



## NEARBY RETAILERS



## RETAIL FOR SALE / LEASE

- 2,414 SF Free Standing BB&T + Basement
- Lot size is 0.87 acres [37,984 SF]
- 2 Existing drive thru lanes
- 17 Parking spaces on site
- Surrounded by an affluent residential base in highly desirable Howard County, MD
- Zoned B-2 (Business: General) District which permits a wide variety of uses including financial services, fast food/fast casual/QSR restaurants, service retail, automotive, pet services, and medical office/clinics.
- Pylon signage on highly trafficked Baltimore National Pike [Route 40] which carries 48,232 vehicles per day.

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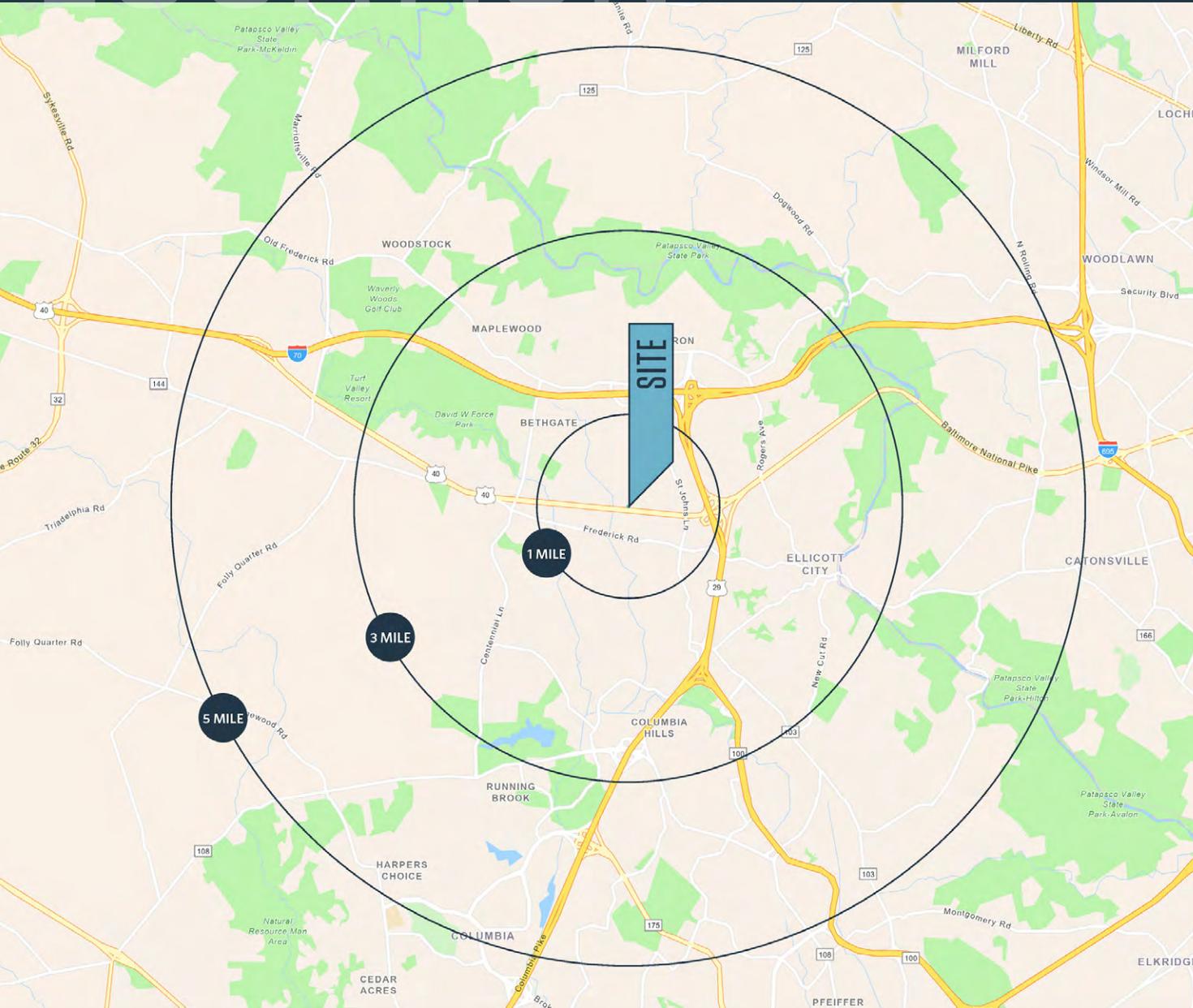
**ALEX SHEARER**

