

AVIATION STATION

2800 & 3000 EASTERN BLVD
MIDDLE RIVER, MD 21220

2 PADS REMAINING!



MARTIN STATE
AIRPORT



MARTIN AIRPORT
MARC STATION

Walmart 
UNDER CONSTRUCTION!

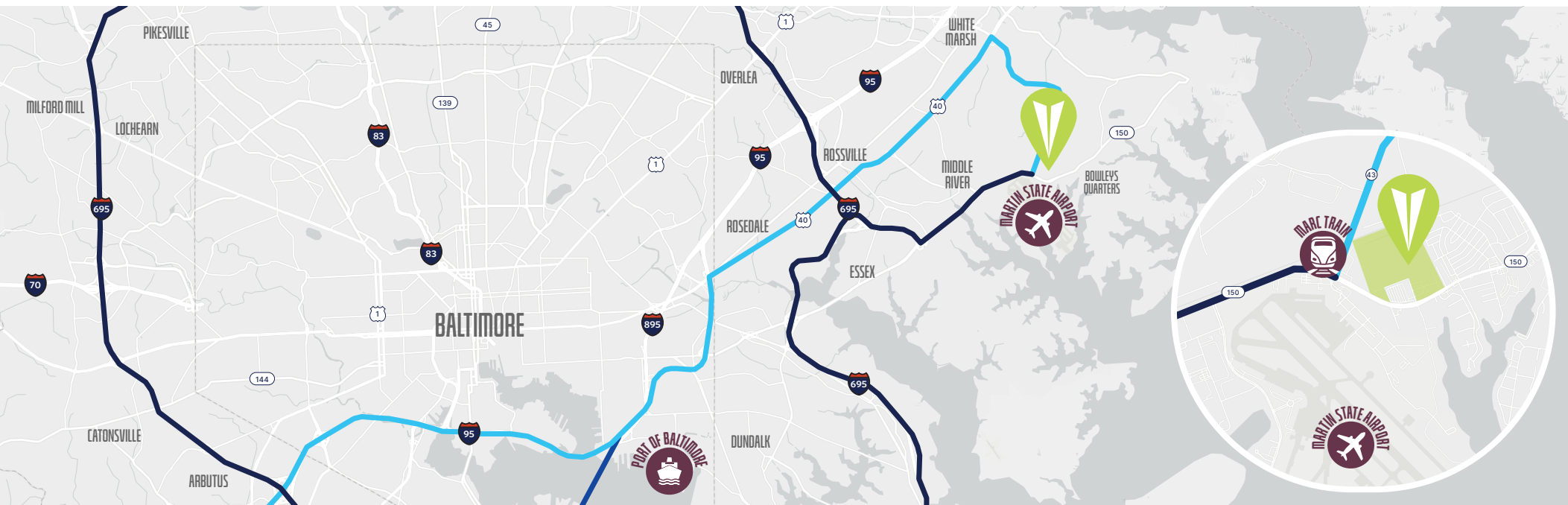
AMTRAK / MARC / NORFOLK SOUTHERN RAIL

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PROPERTY HIGHLIGHTS



2 Pads



53 Acres



320 Surface Spaces



BM-CT

Mixed-Use Environment

Part of a 53+ acre mixed-use project incorporating approximately 2 million SF of industrial space, creating an opportunity to serve employees, visitors and the surrounding community.

Signalized Access

Located at a signalized intersection near the Eastern Boulevard [31,850 ADT] / White Marsh Boulevard [24,880 ADT] crossroads.

Strategic Location

Served by the MARC commuter rail and MTA bus service, while located directly across from Martin State Airport. Only 15 miles from the Port of Baltimore - one of the regions major transportation and employment hubs.

Regional Access

Convenient access to I-95 and I-695, connecting Aviation Station to the greater Baltimore-Washington region.

Radius Snapshot

Distance	1-Mile	3-Mile	5-Mile
Population	2,559	66,509	136,193
Daytime Population	3,951	50,778	117,411
Average HH Income	\$87,800	\$101,390	\$108,977

Nearby Significant Employment Anchors



Primary Lifestyle Segments



Autumn Years

Segment: 16%
Median Age: 66-75

Established and mature couples living gratified lifestyles in older homes.



