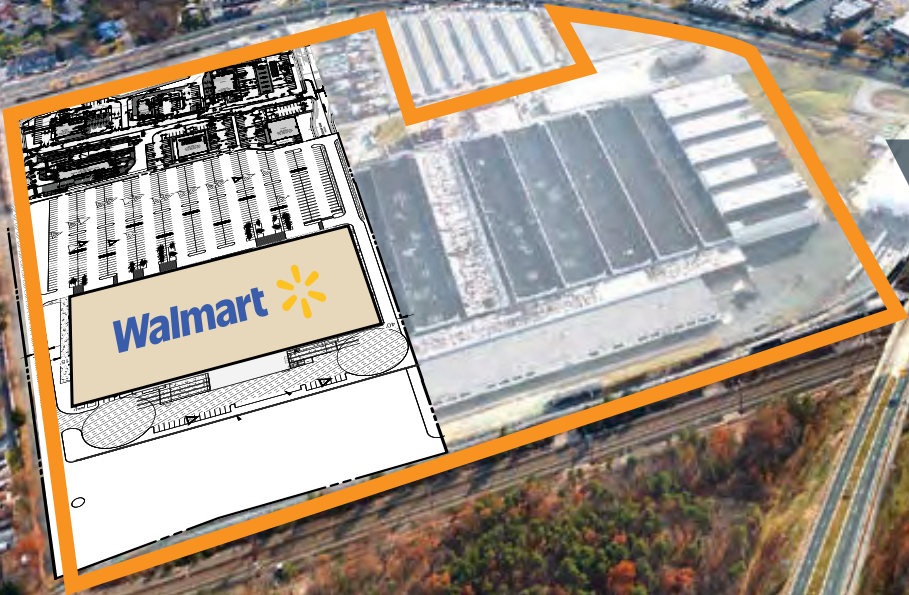


**2 PADS  
REMAINING**

# AVIATION STATION



**Join NEW  
Walmart**  
(Under Construction)



JOHN MEYER  
jmeyer@klnb.com  
443.632.2052

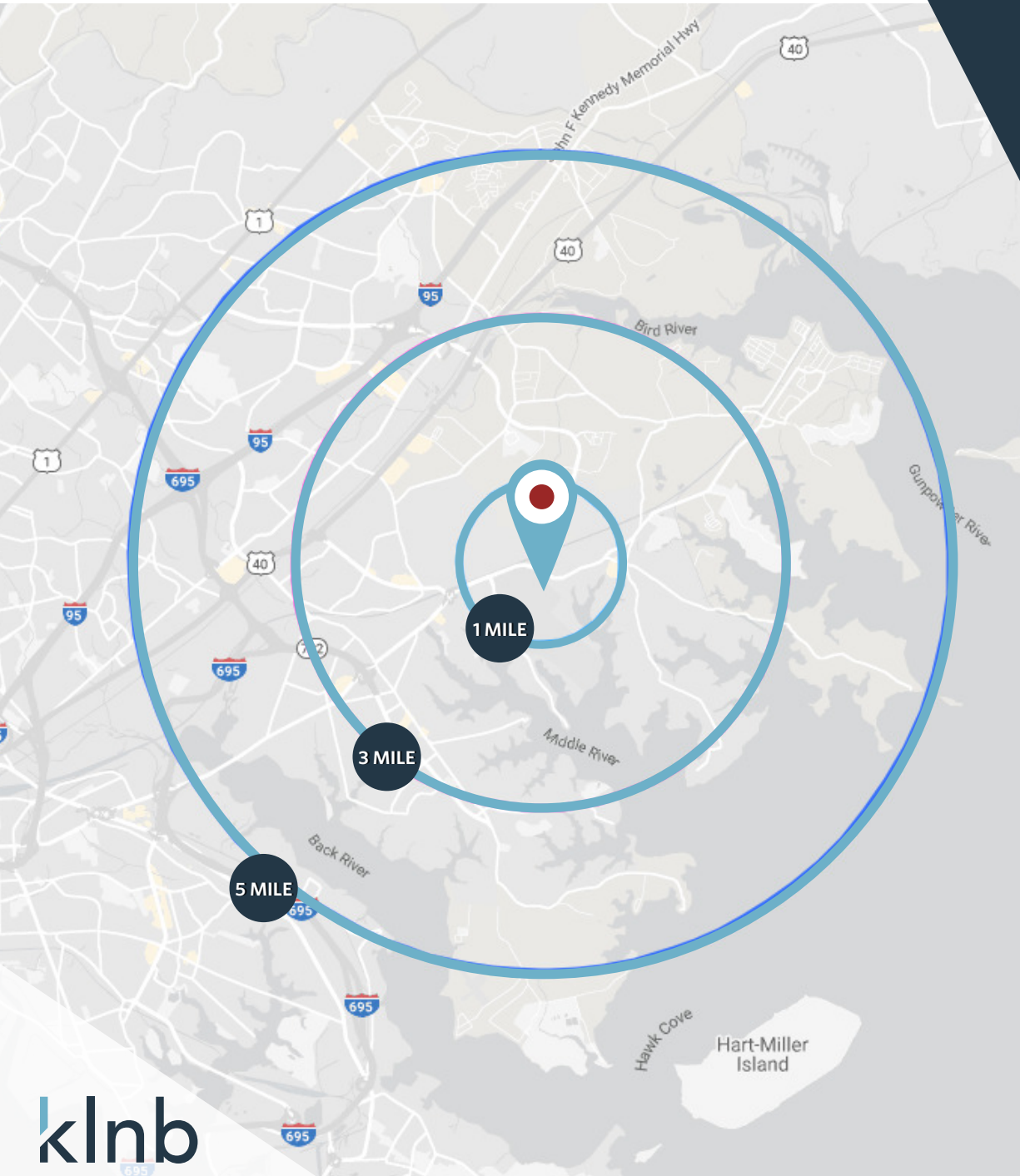
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2800 & 3000 EASTERN BLVD  
MIDDLE RIVER, MD 21220

# PROPERTY SNAPSHOT

MIDDLE RIVER, MD



## NEARBY SIGNIFICANT EMPLOYMENT ANCHORS

Lockhead Martin - GE Aviation/MRAS  
Comcast - Johns Hopkins Medical



**50,778**  
DAYTIME POPULATION  
(3 MILE RADIUS)



**\$87,800**  
AVERAGE HH INCOME  
(1 MILE RADIUS)



WHITE MARSH 22,143 ADT  
BLVD  
EASTERN BLVD 30,363 ADT

## AVIATION STATION

- 53 acres +/-
- 320 surface parking spaces
- Signalized intersection
- Mixed-Use Project
- Maryland MARC Commuter Train & MTA Bus Stop
- BM-CT zoning

