klnb | 1727 ROLLING RD

WINDSOR MILL, MD 21244, BALTIMORE COUNTY



NEARBY RETAILERS

Burlington · macy's · OLD NAVY · Chipotle Mexican Grill · amc THEATRES · Chick-fil-A · McDonald's · Panera BREAD

RETAIL FOR LEASE

- Retail space available across from the Security Square Mall – set for a major revitalization redevelopment.
- Baltimore Co. will be investing $30M+ for future mixed-use, entertainment and public green space for the current mall. ***Click for more on Reimagine Security Square***
- Surrounded by several public schools and offices which include US Dept. of Health & Human Services, FBI Baltimore Headquarters, US Social Security Administration.

AVAILABLE SPACE

SIZE	CONDITION	TIMING
3,078 SF	"AS-IS" (CURRENTLY MY GADGET REPAIR)	WITHIN 60 DAYS OF SIGNED LEASE
4,908 SF	"AS-IS" (FORMER FURNITURE STORE)	IMMEDIATE

***Est. NNN:** $6.32 PSF

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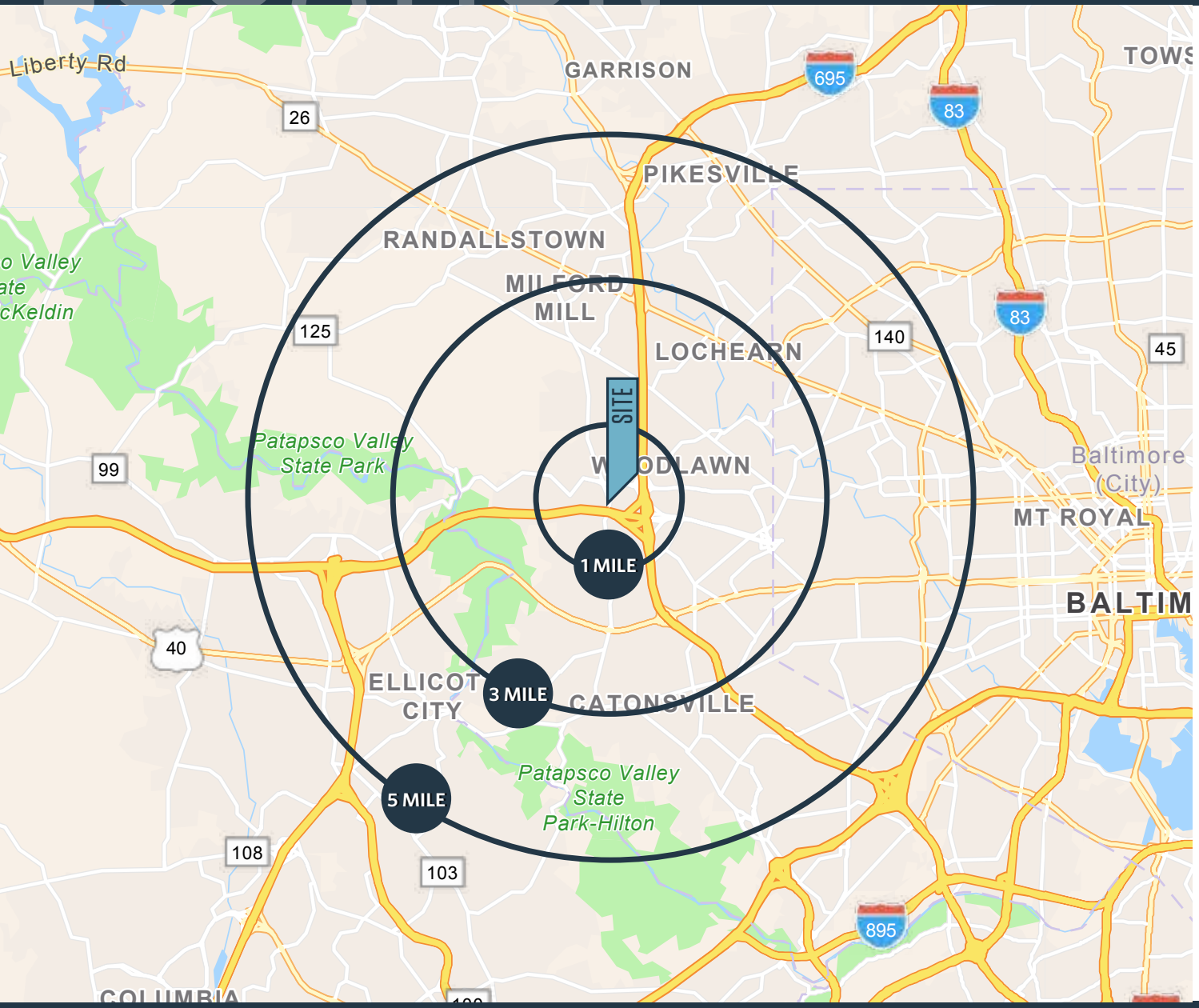
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LOCATION

