POWDER MILL STATION

11123 BALTIMORE AVE, BELTSVILLE, MD 20705



NEARBY RETAILERS

COSTCO WHOLESALE · ALDI · WING STOP · PAPA JOHNS · NAPA · Panera BREAD · The Nail Shop

RETAIL FOR LEASE

- Former 1,000 SF Liberty Tax retail suite available immediately
- Ideal for service retail, specialty retail, or professional service users looking for a turnkey space with minimal buildout
- High traffic intersection of Baltimore Ave/Route 1 (36,135 ADT) and Powder Mill (22,876 ADT), directly across from Costco, CVS, Starbucks, and more!
- Densely populated trade area with 50,747 residents and 54,331 office employees within 10 minute drive time

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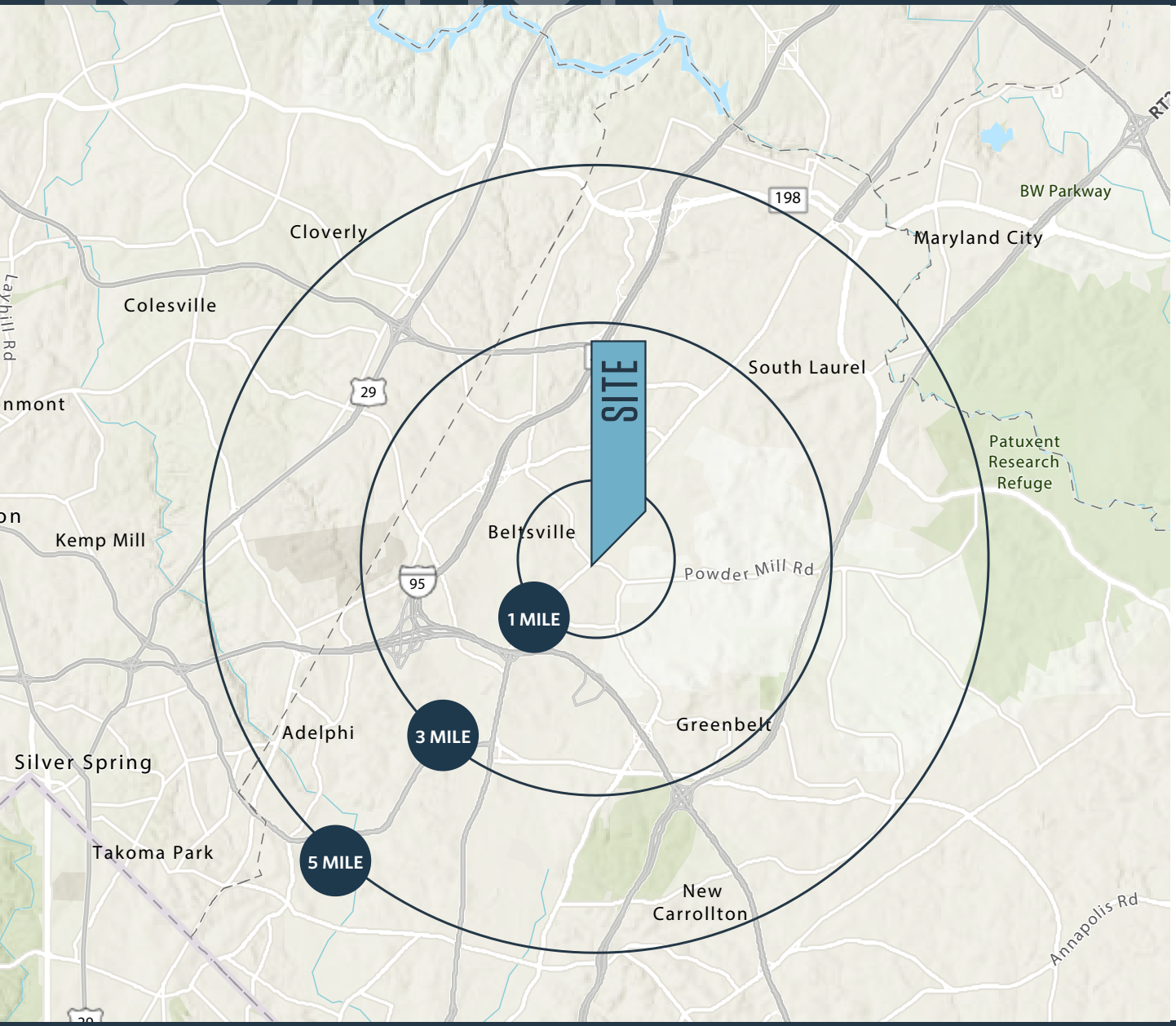
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LOCATION

