



COMMERCIAL REAL ESTATE

# RETAIL PROPERTY FOR LEASE

**Merritt Park Shopping Center**  
**MERRITT BOULEVARD & HOLABIRD AVENUE**  
**DUNDALK, MD 21222**



NOW OPEN!



## OVERVIEW

Merritt Park has again become the iconic community gathering place for shopping, medical needs, food and fun in the center of the Dundalk community. This iconic presence in Dundalk, since opening in 1960, sits at one of the highest combined traffic intersections on the peninsula. This newly remodeled shopping center boasts a great mix of new restaurants, cafes, retail and community services such as doctor's offices and the existing Baltimore county library branch that boasts more than 530,000 visits annually, second highest in Baltimore county.

## FEATURING

<b>AVAILABILITY</b>	Immediate
<b>SIZE</b>	1,200 - 60,000 square feet
<b>RENTAL RATE</b>	Varies by size
<b>TRAFFIC COUNTS</b>	15,220 AADT - Holabird Avenue 40,612 AADT - Merritt Boulevard
<b>PARKING</b>	800+ spaces

## DEMOGRAPHICS AT A GLANCE

2016 DEMOGRAPHICS	1 MILE	3 MILE	PENINSULA
Population	20,794	79,440	74,059
No. Households	7,833	30,231	28,215
Average HH Income	\$59,041	\$55,683	\$57,714
Daytime Population	8,511	40,326	28,961

All information herein was obtained from sources deemed reliable.  
This information is subject to change. No warranty is made as to its accuracy.



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# REDEVELOPMENT Merritt Park Shopping Center • Dundalk, Maryland 21222

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This iconic community gathering place for shopping and entertainment is in the midst of a transformation! Standing out from the myriad grocery-anchored strip centers on the Dundalk community peninsula is the renovated and reenergized Merritt Park.

Continuing its long standing heritage within the amazing fabric of the Dundalk community since opening in 1960, the remodel of this property celebrates 1960 retail architecture and embraces what made local retailers the backbone of American business – its strong ties to the local community they serve.

Merritt Park's strengths will be the reason you will not only find your customers

spending time and shopping at Merritt Park; it will be the reason you will want to locate your store here. Three principal reasons for locating your store at this iconic community-oriented property include:

- The dominant, community-centric location
- The new merchandising program built to celebrate the local shopper
- The area is densely populated and our customer profile is "starved" for a new retail shopping environment targeted to the Dundalk community.

ORIGINAL CONSTRUCTION:	1960
MAJOR RENOVATION:	2014
TOTAL GLA:	150,000
PARKING SPACES:	800+
AVAILABILITY:	NOW

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# CUSTOMER PROFILE Merritt Park Shopping Center • Dundalk, Maryland 21222

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### THE DUNDALK CUSTOMER - TAPESTRY PROFILE

#### 70% of the customer base shares the following:

- Mortgages: In the three mile radius, almost 40% of the homeowners do not hold a first or second mortgage on their home
- Family-oriented – living in their homes for long periods of time
- Financially conservative – prefer credit unions to banks
- Few hold a mortgage and usually have a surprising net worth for this income category
- Net Worth of one mile radius = \$243,565
- Net worth of three mile radius = \$225,240
- 87% of the population drive to work with drive times of five to 30 minutes
- Many receive investment income
- Shop at JC Penny, Wal-Mart, Target & Kohls
- Prefer the local beach as a vacation spot
- Prefer watching football, baseball and going to NASCAR races
- Cable TV customers who prefer to watch sitcoms
- Attempt small home improvement projects on their own
- Lawn and gardening are important
- Bowling, fishing and hunting are important recreation
- Most have more than one (1) pet

2502 Yorkway  
Dundalk, MD 21222

LISTING OVERVIEW

MAP AND COMMUNITY INFO



**\$235,990**

Bed(s): 3  
Bath(s): 3  
Type: Single Family Home  
Sq/Ft: 1,680  
MLS Number: bc7923477  
Age (years): 0  
Date listed on: November 27, 2012  
Yahoo!: (5 days ago)



