



CROSS STONE COMMONS

NOW LEASING

The Premiere Commercial Center
Located at the Gateway to Middletown, Maryland

Only 4,830 sf
available at
building 200!

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Property Highlights

- Location: Route 40-A at Middletown Parkway
- Available: 1,100-4,830 sf +/- Retail Space
2 Pad Site
- Zoning: General Commercial (GC)
- Inline Rents: Interior: \$25.00 psf NNN
End Caps: \$30.00 psf NNN
- CAM: \$5.00 psf (subject to change)
- Buildings: Pad Site 300 - up to a 4,557 sf building with drive-thru

Pad Site 100 - up to a 7,000 sf building

Become a Part of the Most Exciting Commercial Development in Middletown!
For Leasing Information, Please Contact:

Victor White
410-266-5100 x121
vwhite@hogancompanies.com

Co-Tenants






Hogan Companies, LLC
2661 Riva Road, Suite 300 Annapolis, Maryland 21401
410-266-5100 • www.hogancompanies.com

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Site Plan Rendering

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-  Inline Retail Space for Lease
-  Pad Site
-  Unavailable

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- Location:** Located adjacent to Hollow Creek Golf Club and the successful Glenbrook residential subdivision at the intersection of Route 40-A and Middletown Parkway.
- Status:** Site is rough graded, curb and gutter, and base paving complete
CVS opened in 2015
Building 200 deliver in mid 2016
- Zoning:** Town of Middletown General Commercial with Shopping Center Special Exception
Potential uses include restaurant, laundry, barber, beauty services, retail sales, offices, theaters, bowling alleys, amusements, etc.
- Parking:** 216 spaces
- Utilities:** Public water and sewer
- Pad Sites:** Available for ground lease only

	1 Mile	3 Mile	5 Mile
Population	4,138	10,041	36,230
Avg. HH Income	\$117,220	\$112,423	\$94,675

Demographics (2013):



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200 Middletown Parkway

- 1,100 sf - 4,830 sf available
- Only 4,830 sf available!
- Units can be combined
- Units delivered as cold dark shells - ask about Tenant Improvement and possible Town incentives




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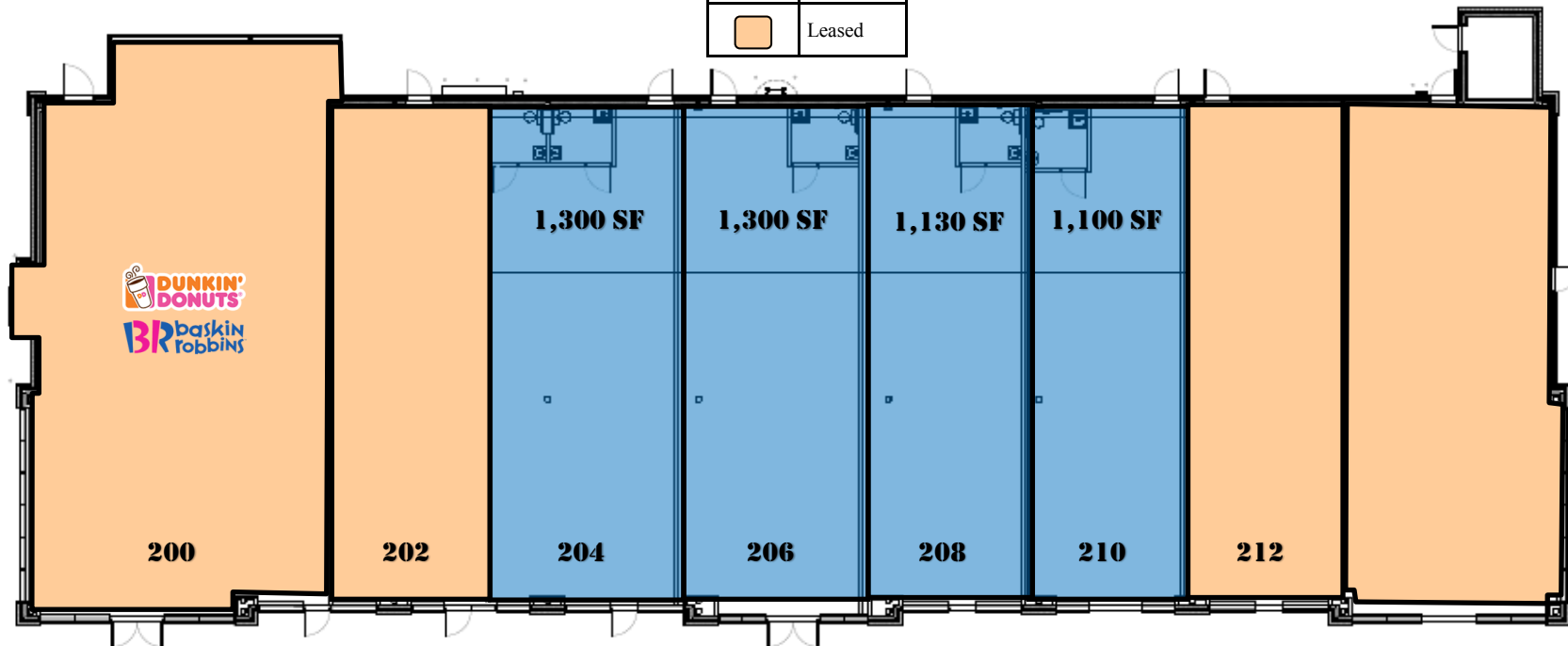
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Leasing Plan

