



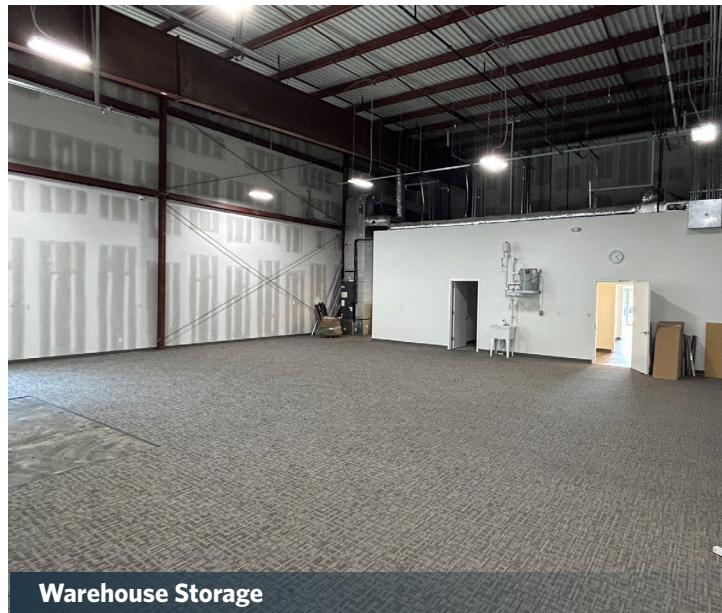
Entrance



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: \$16.00 PSF, NNN
- C.A.M.: \$3.06
- 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