**AN EASILY DEFINABLE AND MARKETABLE  
CUSTOMER PROFILE FOR YOUR BUSINESS**

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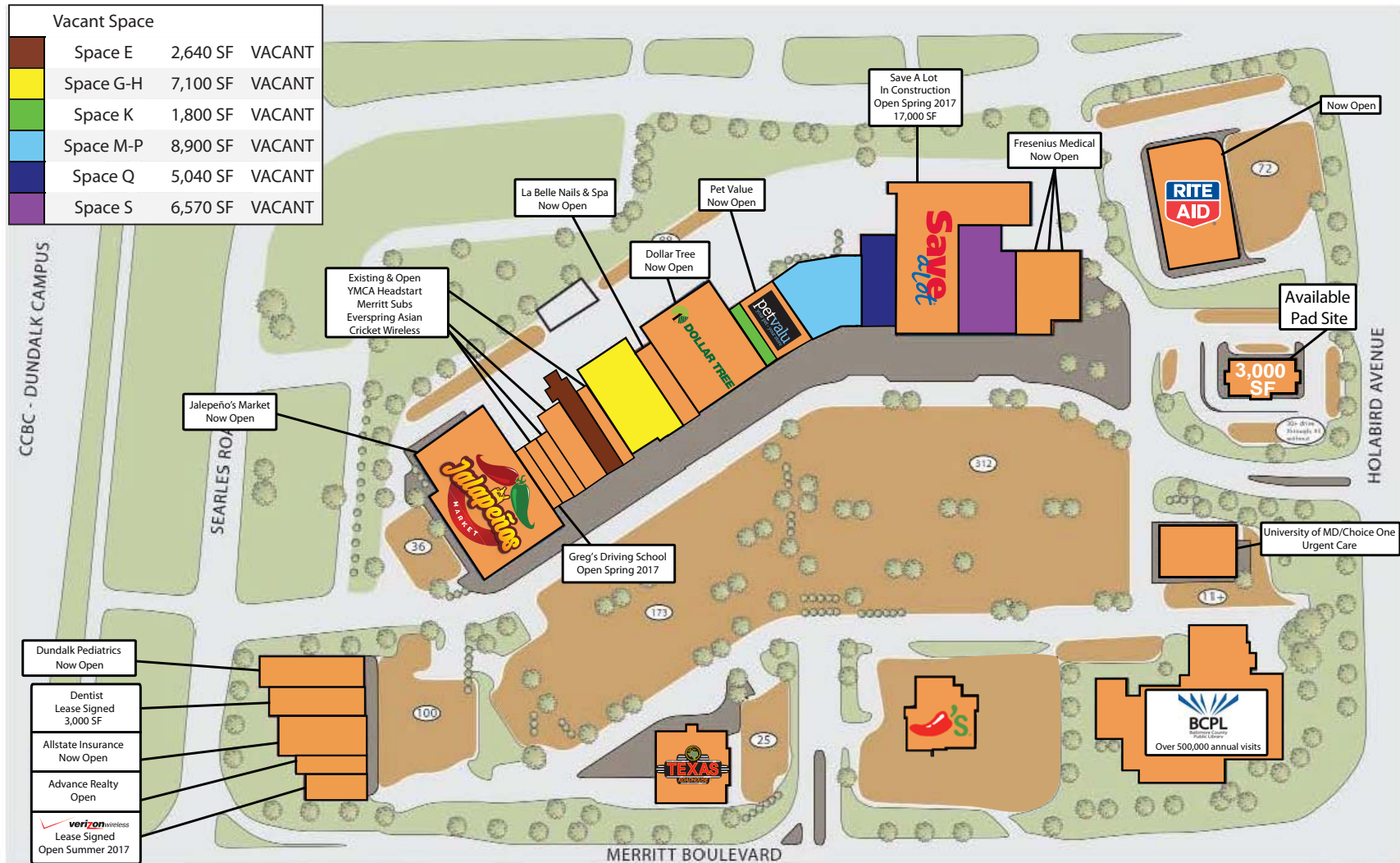
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# MERCHANDISING PLAN

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This site plan is for illustrative purposes only. It is not to scale.

