

# TD&A

TROUT DANIEL & ASSOCIATES

BUY. SELL. LEASE. ADVISE.



# Retail Space Available

For Lease

1201 Eastern Blvd, Essex, MD 21221

Call Us 410.435.4004 | Visit Us [troutdaniel.com](http://troutdaniel.com) | 30 E. Padonia Road, Suite 504 Timonium, MD 21093

# Table of Contents

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Property Overview	01
Property Highlights	02
Interior Space	03
Floor Plan	05
Aerial Map	06
Retail Map	07
Contact	08



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Associate

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# Property Overview



- Three contiguous units available each with 1600 sq ft
- Access to lighted intersection at Eastern Blvd & Selig Ave
- Immediate access to MD 702 and I-695
- Highly visible location on busy Eastern Blvd

# Property Highlights



**Lease Rate:**  
Negotiable

**Building Size:**  
7,350 SF

**4,518 SF  
Available**

**Lot Size:** 0.83  
Acres

**Year Built:**  
1955

**Zoning:** BR-AS,  
Business,  
Roadside zone  
with an  
Automotive  
Service overlay

**Baltimore  
Market**

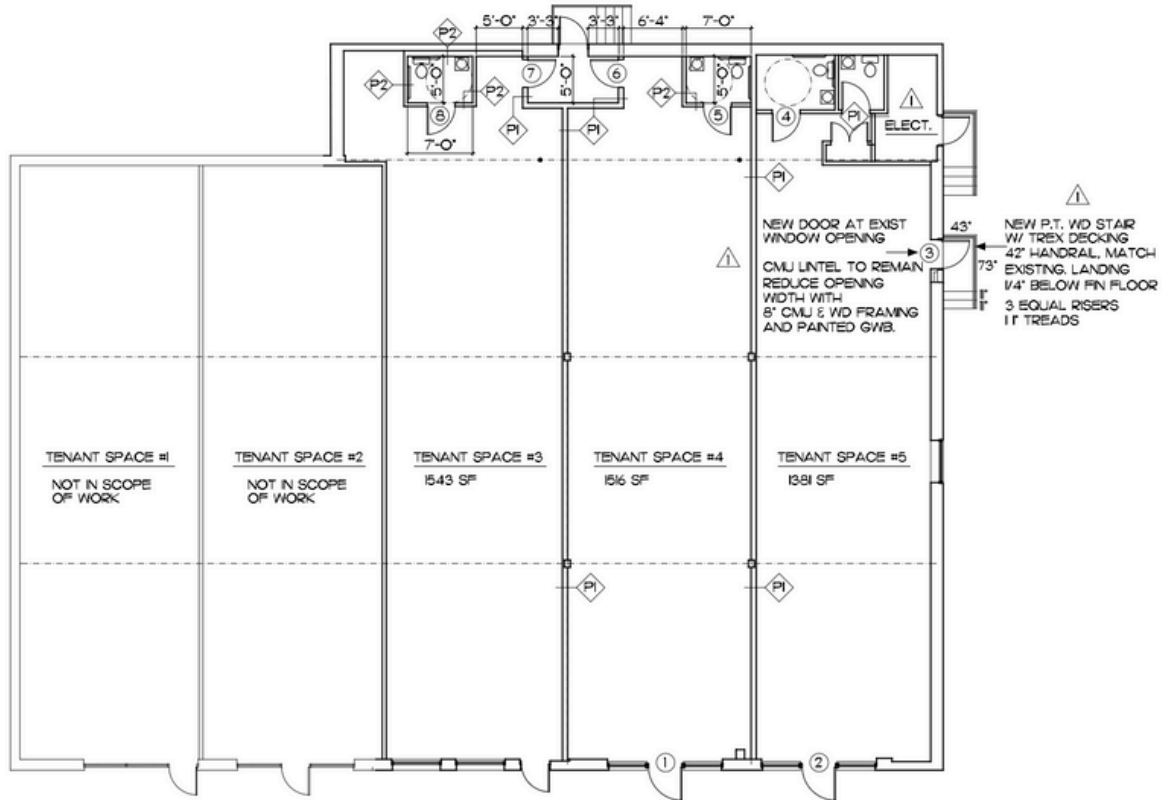
# Interior Space

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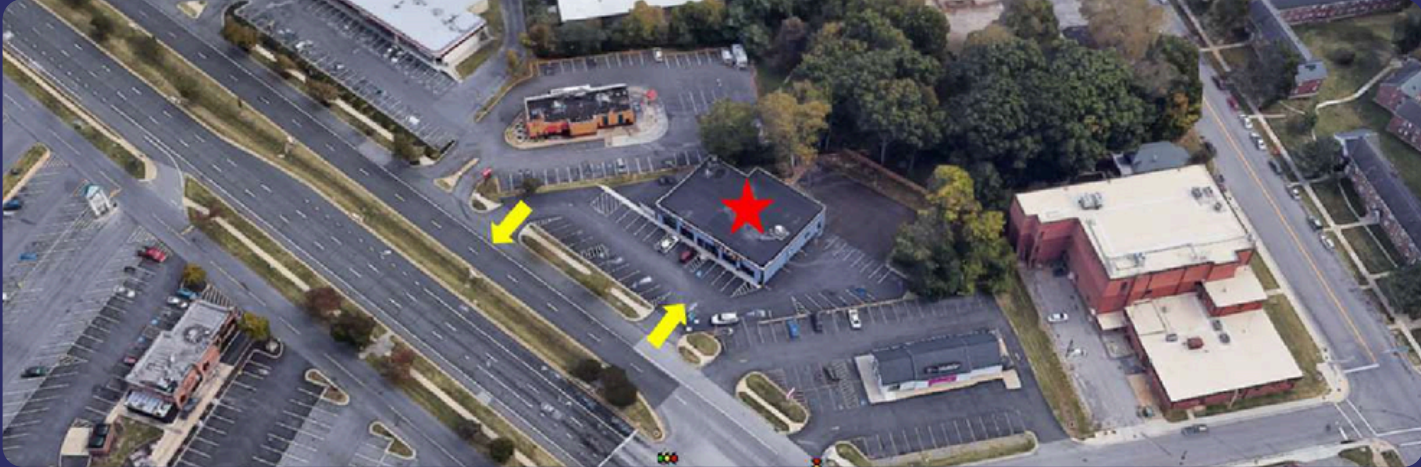


# Floor Plan



# Aerial Map

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# Retail Map



**CENTER ONE**  
1201 EASTERN BLVD.

Your Signage Here

Electric Signage

Melanie Cook State Farm  
410-682-2200

FAITH DELIVERANCE



**Faisal Ali\***  
Associate

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## Contact Us



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504 Timonium, MD 21093



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