

BELTWAY BUSINESS COMMUNITY - RETAIL

3720 Washington Blvd.
Baltimore, MD 21227



Directions
I-695 South
I-95 South
Bear right at fork in ramp
Left on Sulphur Spring Road
Left on Washington Blvd.
Center is approximately 1/2 mile on left

At Merritt Properties, we define our mission simply: Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

410.298.2600 410.298.9644 FAX www.merrittproperties.com



BELTWAY BUSINESS COMMUNITY RETAIL CENTER

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Baltimore, MD 21227



Excellent visibility fronting I-695 & U.S. Route 1

- 7,280 SF retail strip center anchored by First Mariner Bank
- 10,500 SF +/- proposed strip center
- Signage opportunities with visibility from I-695
- Easy access via U.S. Rt. 1, I-695, I-95 and Caton Ave.
- Located within Beltway Business Community - a 850,000 SF flex / office park including Home Depot
- 120/208 volt, 3-phase, 4-wire service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Zoned BR-IM - Baltimore County

Contact:
Vince Bagli, Jamie Campbell,
Liz Tarran-Jones or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
www.merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244



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ACREAGE: 1.4
ZONED: BR - IM - Baltimore County - Business Roadside - Industry Major
USES: Retail

7,200 SF +/-
10,500 SF +/- Proposed

