



## Property Overview

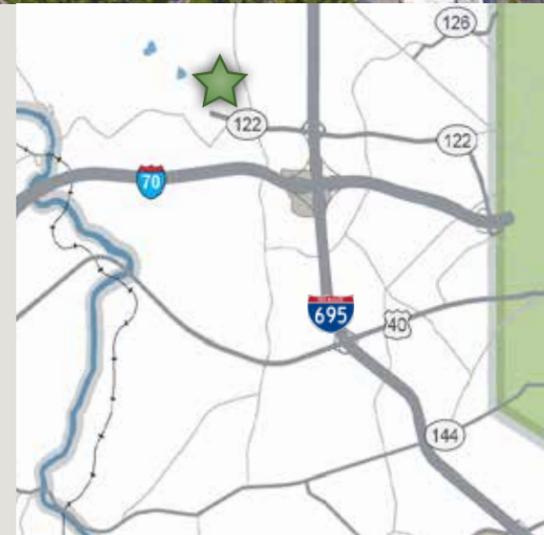
# ROLLING ROAD RETAIL

2595 ROLLING ROAD, BALTIMORE, MD 21244

2595 ROLLING ROAD, BALTIMORE, MD 21244

### Driving Directions:

- » I-695 to Exit 17/Security Boulevard toward Woodlawn
- » **R** on North Rolling Road
- » Go approximately 1 mile
- » Property will be on the right



### 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.

For additional information or to schedule a tour, contact:

Pat Franklin | Whit Levering | Ashley Reimer | Lauren Lindsay

[merrittproperties.com](http://merrittproperties.com)

Corporate Office: 410.298.2600 | Virginia Office: 703.858.2725



## Site Plan

Rolling Road Retail

2595 Rolling Road: Proposed 15,600 SF

Retail



## Building Information

- » Fronting Rolling Road with quick access via Security Boulevard to I-695 and I-70
- » Located in the Woodlawn Enterprise Zone
- » Proposed 15,600 SF retail strip center
- » Located minutes from the federal headquarters of the Social Security Administration and the Centers for Medicare and Medicaid Services
- » Additional surrounding employers: Lockheed Martin, Alpharma U.S.P.D., FBI regional headquarters and Beverage Capital Corporation
- » Over 80 office/flex/industrial properties within a one-mile radius of proposed retail center, including Windsor Corporate Park, Executive Park West and Rolling Heights
- » Three-mile population of 97,000 with annual expenditures of \$1.4 billion
- » 85,350 traffic count on Security Boulevard at I-695
- » Located on bus route
- » Baltimore County, ML-IM zoning: retail

*“Merritt employees truly love their jobs and consistently deliver solutions in a fast, creative and cost-effective manner.”*

**STEVE MARTIN**  
PRESIDENT,  
FIRAXIS GAMES