Suburban Style

Segment: 15.4%
Median Age: 36-45

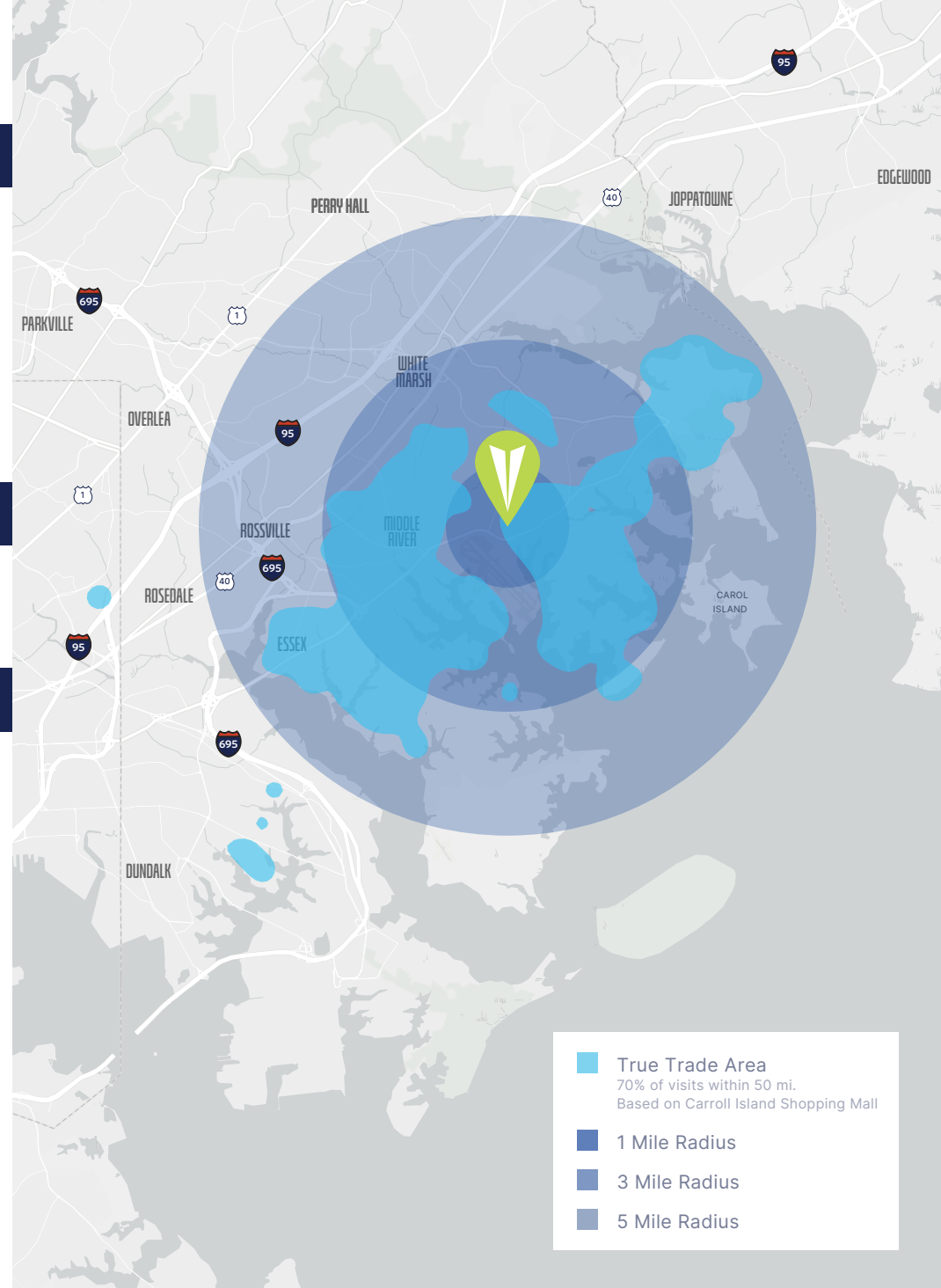
Middle-aged, ethnically-mixed suburban families and couples earning upscale incomes.



