

## FOR LEASE

Space available at Fosters Corner, a mixed use center, located in the historic Hereford/Monkton area.



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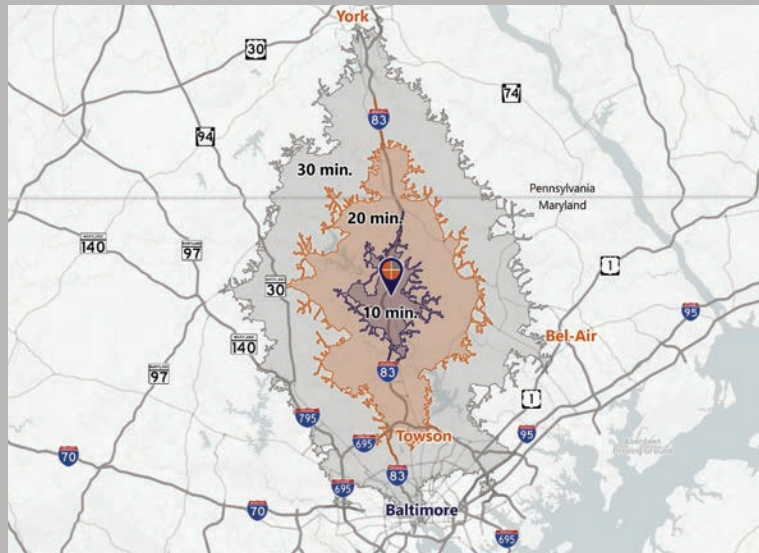
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# SPACE AVAILABLE AT FOSTERS CORNER

## DEMOGRAPHICS

Variable	Fosters Corner 16921-16925 York Rd. Monkton, MD			
	Travel Distance from Site	10 minutes	20 minutes	30 minutes
Total Population		7,761	121,424	764,540
Population Density (Pop per Sq. Mile)		227.9	477.7	1,048.5
Total Daytime Population		9,671	148,015	811,199
Total Households		2,904	49,169	312,910
Per Capita Income		\$71,005	\$64,067	\$49,412
Average Household Income		\$183,111	\$158,084	\$120,302
Average Disposable Income		\$117,115	\$103,513	\$82,331
Aggregate Disposable Income		\$340,101,780	\$5,089,651,288	\$25,760,185,014
Total (SIC01-99) Businesses		417	7,592	34,929
Total (SIC01-99) Employees		6,227	96,004	421,399
Total (SIC01-99) Sales		\$906,637,116	\$14,275,124,364	\$53,056,113,602
Annual Budget Expenditures		\$443,985,429	\$6,573,986,056	\$32,228,742,295
Retail Goods		\$139,077,127	\$2,038,188,090	\$9,922,125,057

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Spaces available for lease at Fosters Corner, a mixed-use center that consists of 3 separate buildings on 1 parcel in Hereford/Monkton, MD. Buildings 1 (Suite A) and 2 (Suite B) are in the front of the property with the parking lot entrance in between them. Building 3 is a multi-tenant, multi-level building in the middle of the property with lots of parking all around.

Available spaces are located in Building 1, Building 2 and Building 3. Building 1 (Suite A) has approx. 4,740 SF of office space. Building 2 (Suite B) has 1,500 SF of retail/office space. Building 3 has shared office spaces available.

The property is well maintained by the owner and is located along the highly traveled York Road/MD Route 45. Property is less than a mile from Interstate-83.