## JOIN:

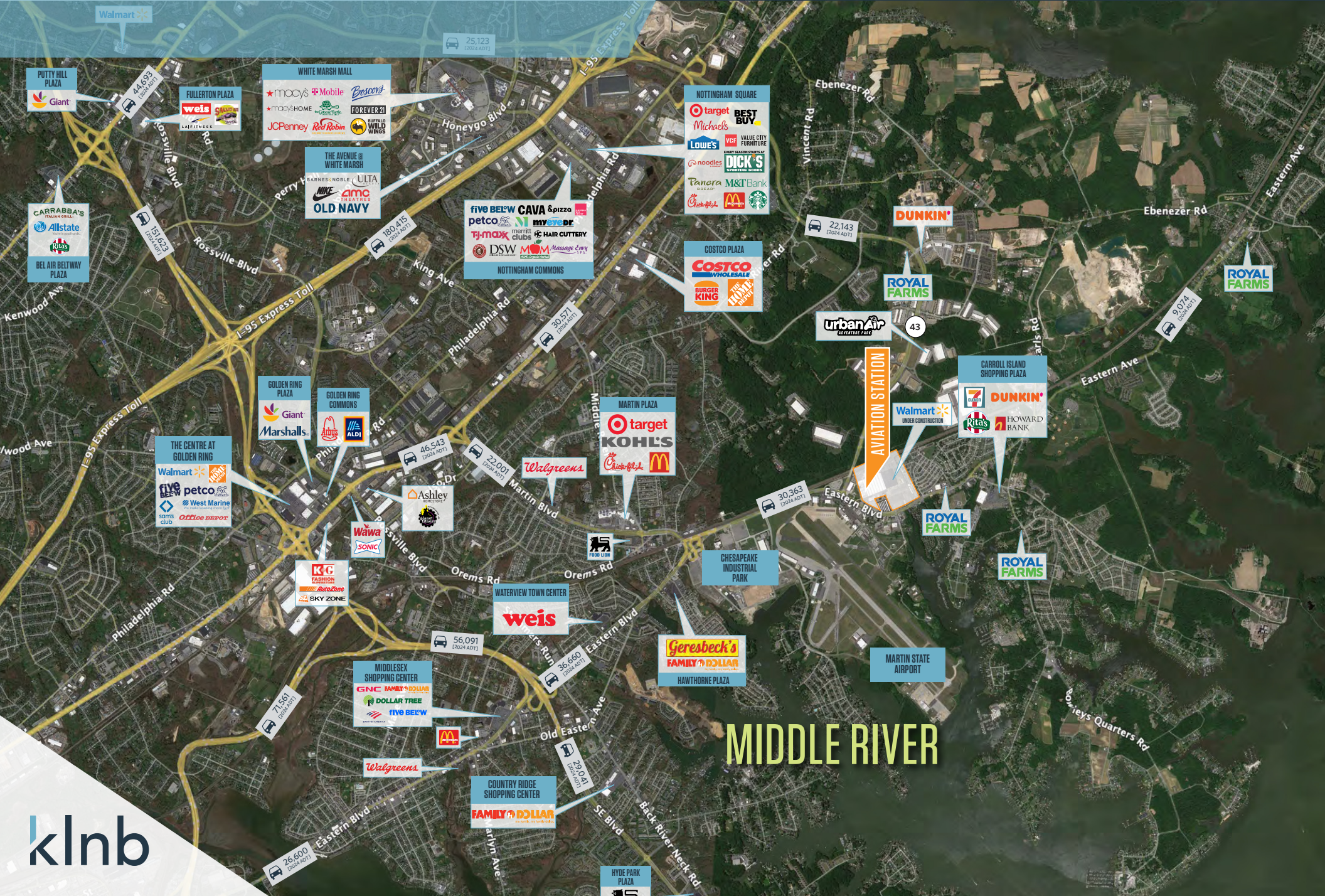


## AREA RETAILERS:



# MARKET AERIAL

## MIDDLE RIVER, MD



# MID-VIEW AERIAL

MIDDLE RIVER, MD



AVIATION STATION

Walmart  
UNDER CONSTRUCTION

ROYAL FARMS

CARROLL ISLAND PLAZA  
(203,682 SF)

7-ELEVEN  
DUNKIN'  
Rita's  
HOWARD BANK

SUBWAY

ROYAL FARMS

MARTIN STATE  
AIRPORT

22,143  
(2024 ADT)

30,363  
(2024 ADT)

9,840  
(2024 ADT)