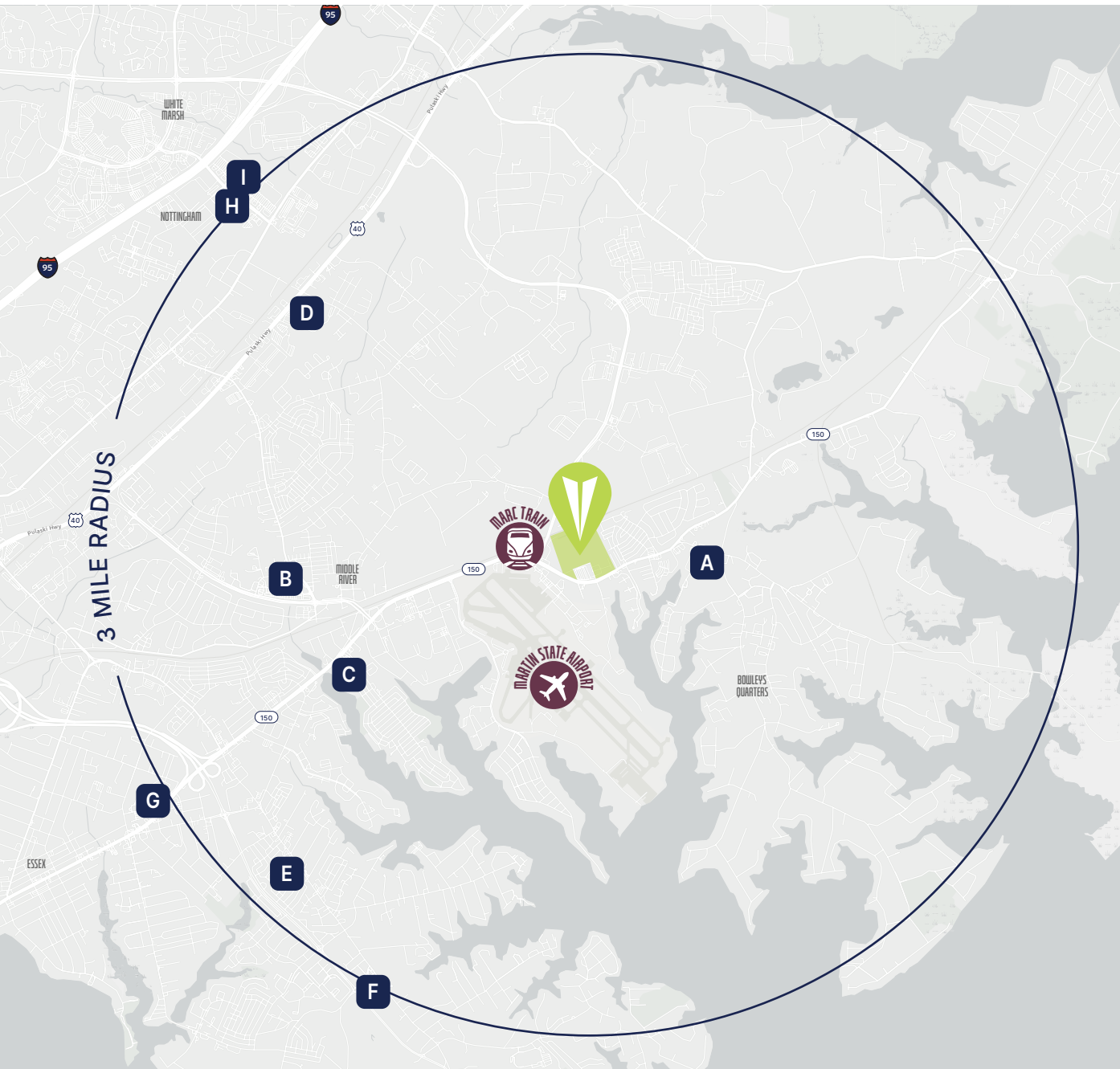
Singles & Starters

Segment: 13.3%
Median Age: 25-30

Young singles starting out and some starter families living a city lifestyle.