## PROPERTY DETAILS

- Total Building Size (3): ..... 15,874 +/- SF
- Lease Rate: ..... Negotiable/NNN
- Lease Terms: ..... Negotiable
- NNN Costs (est.): ..... \$2.30/SF
- Zoning: ..... BM - CR
- Land/Lot Size: ..... 1.33± acres
- Date Available: ..... Immediately
- Parking: ..... Shared Lot, Paved, 75± spaces
- Year Built/Renovated: ..... 1977/2004
- Roof Type: ..... Shingle, Metal & Rubber
- Construction: ..... Masonry
- Drive-In Doors: ..... 1
- Water: ..... Well
- Sewer: ..... On-Site Septic

## SPACES AVAILABLE

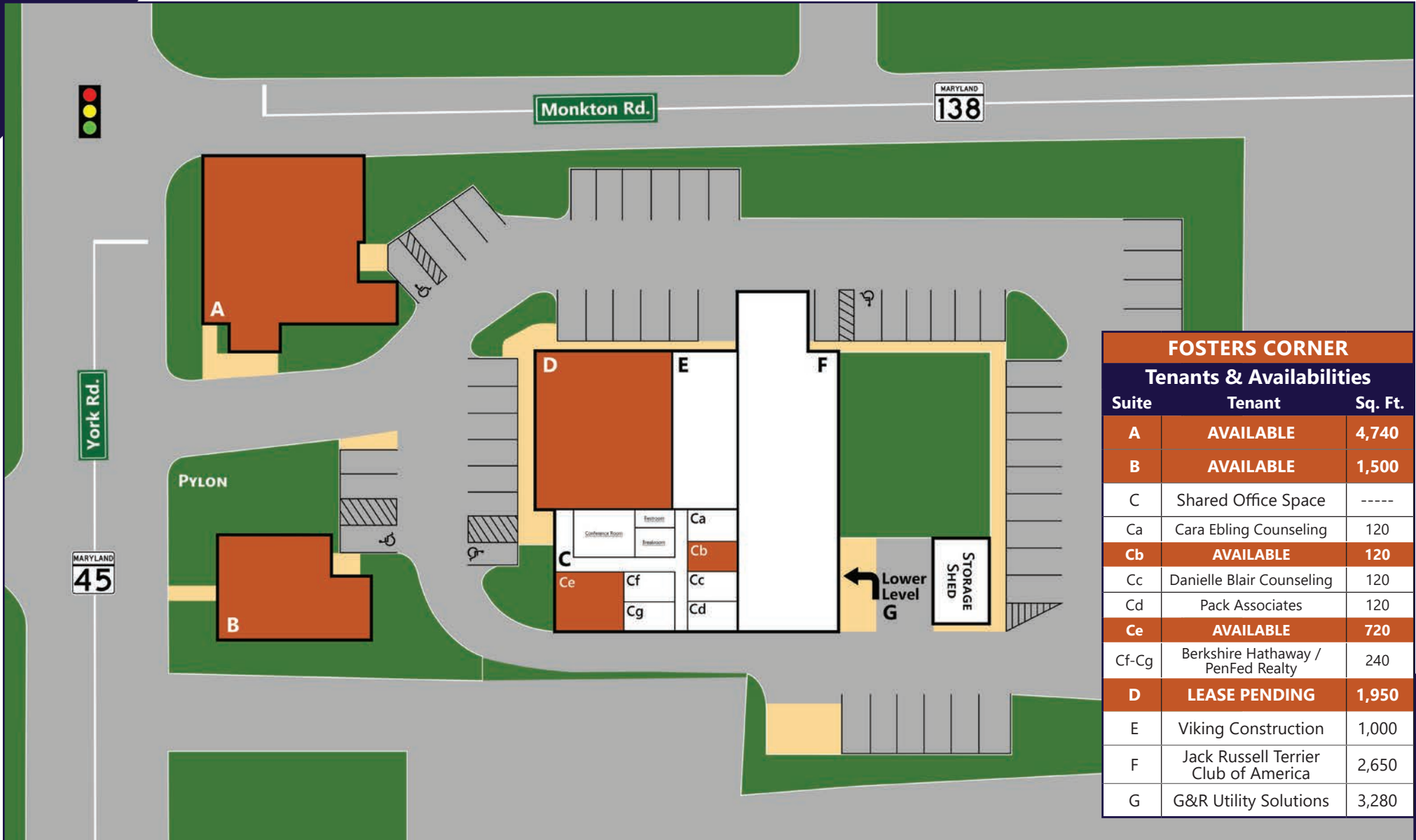
- Suite A ..... 4,740 SF
- Suite B: ..... 1,500 SF
- Suite Cb (shared space): ..... 120 SF
- Suite Ce (shared space): ..... 720 SF