1727 ROLLING RD

WINDSOR MILL, MD 21244, BALTIMORE COUNTY



DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	12,339	108,296	307,080
Daytime Population	10,246	49,177	129,447
Households	4,427	41,892	120,692
Average HH Income	$105,600	$109,288	$107,242

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Rolling Rd	22,800 ADT
I-70	99,200 ADT
Fairbrook Rd	10,400 ADT

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SITE PLAN

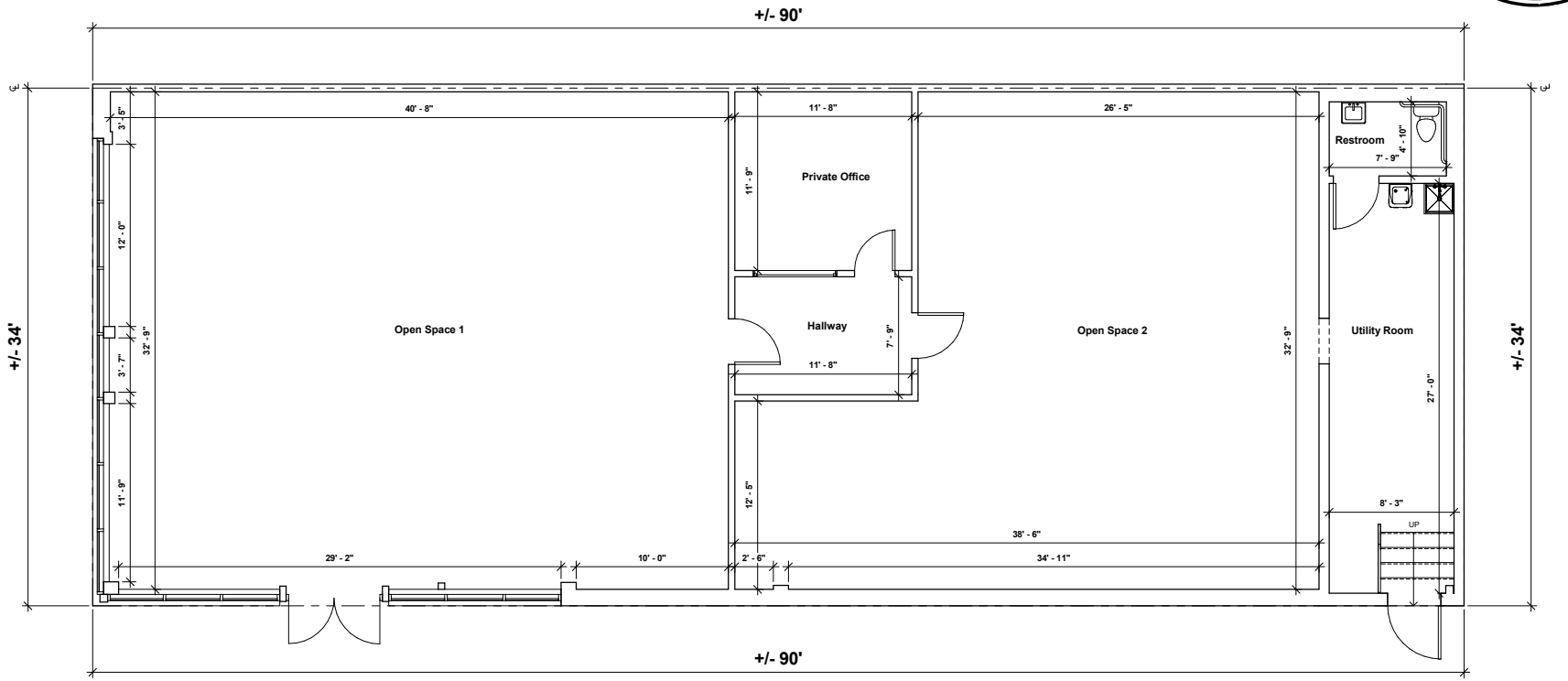
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3,078 SF END-CAP

