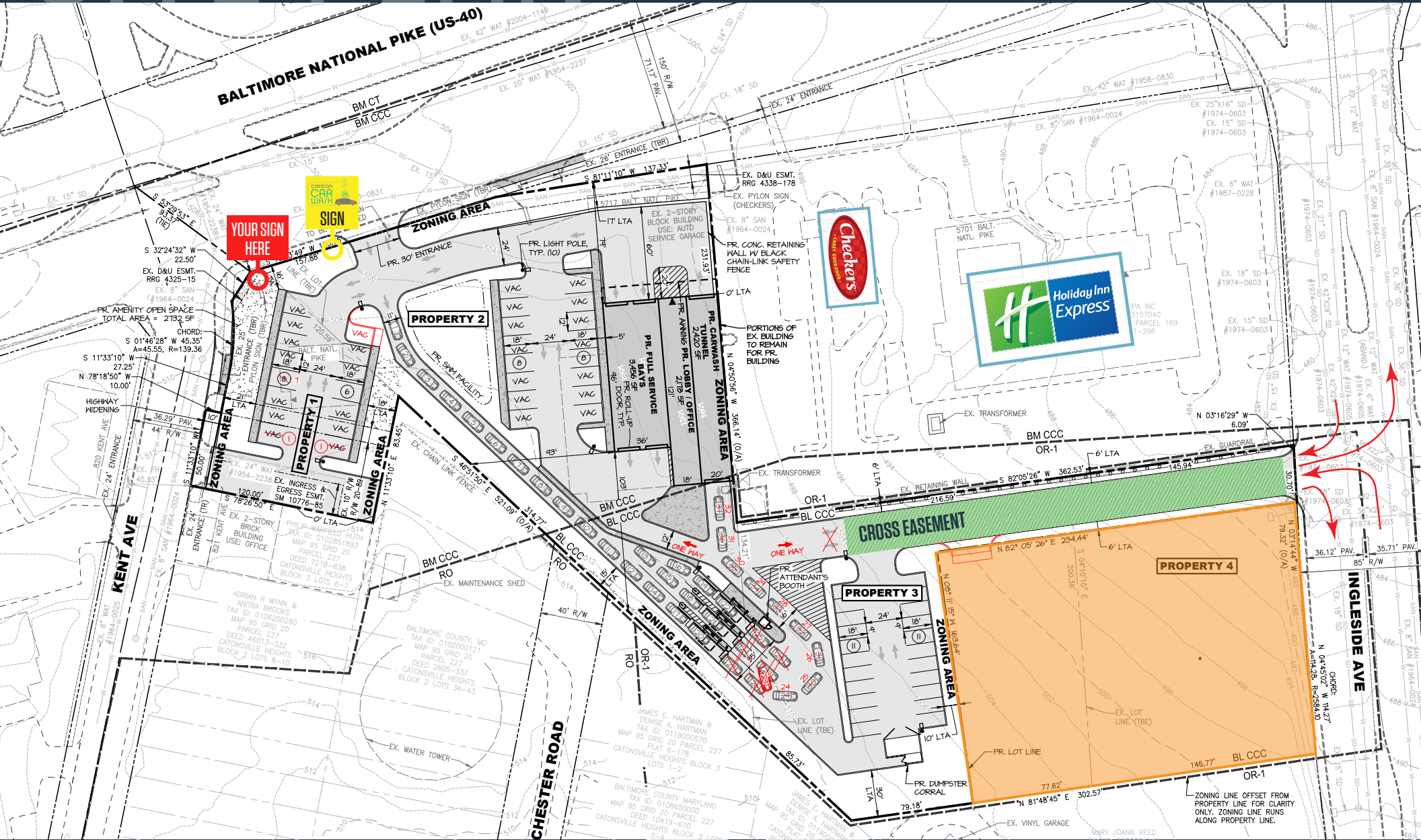
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# SITE PLAN

# ROUTE 40 WEST PAD SITE

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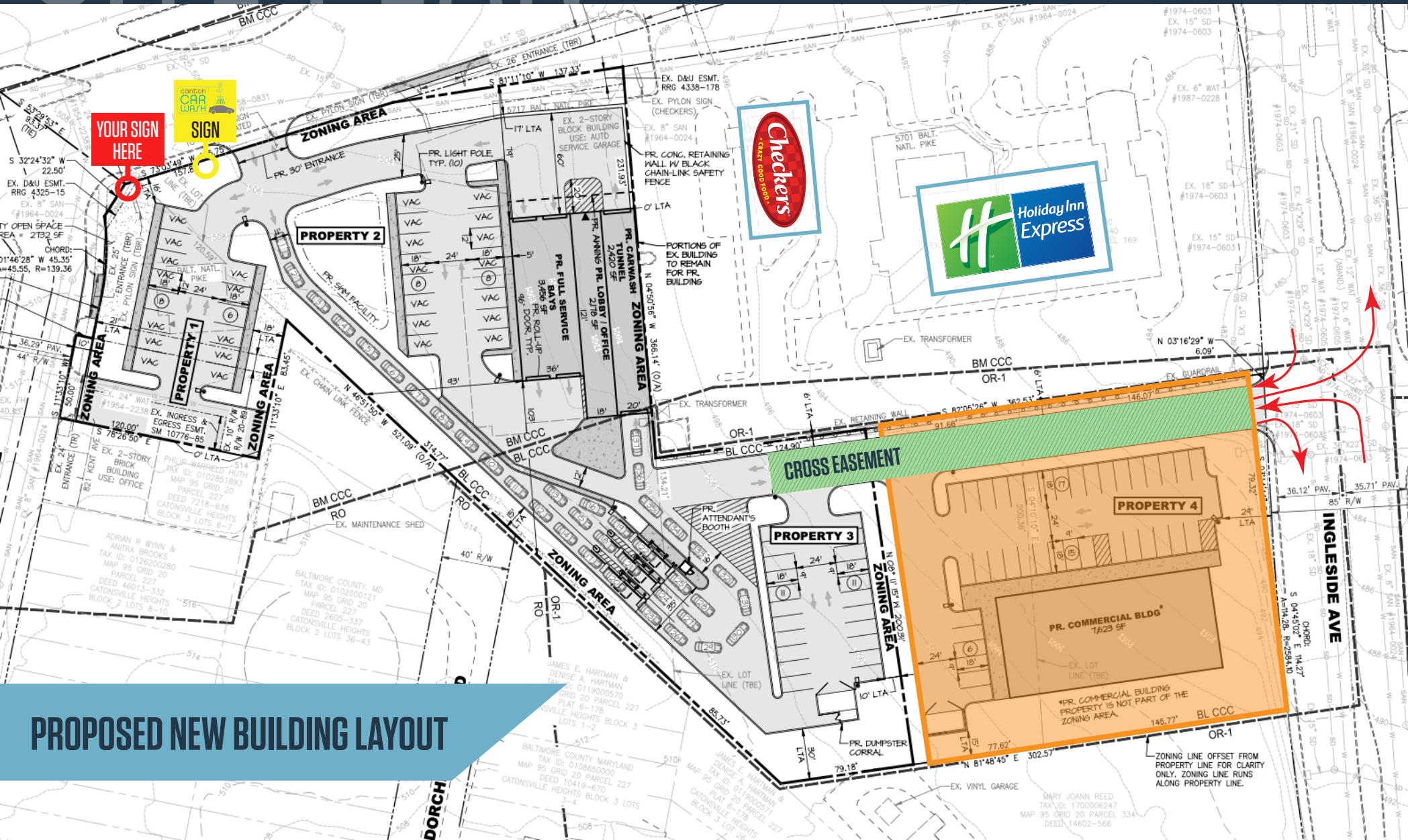
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## PROPOSED NEW BUILDING LAYOUT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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