

single story commercial building | excellent corner location | convenient access to route 40 & I95



# for lease/sale

4698 Riverside Parkway  
Bel Camp, MD 21017



**retail building: 7,874 SF**

- » Constructed in 1996
- » 26 on-site parking spaces

**zoning**

B1 (Neighborhood Business District), making it suitable for various retail or professional service uses.

**property type**

New Retail/Flex Space & Pad Sites

**highlights**

- » Traffic count: 21,906 units per day
- » 0.996-acre lot
- » Its current configuration is fully built out as a professional services office, and it was most recently utilized as a daycare center.
- » Strategically located at the intersection of Riverside Parkway and Creamery Lane, the property offers excellent visibility and convenient access to major transportation routes, including Route 40, Interstate 95, and proximity to Aberdeen Proving Ground (APG).



1920 Rock Spring Road, Suite 101, Forest Hill, MD 21050  
410.296.2626 | fax 410.296.2660  
[www.bcvcommercial.com](http://www.bcvcommercial.com)



contact your agents today

Maryland's Commercial  
Real Estate and  
Business Brokers



**BILL VANDEN EYNDEN**  
Principal/Broker

✉ [BillV@bcvcommercial.com](mailto:BillV@bcvcommercial.com)  
☎ 443.528.6782



**RON BALLARD**  
Licensed Agent

✉ [RonB@bcvcommercial.com](mailto:RonB@bcvcommercial.com)  
☎ 410-937-4947

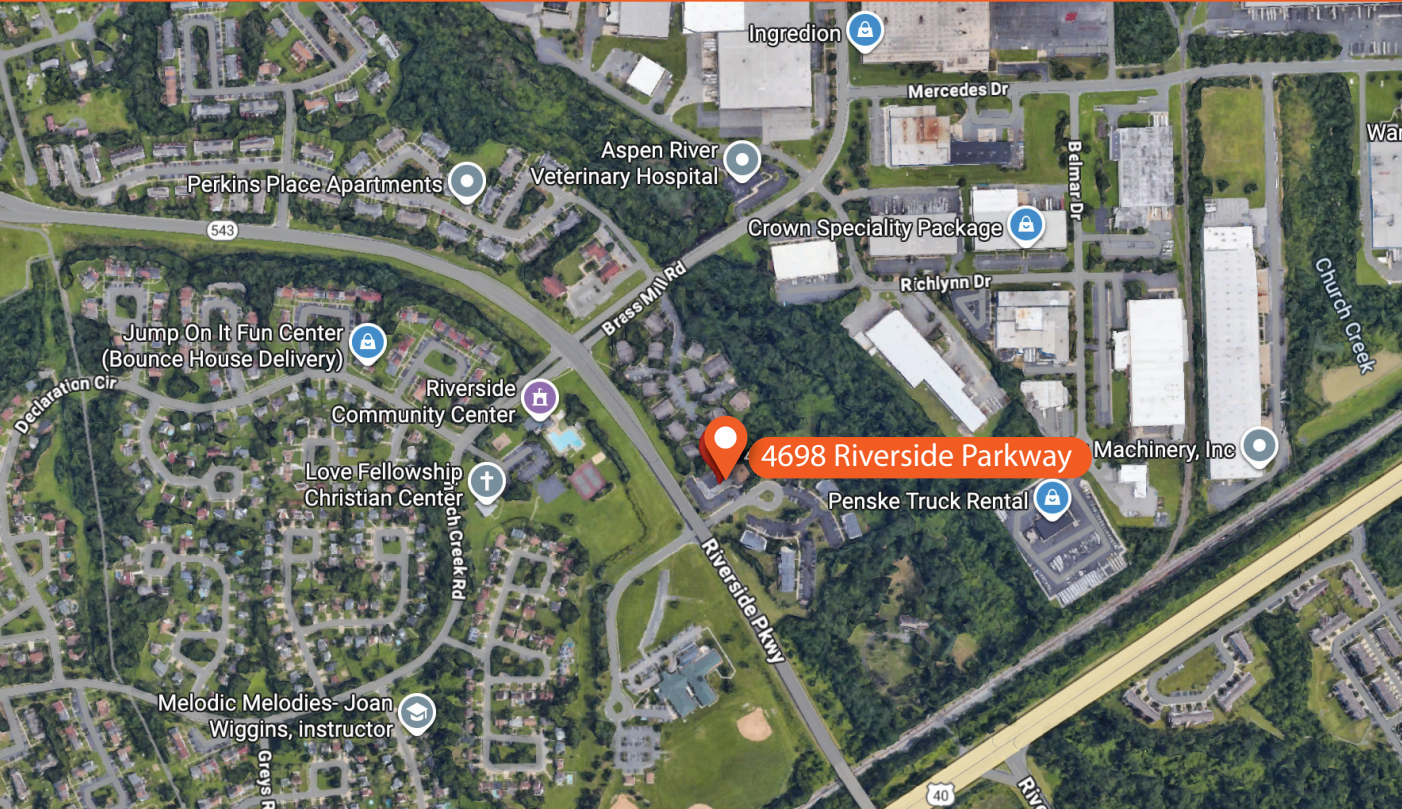
single story commercial building | excellent corner location | convenient access to route 40 & I95