## TRAFFIC COUNTS

- York Rd./MD Route 45: ..... 6,512 VPD
- Monkton Rd./MD Route 135: ..... 4,405 VPD

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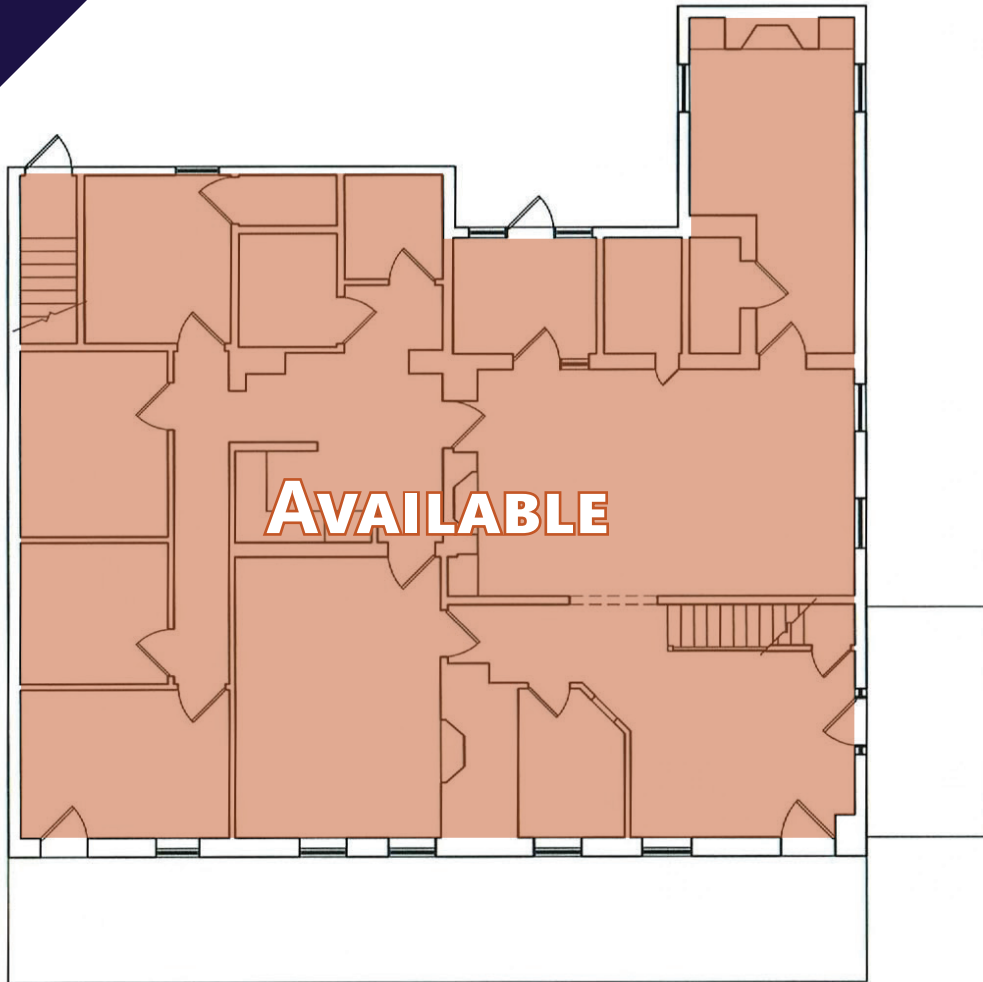
# FOSTERS CORNER | SITE PLAN