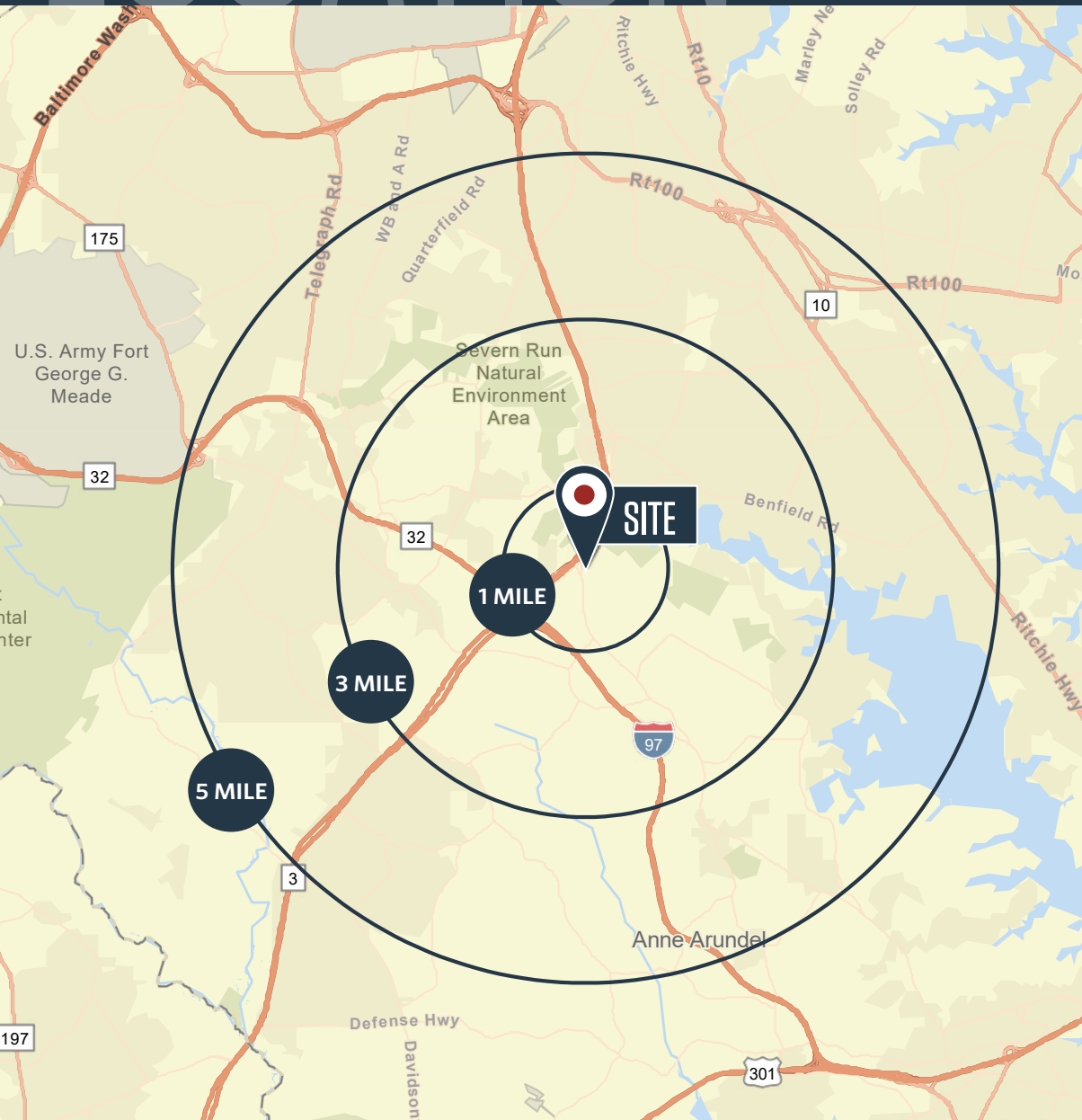
mmoran@klnb.com | 443-574-1402

9881 Broken Land Pkwy, #300
Columbia, MD 21046

klnb.com

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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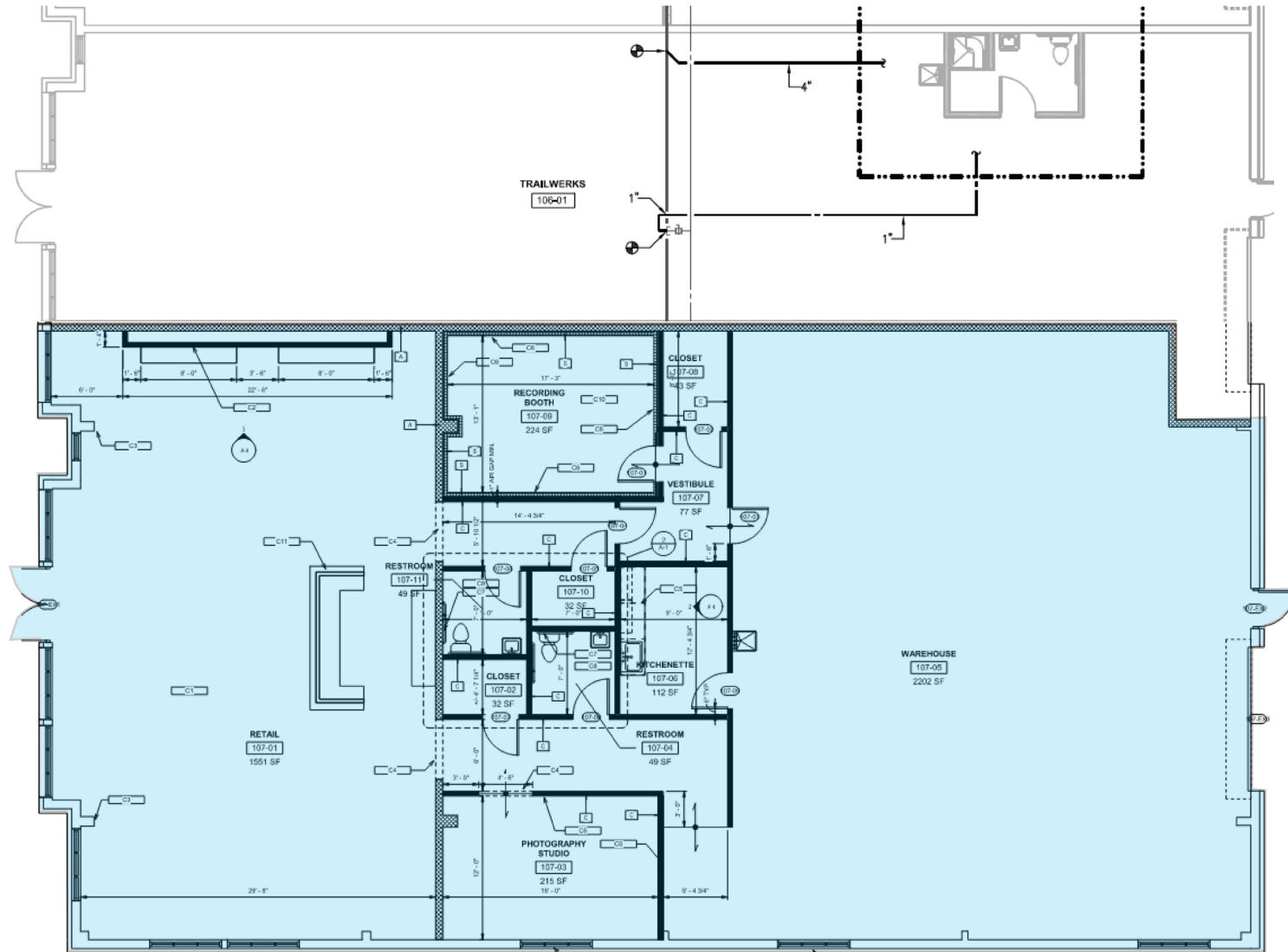
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FLOOR PLAN