# CLOSE-UP AERIAL

MIDDLE RIVER, MD



MARTIN STATE

22,143  
2002 ADT

30,363  
2002 ADT

MARTIN STATE  
AIRPORT

klnb

NOW UNDER  
CONSTRUCTION

Walmart

THE  
MARTIN STATE  
EXPRESS

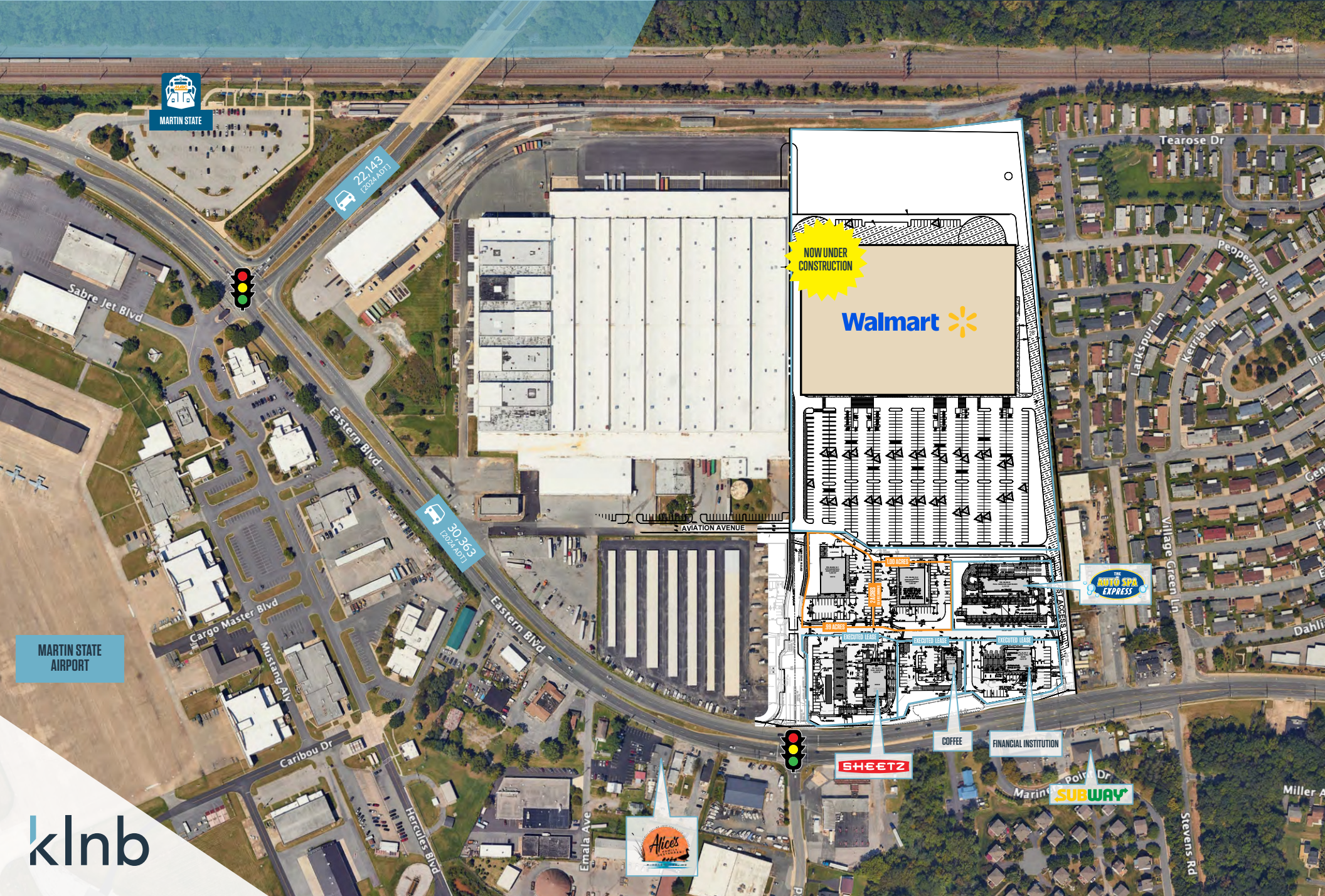
SHEETZ

COFFEE

FINANCIAL INSTITUTION

SUBWAY

Alice's

