



JOIN THESE RETAILERS



RETAIL AVAILABLE FOR SALE OR FOR LEASE

- **FOR SALE - \$1.2 Million**
- **FOR LEASE - Please contact for details**
- This site is currently occupied by an operating Pizza Hut restaurant (Please do not disturb Tenant) that can be made available.
- Ownership is open to a vacant sale, ground lease or lease of the existing property.
- 3,022 square foot freestanding existing building with strong access, visibility and existing pylon signage.
- Lot Size: 0.99-acre parcel
- Zoned: BL-AS (Business Local/Automotive Service)

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

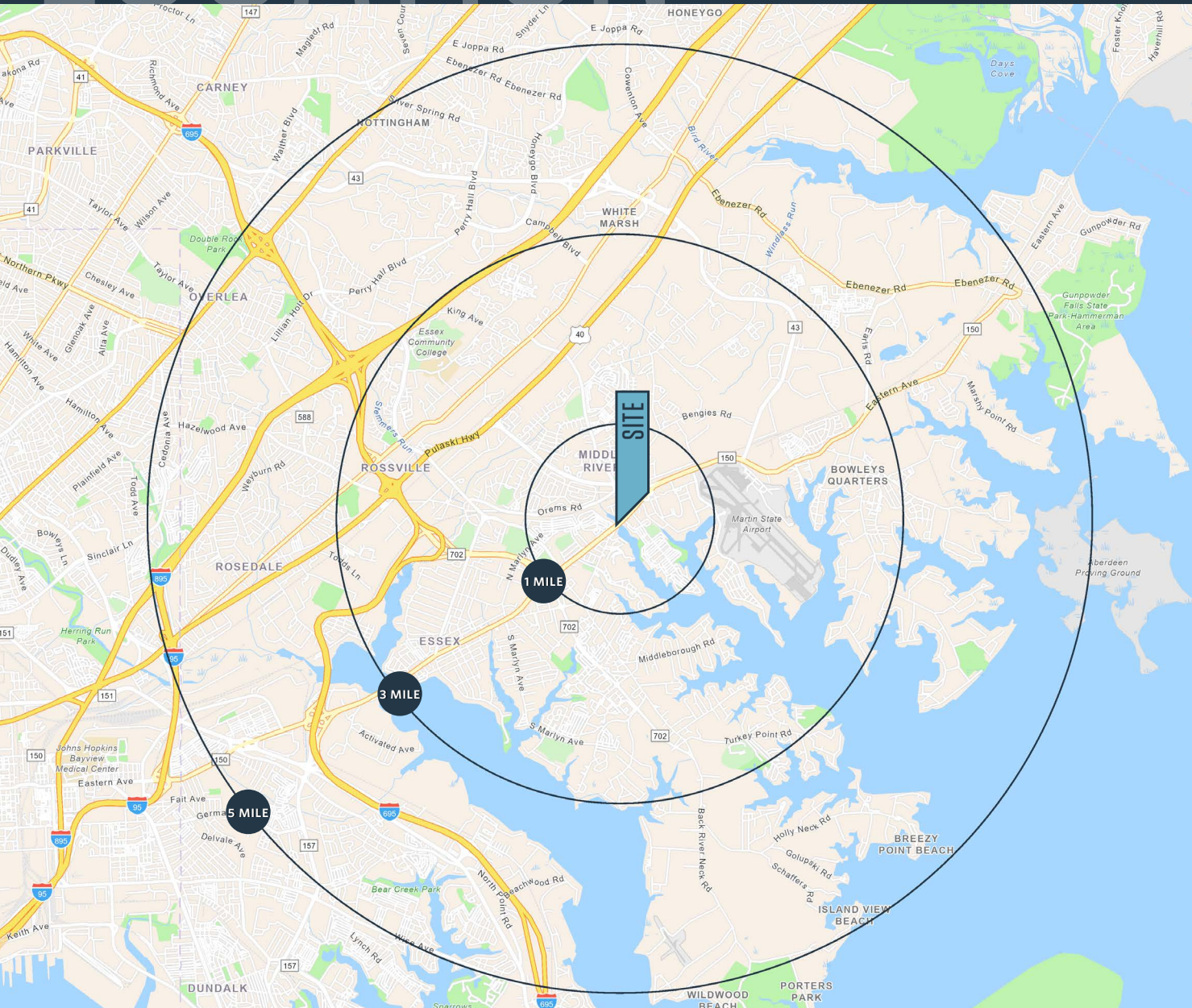
MATT SKALET

mkalet@klnb.com | 202-420-7775

LOCATION

2004 EASTERN BLVD

MIDDLE RIVER, MD 21220, BALTIMORE COUNTY



PROPERTY HIGHLIGHTS:

3,022 square foot existing building

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
17,033	88,102	184,351
Daytime Population		
13,347	78,466	156,829
Households		
6,441	34,977	71,637
Average HH Income		
\$88,102	\$95,437	\$102,316