	Available
	Leased



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Current Site Conditions

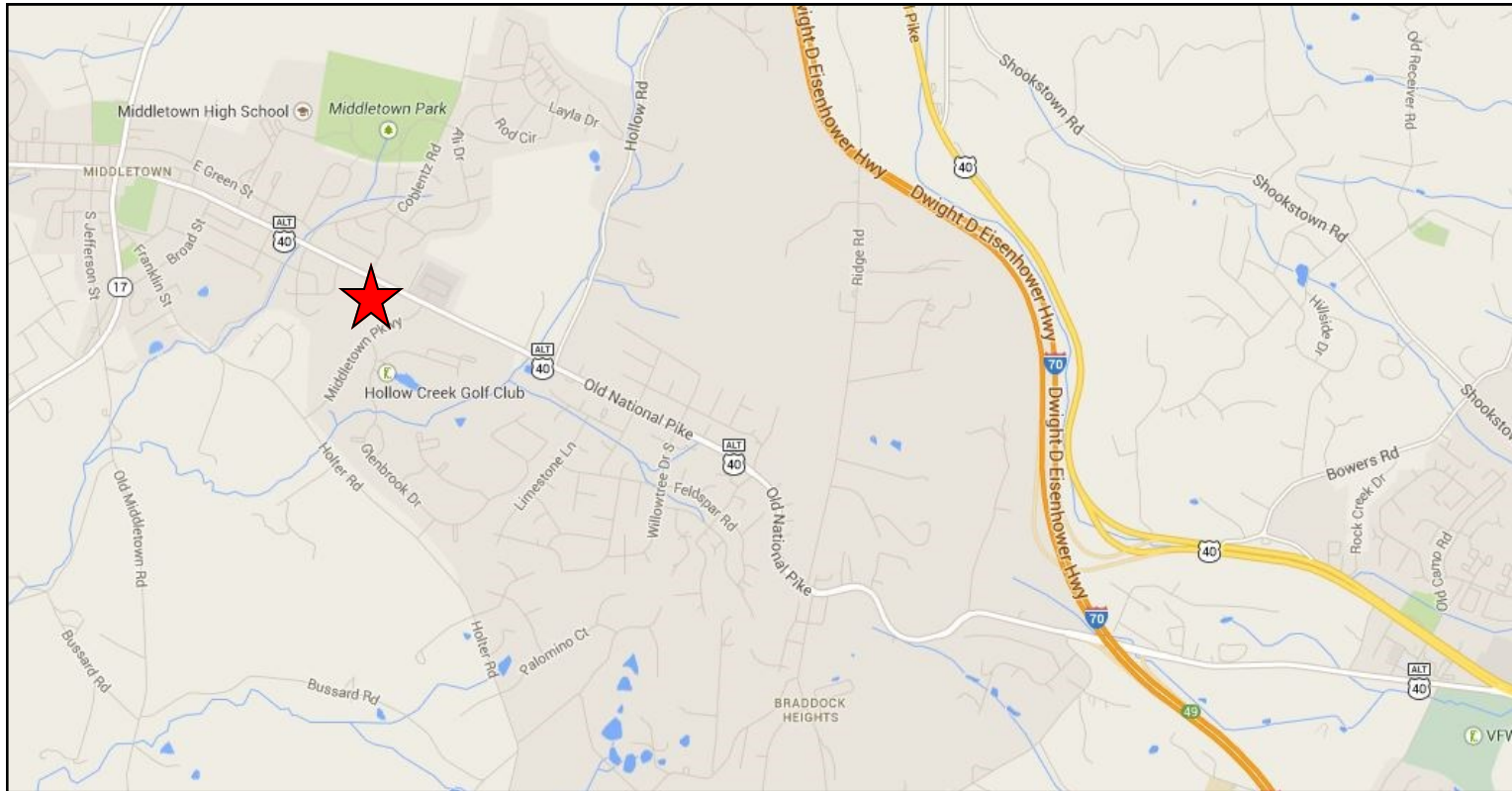
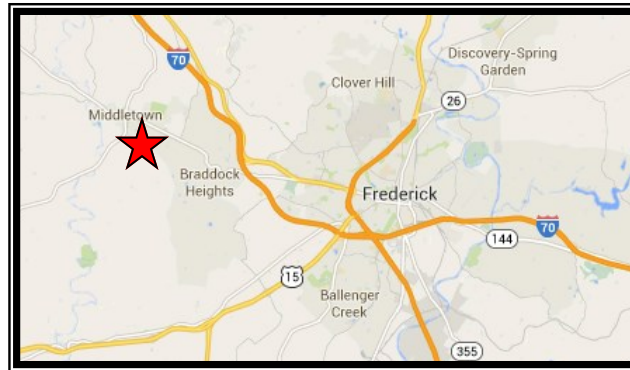
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Location



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