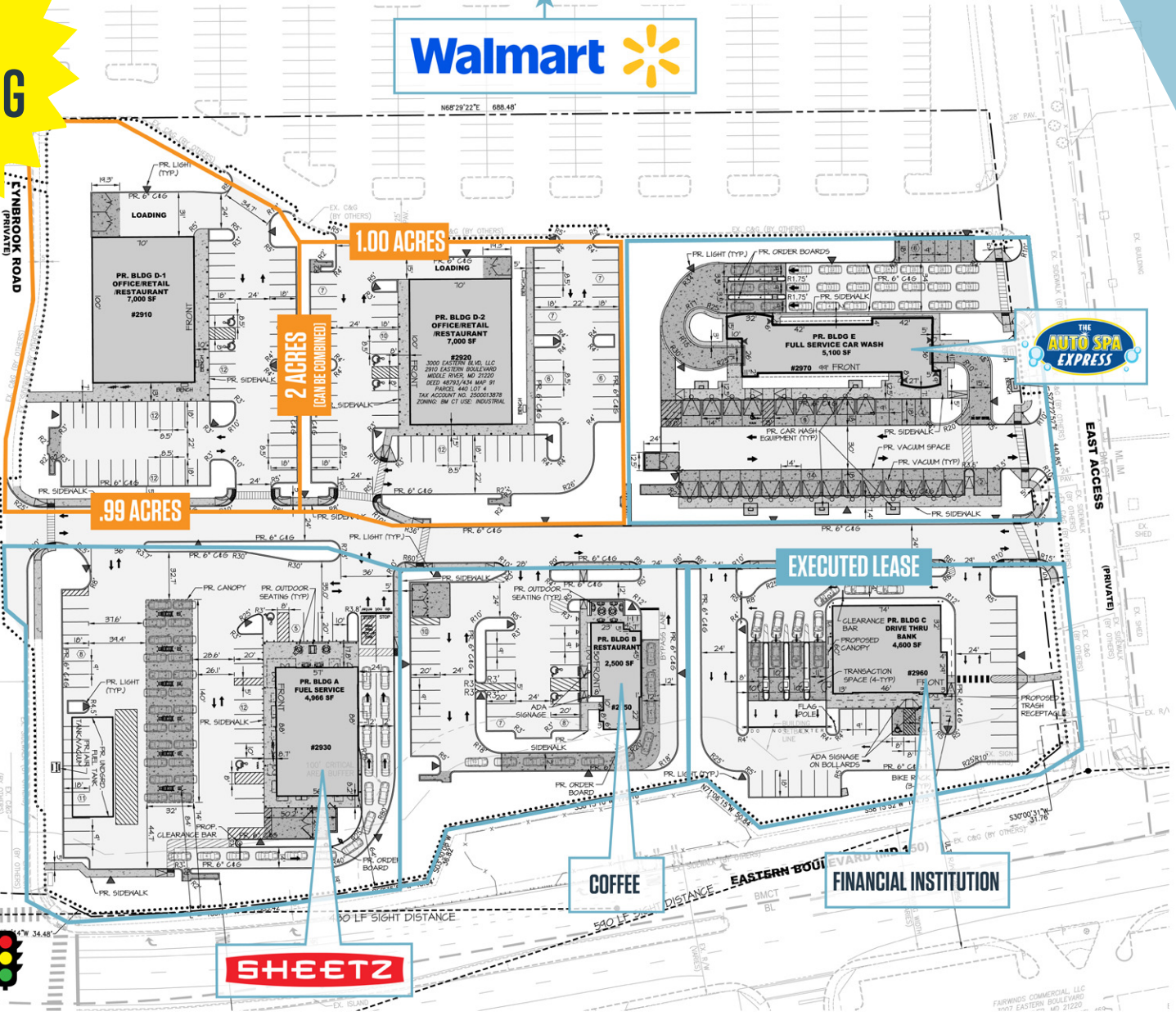


# SITE PLAN

2800 & 3000 EASTERN BLVD

**2 PADS REMAINING**

**Walmart**



**THE AUTO SPA EXPRESS**

**EXECUTED LEASE**

**COFFEE**

**FINANCIAL INSTITUTION**

**SHEETZ**

# AVIATION STATION

**klnb**

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