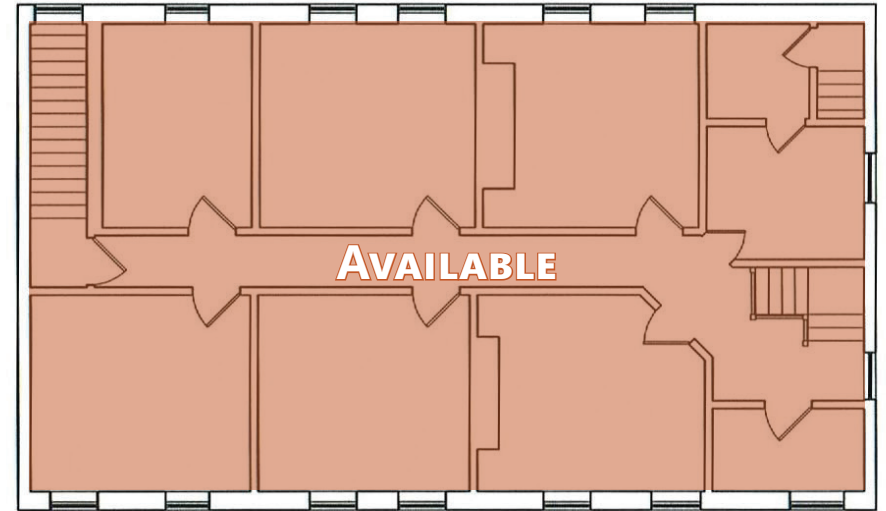
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# FOSTERS CORNER | SUITE A FLOOR PLAN



First Floor

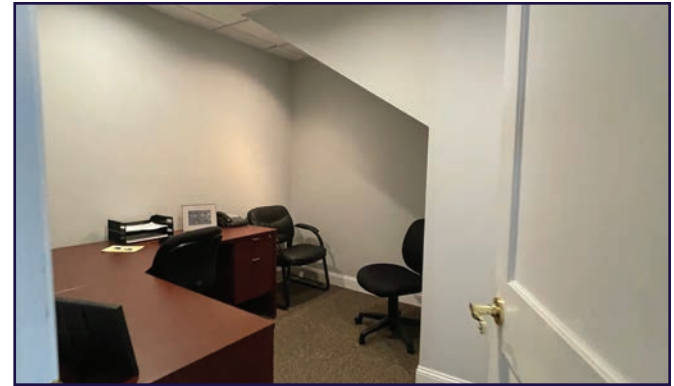
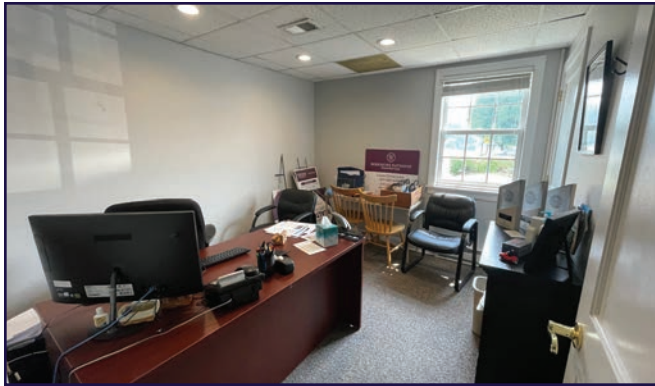