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AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,000 SF	$25 PSF + $13 NNN	Built Out	Vacant

DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE	10 MIN DRIVE
Population	6,237	71,954	278,354	106,559
Daytime Population	11,700	83,602	289,309	105,078
Households	1,753	27,716	94,716	41,115
Average HH Income	$120,341	$122,188	$122,631	$118,655

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2024:

Baltimore Ave / Route 1	36,135 ADT
Powder Mill Road	22,867 ADT

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MARKET

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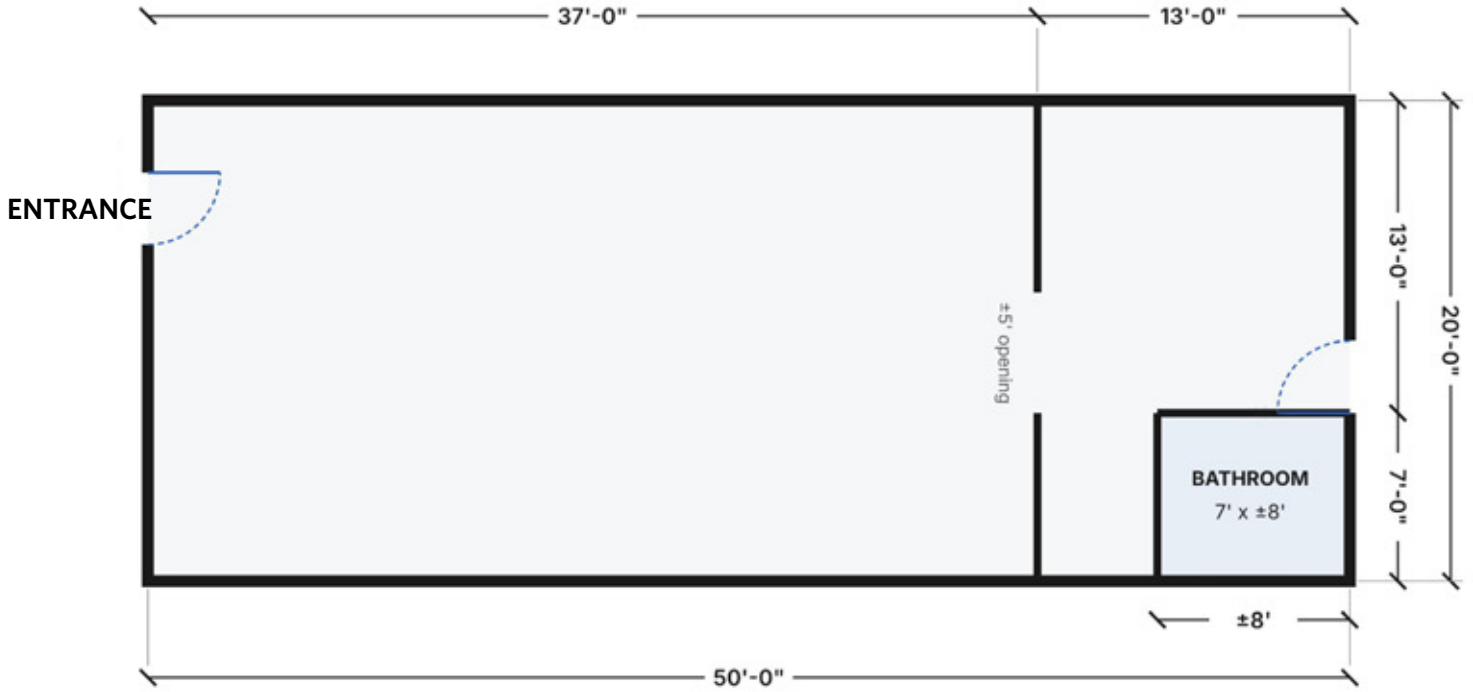
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FLOOR PLAN

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1 BALTIMORE AVE 36,135 [2024 ADT]



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SITE PLAN

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