



RETAIL SPACE AND RETAIL PAD
SITE FOR LEASE

2970 DEDE ROAD

Finksburg, MD 21048

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
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PROPERTY DESCRIPTION

Discover an outstanding retail opportunity with a 1,600 +/- SF retail space, ideal for various business ventures. With its generous layout, the space can be easily tailored to suit your specific needs, making it perfect for a retail shop, restaurant, or service-oriented business. In addition, a separate 1-Acre pad site is available for ground lease, offering the potential for additional development or expansion.

PROPERTY HIGHLIGHTS

- In-Line Retail Lease Rate: \$22.00 SF/yr (NNN)
- Pad Site Lease Rate: \$125,000 AC/yr (NNN)
- Fully signaled intersection on Route 140 (Baltimore Boulevard)
- Strategically located parcel is easily accessible from I-795

OFFERING SUMMARY

In-Line Retail Lease Rate:	\$22.00 SF/yr (NNN)
In-Line Retail Space SF:	1,600 +/- SF
Pad Site Lease Rate:	\$125,000 AC/yr (NNN)
Pad Site SF:	1 +/- Acre

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	369	3,799	13,681
Total Population	1,007	10,289	36,602
Average HH Income	\$173,529	\$164,074	\$150,975

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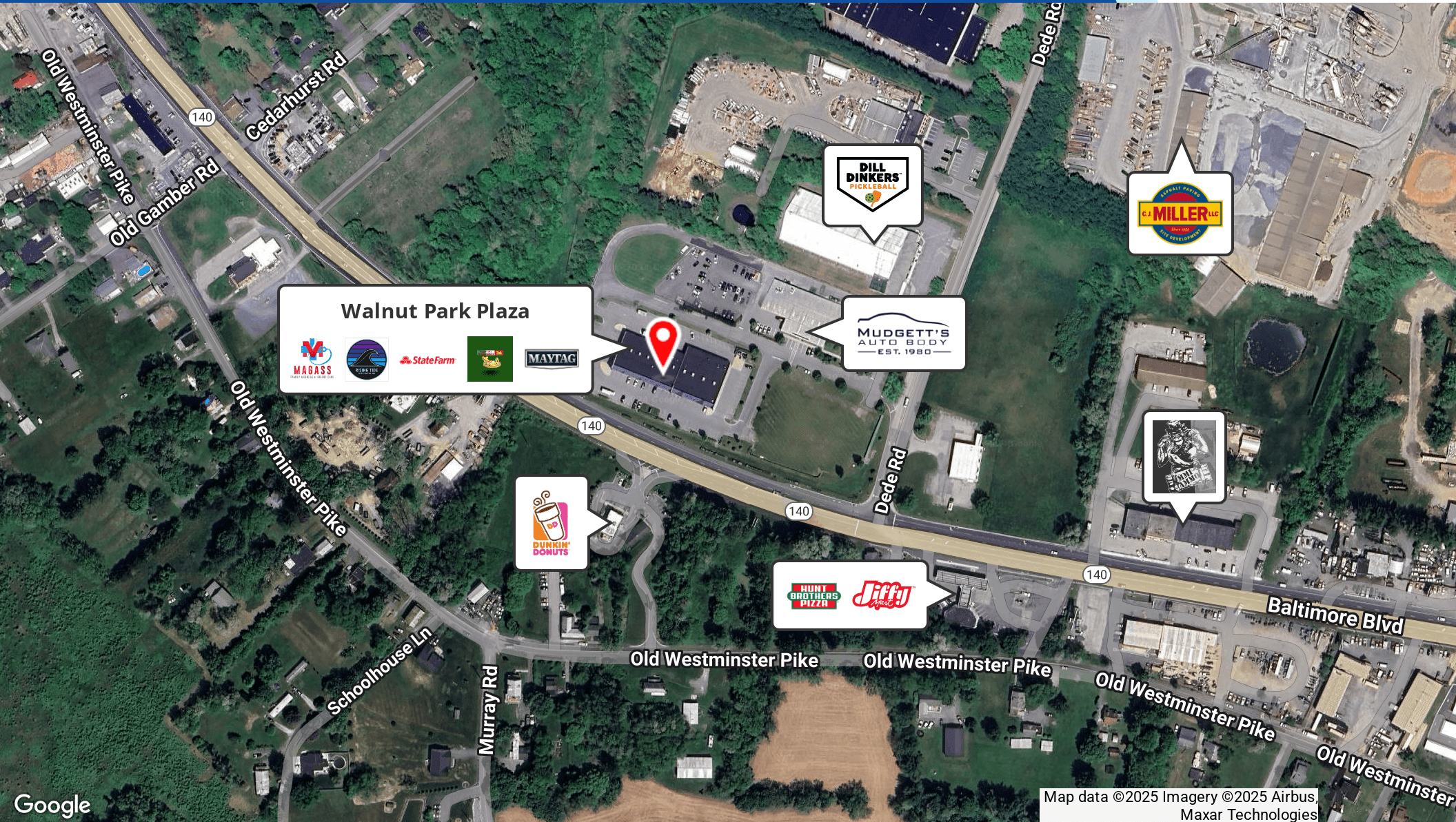
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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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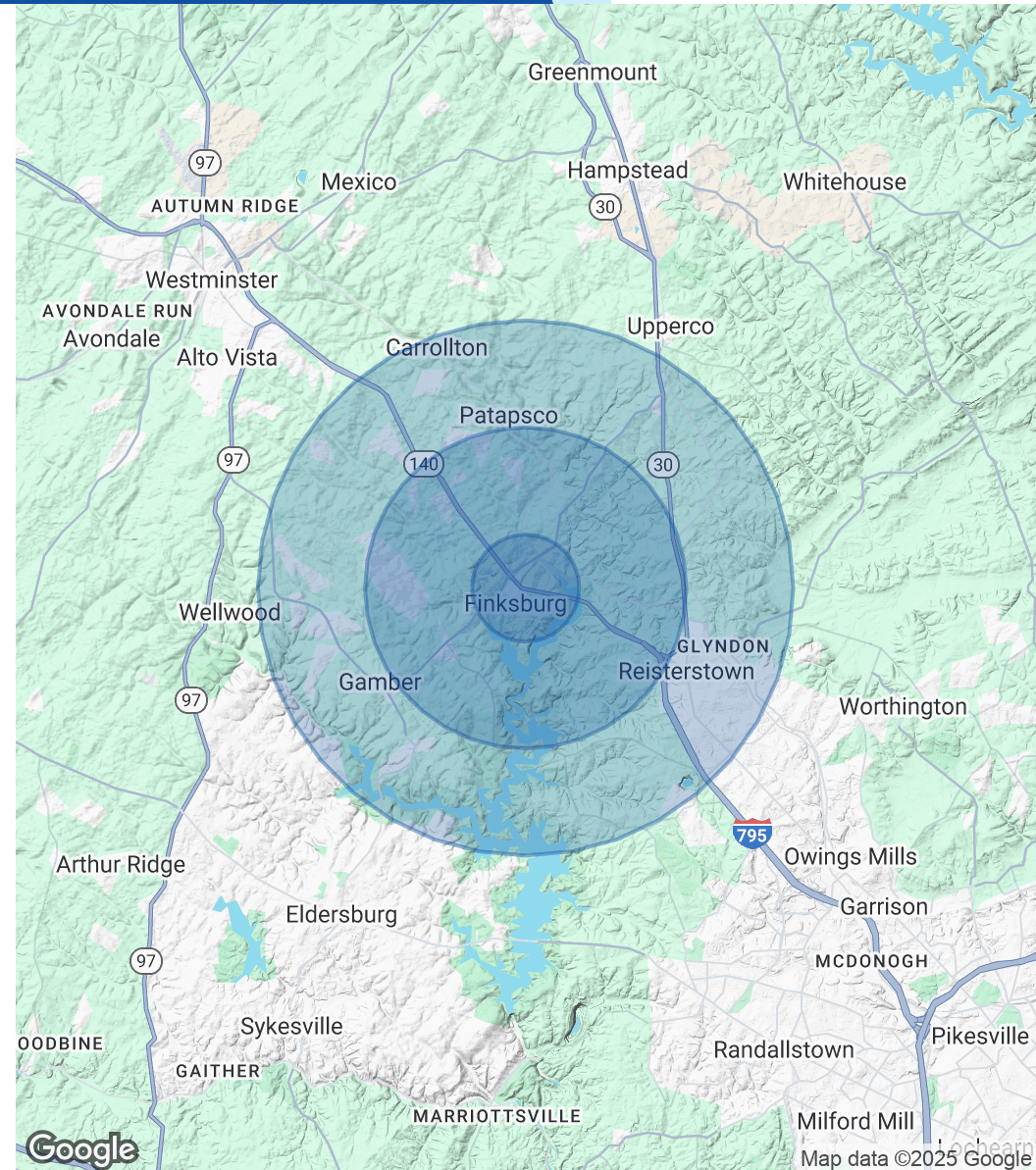
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,007	10,289	36,602
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	369	3,799	13,681
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$173,529	\$164,074	\$150,975
Average House Value	\$591,169	\$561,360	\$519,615

Demographics data derived from AlphaMap



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