# for lease/sale

trade area and demographics

4698 Riverside Parkway  
Bel Camp, MD 21017



## Demographics:

### population

- » 1 Mile: 7,862
- » 5 Mile: 79,647

### population growth 2024-2029

- » 1 Mile: 0.5%
- » 5 Mile: 0.7%

### average age

- » 1 Mile: 37.4
- » 5 Mile: 39.6

### 2024 total households

- » 1 Mile: 3,106
- » 5 Mile: 30,290

### median income

- » 1 Mile: \$94,399
- » 5 Mile: \$108,529

### average household size

- » 1 Mile: 2.4
- » 5 Mile: 2.6



1920 Rock Spring Road, Suite 101, Forest Hill, MD 21050  
410.296.2626 | fax 410.296.2660  
www.bcvcommercial.com



contact your agents today

Maryland's Commercial  
Real Estate and  
Business Brokers



**BILL VANDEN EYNDEN**  
Principal/Broker

✉ BillV@bcvcommercial.com  
📞 443.528.6782



**RON BALLARD**  
Licensed Agent

✉ RonB@bcvcommercial.com  
📞 410-937-4947

single story commercial building | excellent corner location | convenient access to route 40 & I95



# for lease/sale

4698 Riverside Parkway  
Bel Camp, MD 21017



contact your agents today

Maryland's Commercial  
Real Estate and  
Business Brokers



**BILL VANDEN EYNDEN**  
Principal/Broker


 [BillV@bcvcommercial.com](mailto:BillV@bcvcommercial.com)

 443.528.6782



**RON BALLARD**  
Licensed Agent

 [RonB@bcvcommercial.com](mailto:RonB@bcvcommercial.com)

 410-937-4947

single story commercial building | excellent corner location | convenient access to route 40 & I95



# for lease/sale

4698 Riverside Parkway  
Bel Camp, MD 21017

**FLOOR PLAN**

**DOOR SCHEDULE**

NO.	DESCRIPTION	TYPE	REMARKS
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

**ARCHITECTURAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REPAIRED OR REPLACED AS NECESSARY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
13. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
17. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
21. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
23. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
24. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
25. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
27. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
28. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
29. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
31. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
32. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
33. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
35. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
36. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
37. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
39. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
40. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
41. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
43. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
44. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
45. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
47. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
48. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
49. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.

**KIDDIE ACADEMY  
RIVERSIDE CHILD CARE CENTER  
3522 RIVERSIDE PARKWAY, BEL CAMP, MD 21017**

**VICINITY MAP**

**GRAPHIC SCALE**

**KINDERCARE AT RIVERSIDE**

**THOMPSON ASSOCIATES, LLC**

**PROJECT NO. 2017-001**

**DATE: 08/20/17**

**SCALE: AS SHOWN**

**PROJECT: KINDERCARE AT RIVERSIDE**

**CLIENT: KIDDIE ACADEMY**

**DESIGNER: THOMPSON ASSOCIATES, LLC**

**PROJECT NO. 2017-001**

**DATE: 08/20/17**

**SCALE: AS SHOWN**

**PROJECT: KINDERCARE AT RIVERSIDE**

**CLIENT: KIDDIE ACADEMY**

**DESIGNER: THOMPSON ASSOCIATES, LLC**

 **contact your agents today**

**Maryland's Commercial  
Real Estate and  
Business Brokers**



**BILL VANDEN EYNDEN**  
Principal/Broker

 [BillV@bcvcommercial.com](mailto:BillV@bcvcommercial.com)

 443.528.6782



**RON BALLARD**  
Licensed Agent

 [RonB@bcvcommercial.com](mailto:RonB@bcvcommercial.com)

 410-937-4947