SEVERN VILLAGE | FOR LEASE

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SUITE 107
5,181 SF



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PHOTOS

SEVERN VILLAGE | FOR LEASE

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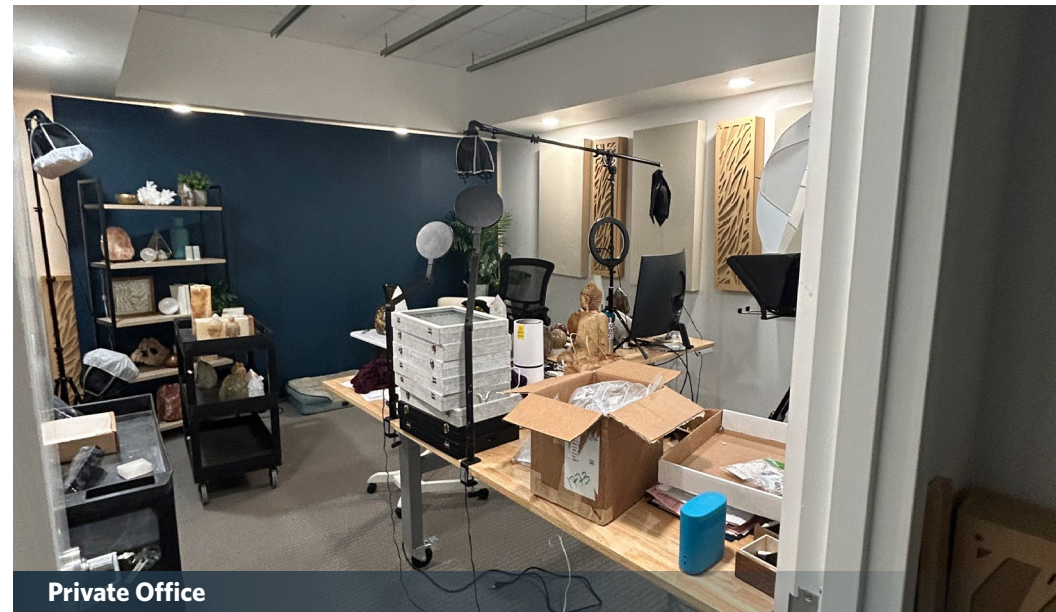
Endcap Location



Loading Door (12' x 14')



