

Princess Shopping Center

10045 Baltimore National Pike | Ellicott City, MD 21042

Available

- 3 bays available at +/- 1,404 SF each
- Join new Tenants Kung Fu Tea, Chinese Hot Pot & Postal Express
- **Best pricing available in the market**
- Neighborhood shopping center in the heart of Ellicott City
- Total space available: +/- 3,510 SF (currently Karaoke and Cue Club)
- Retail/ flex use
- Building size: +/- 38,383 SF

Lease Rate

\$20/SF/Year NNN

Parking

+/- 200 surface spaces

Annual Average Daily Traffic

+/- 27,979 vehicles via Baltimore National Pike



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PROPERTY HIGHLIGHTS

- Across from Enchanted Forest Shopping Center
- Excellent Baltimore National Pike (Route 40) frontage
- Adjacent to Kiddie Academy and Glory Days
- Built in 2000

Zoning

B2

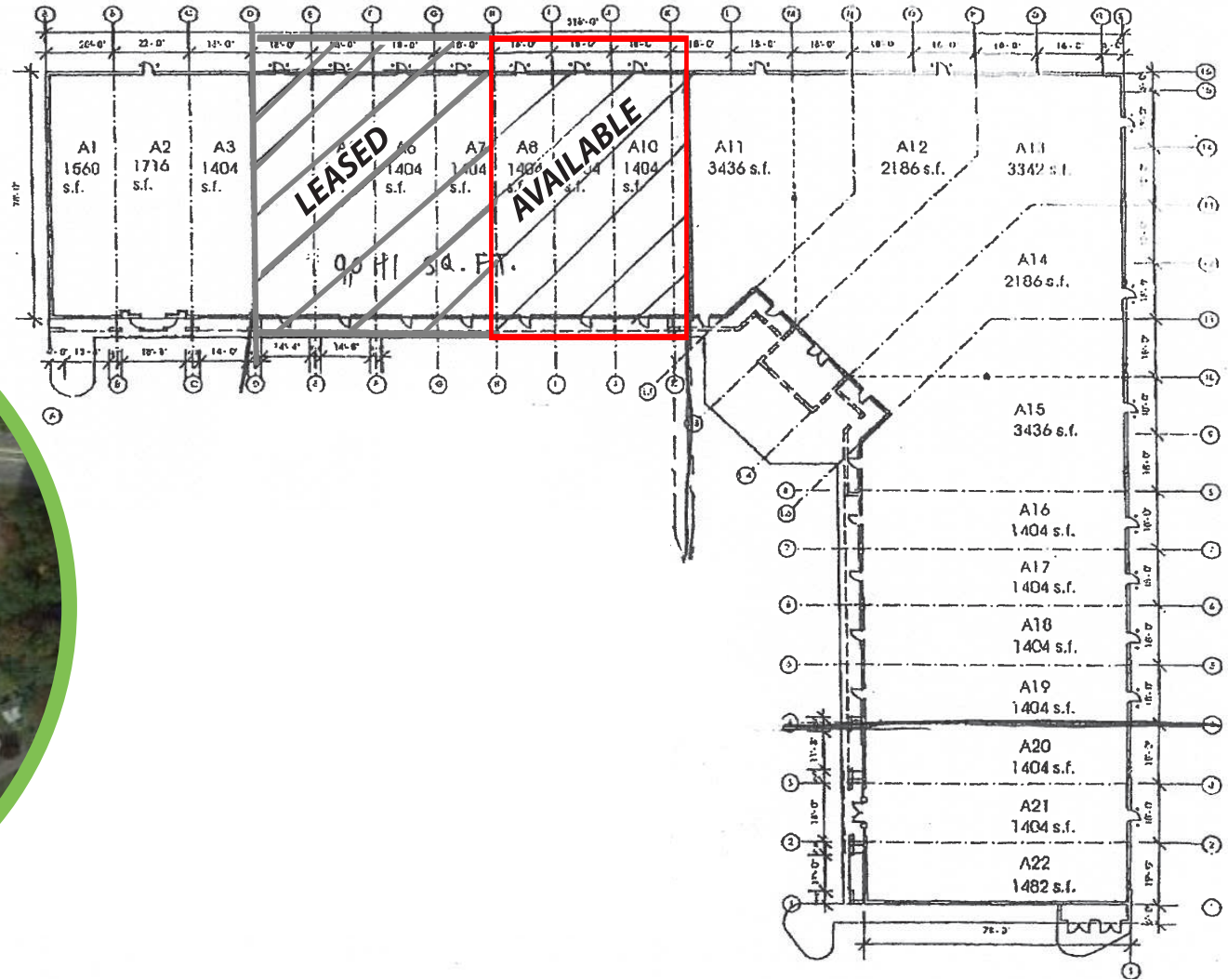
Closest Intersection

Baltimore National Pike
& Centennial Lane



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1 MILE | **3 MILE** | **5 MILE**

DEMOGRAPHICS

| | | | | |
|--|----------------|-----------|-----------|-----------|
| | Population | 8,182 | 54,288 | 132,195 |
| | No. Households | 2,724 | 19,837 | 50,281 |
| | Avg. HH Income | \$145,528 | \$115,560 | \$106,937 |

10045 Rt. 40

Logos shown on map: M&T Bank, 1ST MARINER BANK, PETCO, SAFEWAY, Walgreens, Double T Diner, CVS pharmacy, secu, gloryDays GRILL, KIDDIE ACADEMY, Quest FITNESS, HONEY PIG KOREAN BBQ.