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# AERIAL Merritt Park Shopping Center • Dundalk, Maryland 21222

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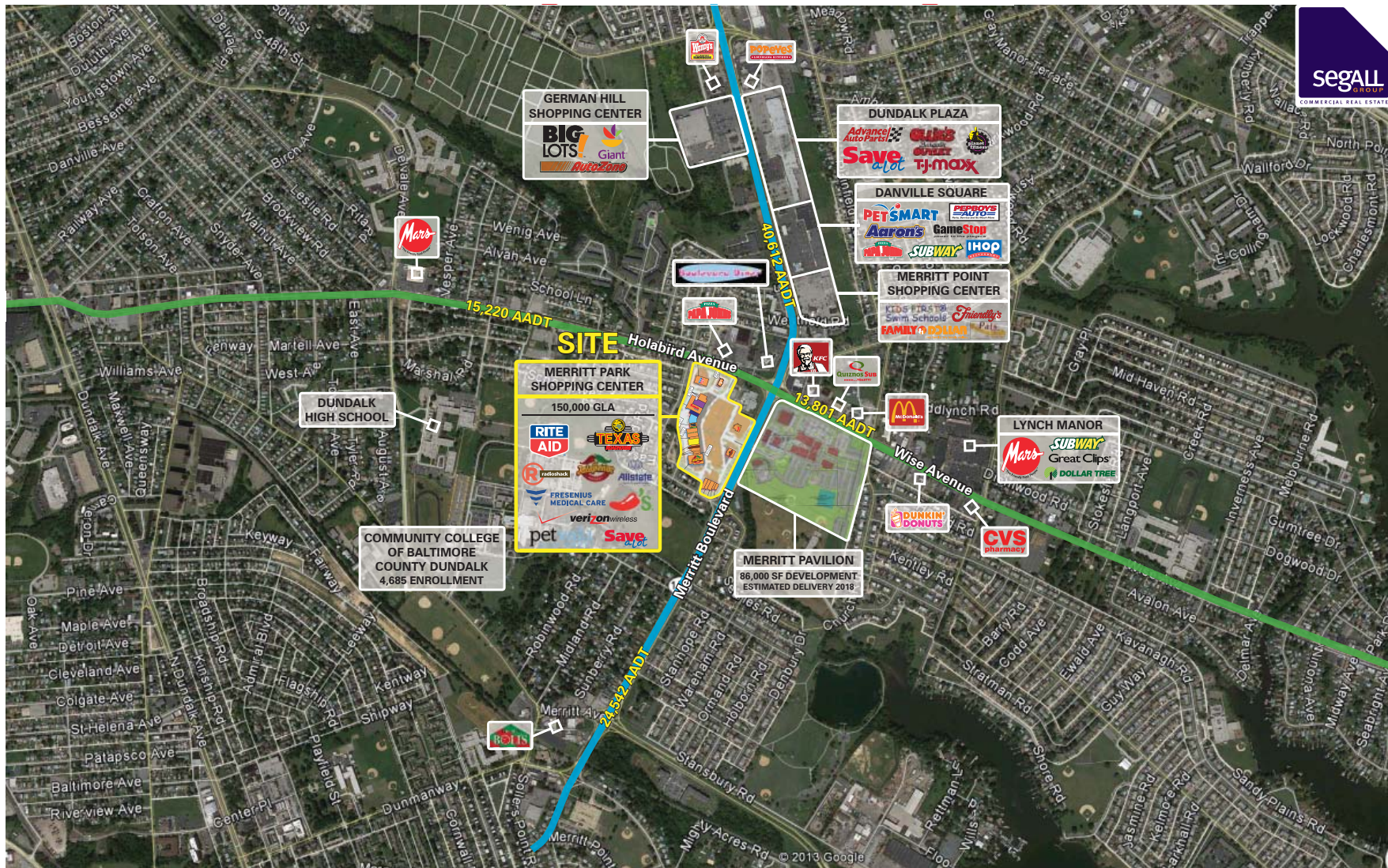
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