Kitchen



Private Office

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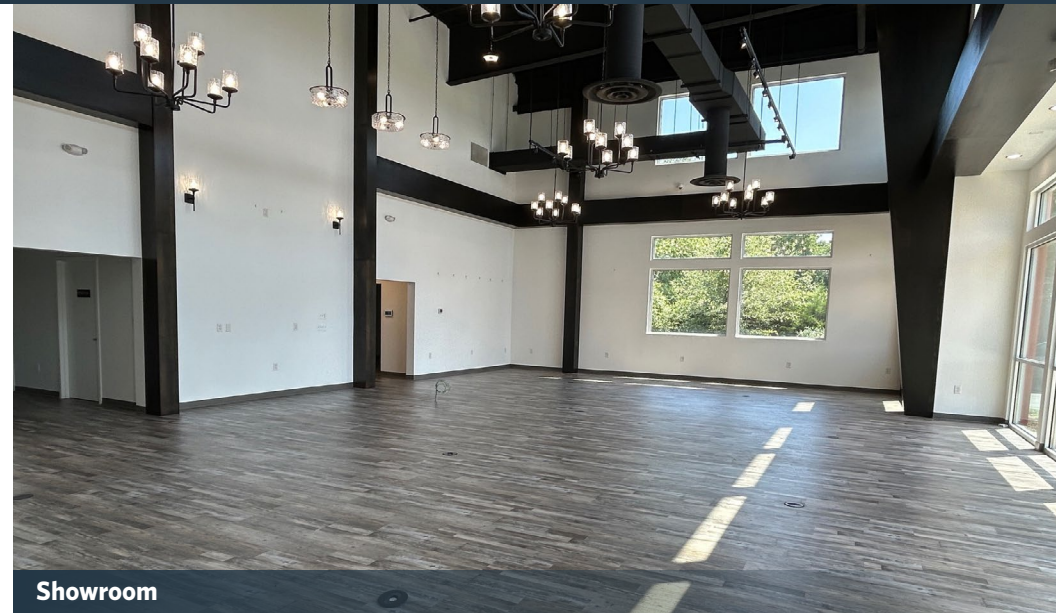
PHOTOS

SEVERN VILLAGE | FOR LEASE

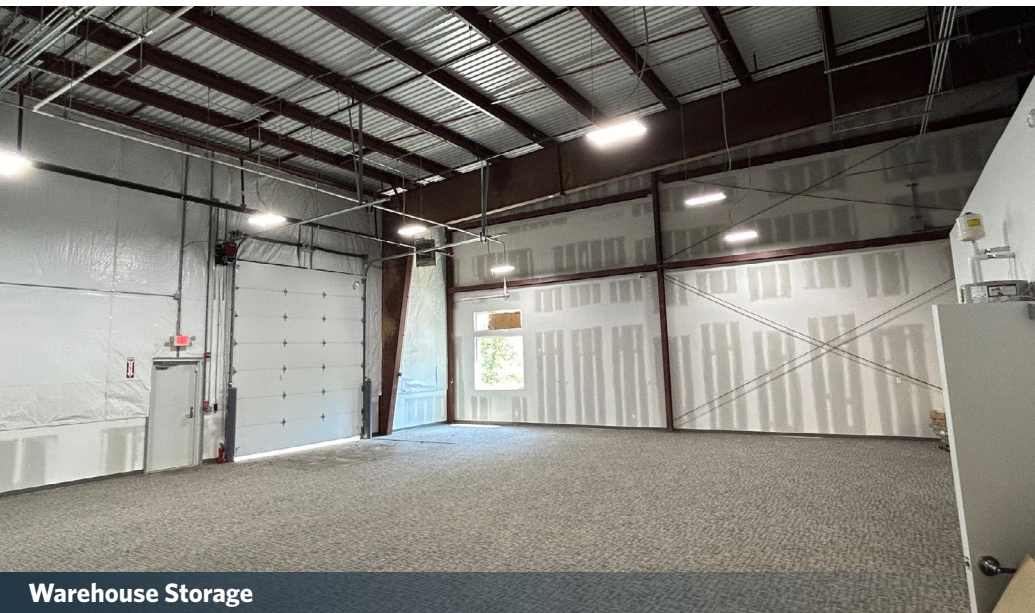
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Showroom



Showroom



Warehouse Storage



Warehouse Storage

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AERIAL VIEW

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Columbia, MD 21046

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SEVERN VILLAGE | FOR LEASE

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FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL MORAN

mmoran@klnb.com

443-574-1402

9881 Broken Land Parkway, Suite 300, Columbia, MD 21046

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klnb.com



instagram.com/klnbcre



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