TENANT IS OPEN AND OPERATING
DISCREET LISTING
PLEASE DO NOT DISTURB

REAR



FRONT

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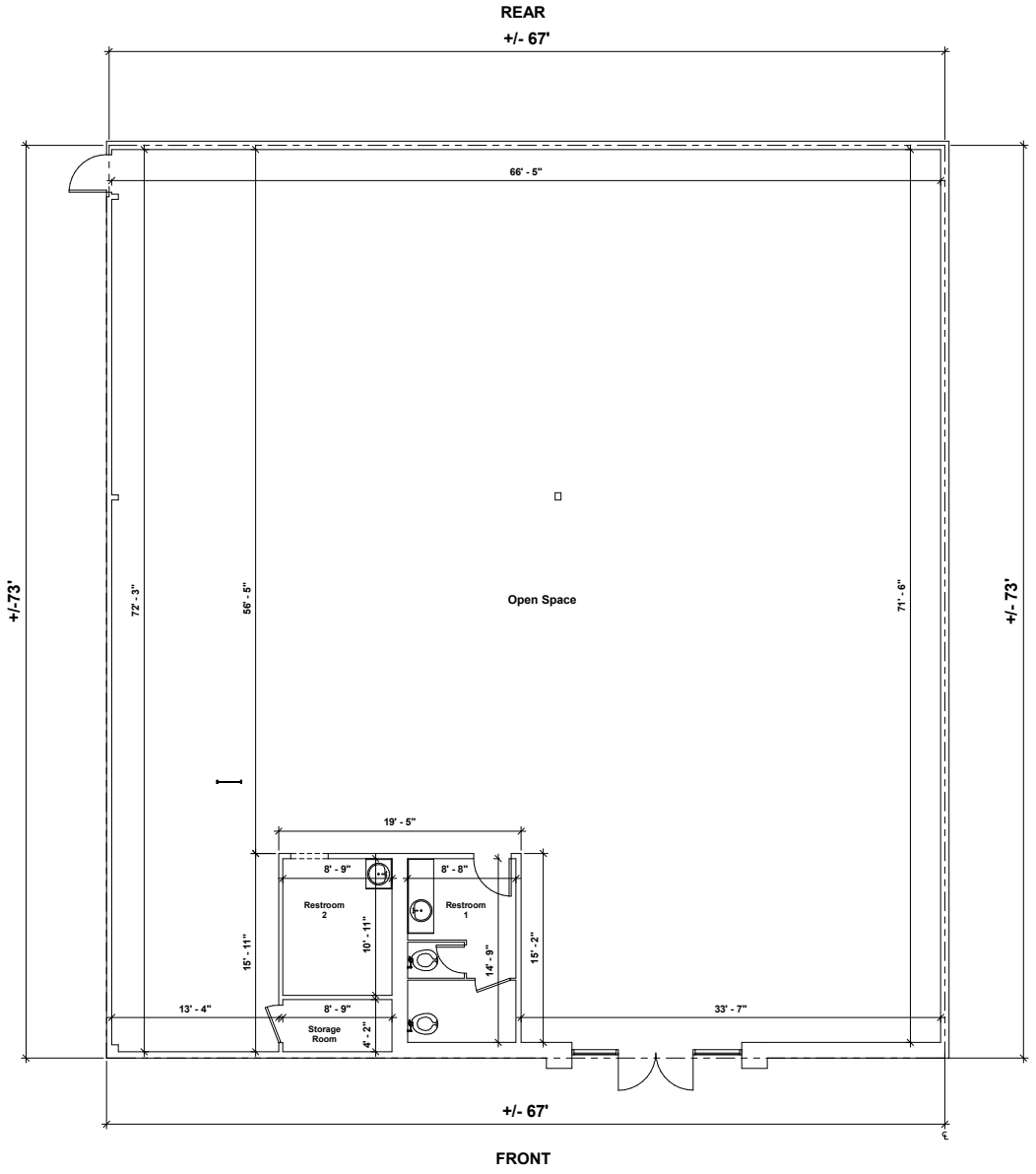
SITE PLAN

1727 ROLLING RD

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4,908 SF END-CAP

CLICK HERE TO WATCH A VIRTUAL TOUR



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MARKET

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MID-VIEW

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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