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# LOCATION

# 9450 BALTIMORE NATIONAL PIKE

9450 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042, HOWARD COUNTY



## PROPERTY HIGHLIGHTS:

- 2,414 SF Free Standing BB&T + Basement
- Lot size - 0.87 acres [37,984 SF]

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
9,857	66,177	167,260
Daytime Population		
11,237	58,032	151,757
Households		
3,574	23,223	62,062
Average HH Income		
\$214,053	\$209,583	\$179,049

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Baltimore National Pike [US-40] 48,232 ADT

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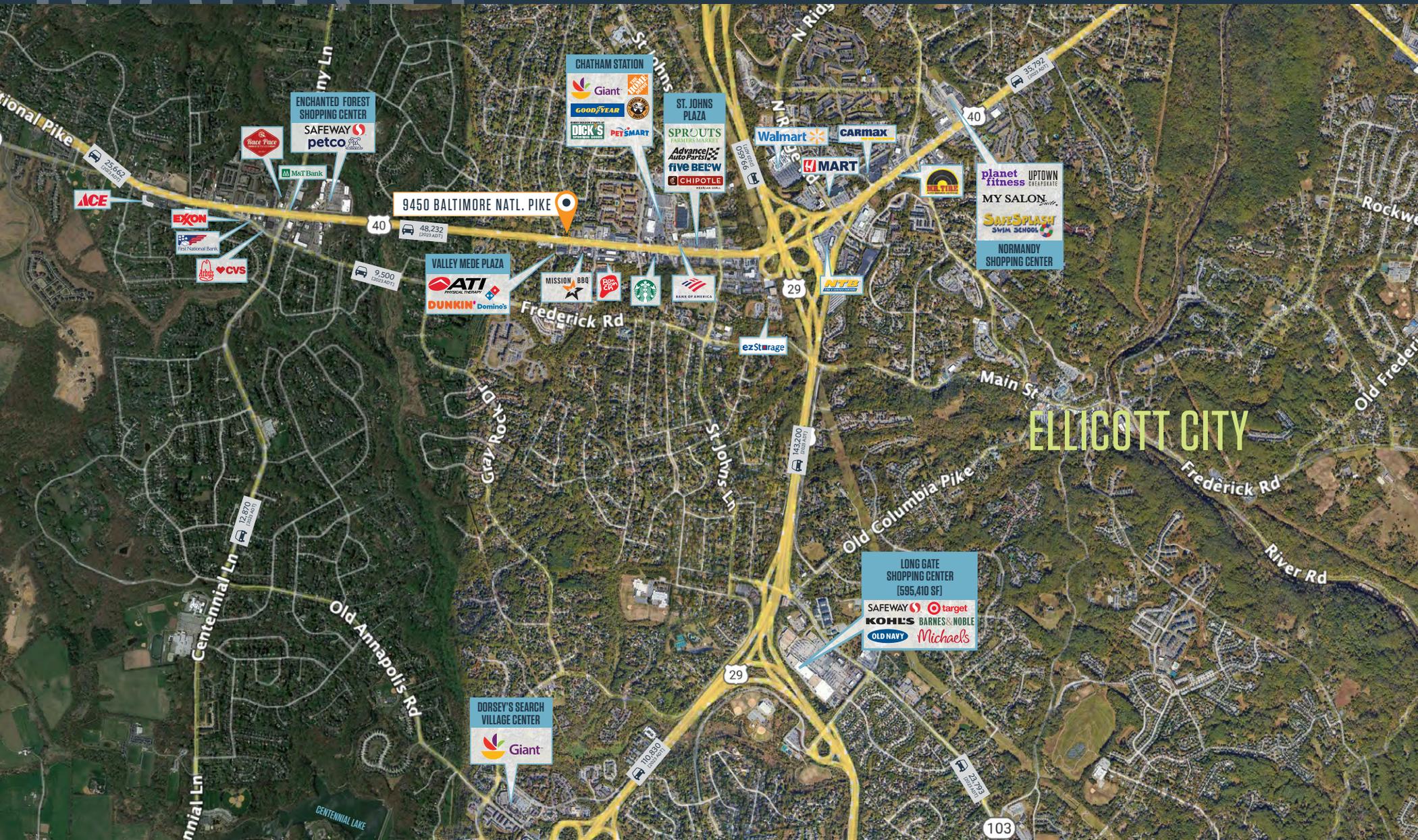
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# CLOSE-UP