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Eastern Blvd 36,660 ADT

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

MATT SKALET

maskalet@klnb.com | 202-420-7775



MARKET

2004 EASTERN BLVD

MIDDLE RIVER, MD 21220, BALTIMORE COUNTY



MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

MATT SKALET

mkalet@klnb.com | 202-420-7775



CLOSE UP

2004 EASTERN BLVD

MIDDLE RIVER, MD 21220, BALTIMORE COUNTY



SITE

36,660
[2024 ADT]

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

MATT SKALET

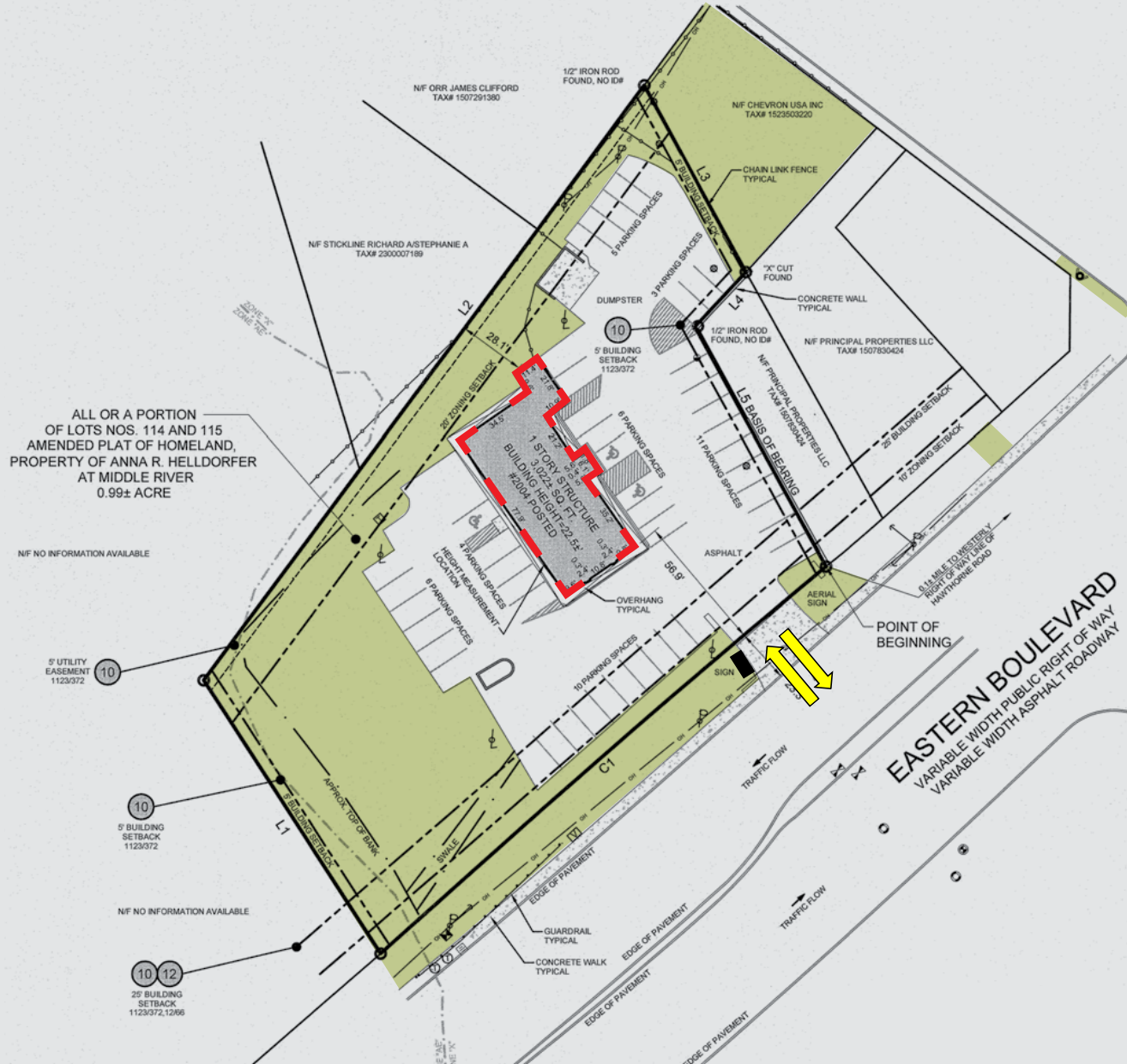
mkalet@klnb.com | 202-420-7775

klnb

SITE PLAN

2004 EASTERN BLVD

MIDDLE RIVER, MD 21220, BALTIMORE COUNTY



MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

MATT SKALET

mkalet@klnb.com | 202-420-7775





2004 EASTERN BLVD

MIDDLE RIVER, MD 21220, BALTIMORE COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL GINSBURG

mginsburg@klnb.com

410-632-2041

MATT SKALET

mkalet@klnb.com

202-420-7775

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.