RETAIL LANDSCAPE



- A** Carroll Island Shopping Plaza

[To Relocate]
- B** Martin Plaza
- C** Hawthorne Plaza
- D** Costco Plaza
- E** Middlesex Shopping Center

five BELOW
- F** Hyde Park Station
FOOD LION
- G** The Centre at Golden Ring, Golden Ring Plaza, Golden Ring Commons
- H** Nottingham Commons
- I** Shoppes at Nottingham Square, Nottingham Square 1&2



➤ CLOSE-UP AERIAL



SITE PLAN

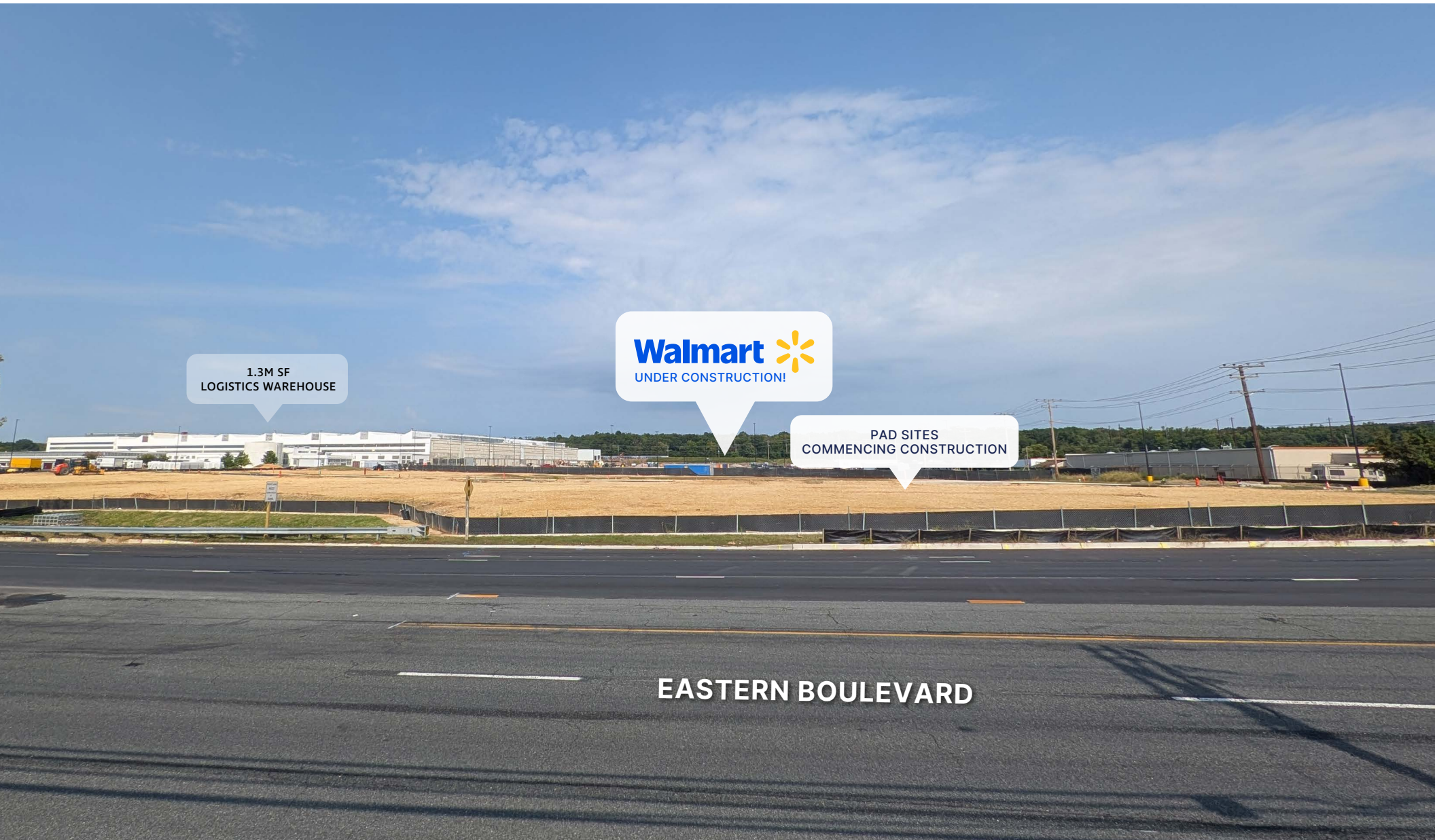




SHA Improvements include new site entrance, traffic signal and sidewalks.



Walmart pad is complete and stabilized, parking lot and internal roads have been constructed.



1.3M SF
LOGISTICS WAREHOUSE

Walmart 
UNDER CONSTRUCTION!

PAD SITES
COMMENCING CONSTRUCTION

EASTERN BOULEVARD

Pad tenants are commencing construction.

➤ SITE PROGRESS



Pad tenants are commencing construction.

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[VIEW PROPERTY WEBSITE](#)



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