

**3,461 SF RETAIL SPACE  
FOR SUBLEASE**

CATONSVILLE | MD | 21228

**6447** **Baltimore  
National  
Pike**

**40 WEST PLAZA | CATONSVILLE | MD**

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**CBRE**



## A RARE STANDALONE OPPORTUNITY ON ROUTE 40

# PROPERTY OVERVIEW

### 40 West Plaza | Catonsville, MD

Located in the heart of 40 West Plaza, this 3,461-square-foot freestanding building offers a rare standalone opportunity within a thriving 212,738-square-foot community shopping center on Route 40 (Baltimore National Pike), less than one mile from the Baltimore Beltway (I-695). Surrounded by national anchors and benefiting from a signalized entrance on this heavily traveled corridor, the building enjoys outstanding visibility and direct exposure to daily traffic.

The freestanding pad sits at the center of the property, directly amid national co-tenants including ALDI, Five Below, PetSmart, Office Depot, and Seton Medical Group, along with restaurants and service tenants such as, Applebee's, and Dollar

Tree. With 1,170 parking spaces serving the 20-store center, the location captures consistent cross-shopping traffic from a dense, established Catonsville trade area community center anchored by ALDI, PetSmart, Five Below, and Regency Furniture

- 3,461 SF freestanding building positioned in the center of 40 West Plaza
- Less than 1 mile to the Baltimore Beltway (I-695) interchange
- 1,170 shared parking spaces across the 212,738 SF, 20-store center



# WHERE YOUR CUSTOMERS ALREADY SHOP

212,738  
**TOTAL CENTER  
GLA SF**

1,170  
**PARKING  
SPACES**

12,861  
**POPULATION  
(1-MI)**

\$133,162  
**AVG HH INCOME  
(1-MI)**

98,039  
**POPULATION  
(3-MI)**

\$125,551  
**AVG HH INCOME  
(3-MI)**

260,254  
**POPULATION  
(5-MI)**

\$199,697  
**AVG HH INCOME  
(5-MI)**



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