

# NEWLY OBTAINED RETAIL ZONING

135 Slade Avenue, Pikesville, Maryland 21208





135 Slade Avenue is a 1.54 acre parcel in total, consisting of an available 3/4 acre (+/-) undeveloped parcel, adjacent to a long term leased 5,000 square foot Medical Adult Daycare Center on approximately 3/4 of an acre. Ownership is offering to Ground Lease, lease the property Built To Suit (B-T-S) Tenant's exact specifications or lease a spec-built office building to a lead (or anchor) tenant. Owner has a conceptual plan to build a 12,000 square foot spec office building, which it would begin construction on with an anchor tenant in place.

- CB Zoned
- Secure Location
- MTA Bus Line (#85)
- 1/4 Mile off of Reisterstown Rd
- 1/2 Mile to Milford Metro Station



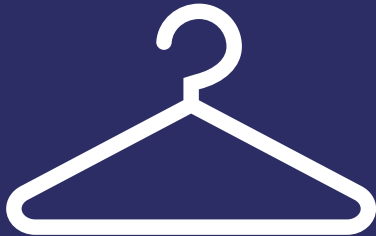
Basic Retail Operations  
(Food Store,  
Convenience Store,  
etc.)



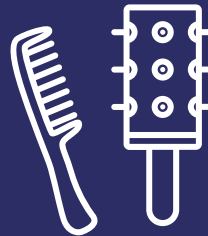
Office Space



Restaurants (Standard  
& Carry-Out)



Dry Cleaneer



Beauty Salon



Elderly Housing Facility

## Uses Permitted by Special Exception:

Bank (with No More  
than Two Drive-Through  
Lanes)



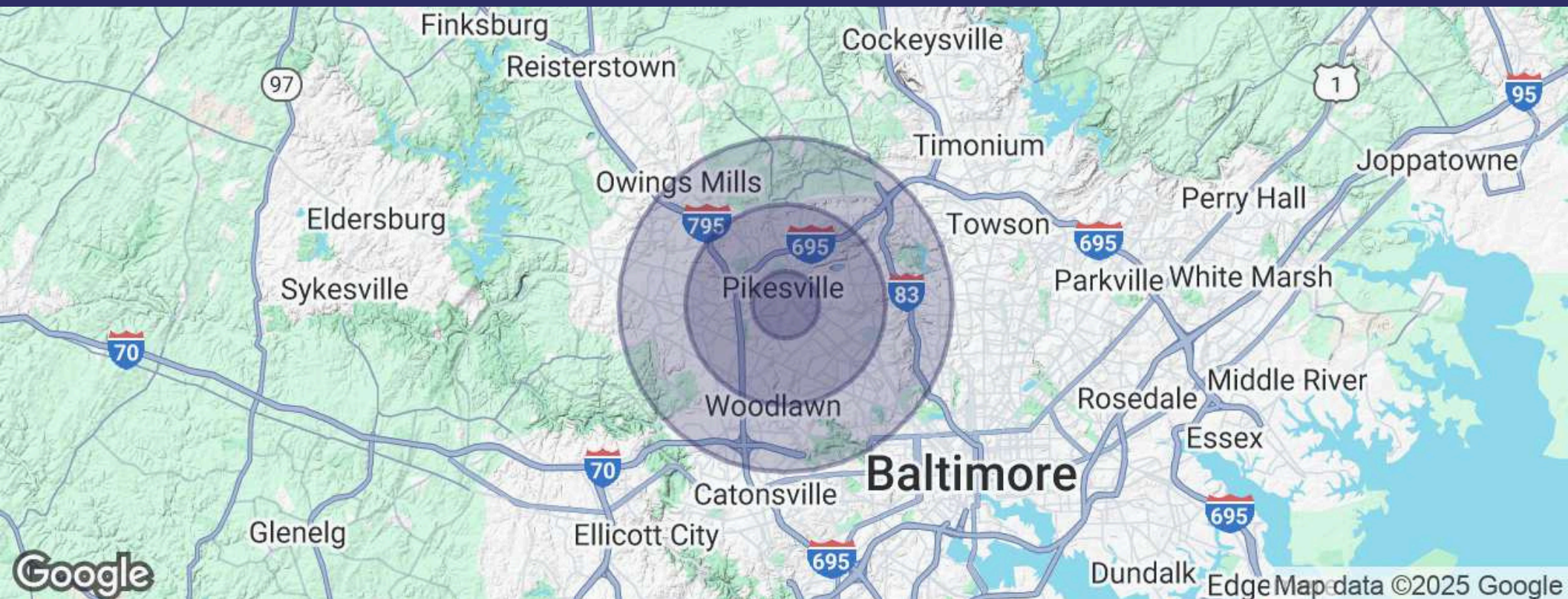


Located in the Pikesville Commercial Revitalization District (CRD), in Northwest Baltimore County, directly across the street from the Baltimore County Police Department, Pikesville Precinct and the Maryland State Police Forensic Sciences Division (Crime Lab). The Pikesville CRD is one of 20 such districts spread around Baltimore County. Among many intended enhancements, the latest Plan calls for traffic flow upgrades and major streetscape rehabilitation in the Reisterstown Road corridor. The Pikesville CRD Study is available for review.

- Ground Leases of Build-to-Suit
- Up to 12,000 Square Feet
- Lease Proposals – Case by Case
- Located in Pikesville CRD
- Close Proximity to Mass Transit
- Secure Location Across from B.C. Police Dept & MD State Police







**POPULATION**

	<b>1 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,731	125,478	305,238
Average Age	42.9	39.9	39.6
Average Age (Male)	40.3	37.4	37.1
Average Age (Female)	46.9	42.2	41.4

**HOUSEHOLDS & INCOME**

	<b>1 Mile</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,255	51,061	120,405
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$56,918	\$68,346	\$71,303
Average House Value	\$233,581	\$282,159	\$279,693

Demographics data derived from AlphaMap



# TD&A

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