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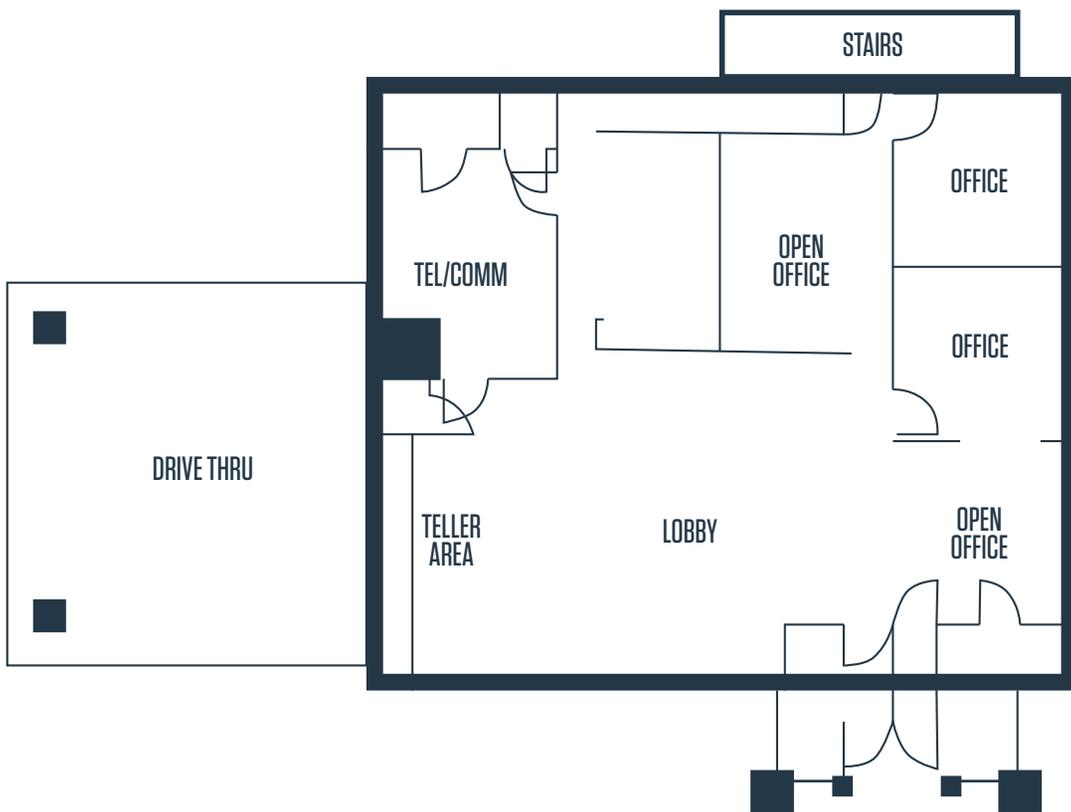
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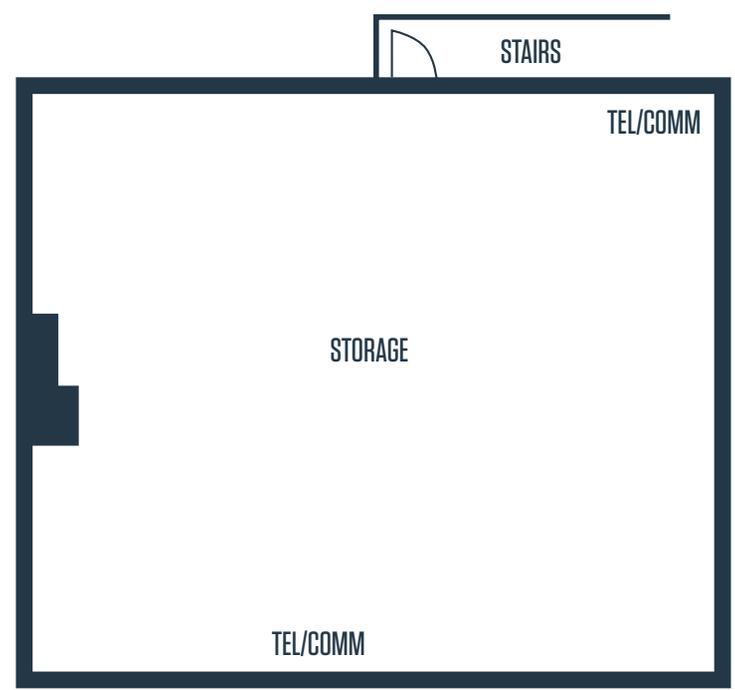
# SITE PLAN

# 9450 BALTIMORE NATIONAL PIKE

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**FIRST FLOOR PLAN**



**BASEMENT FLOOR PLAN**



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## FOR MORE INFORMATION, PLEASE CONTACT:

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