Second Floor

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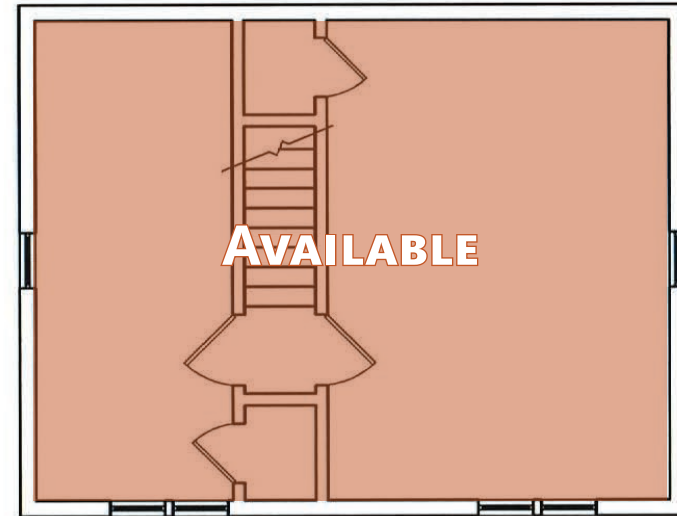
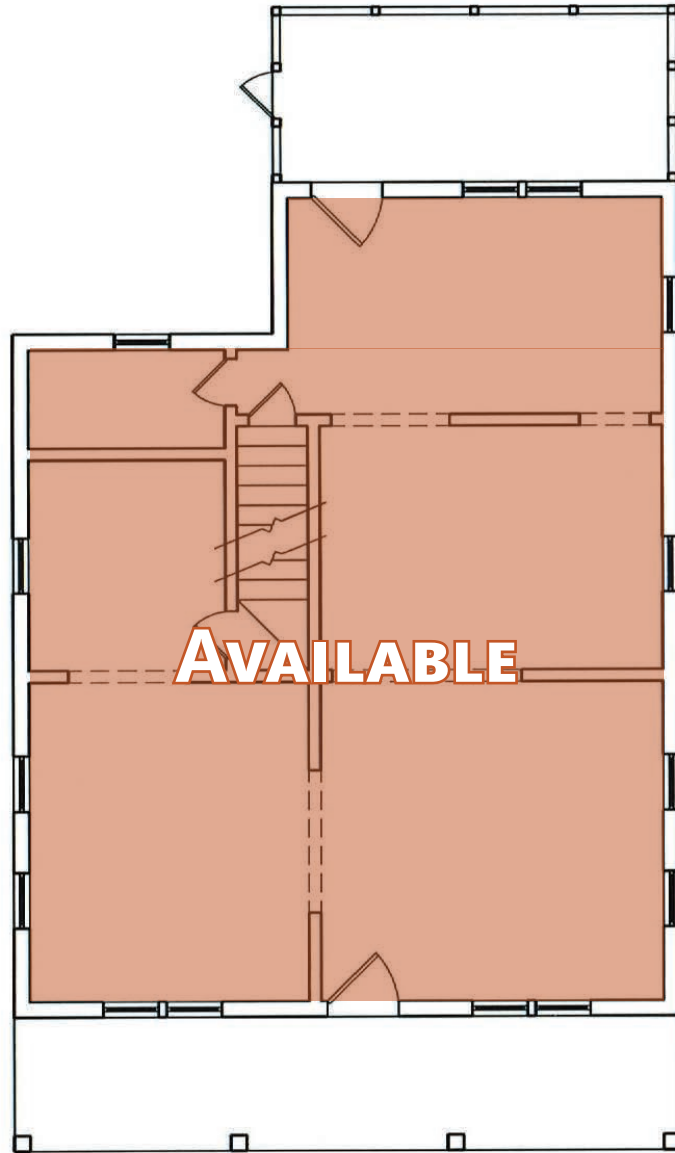
# INTERIOR PHOTOS | SUITE A



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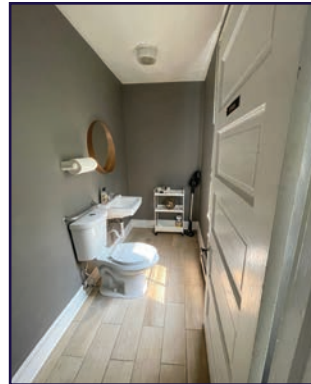
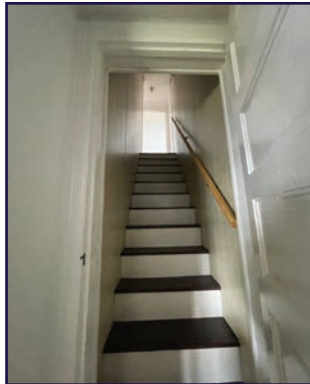
# FOSTERS CORNER | SUITE B FLOOR PLAN



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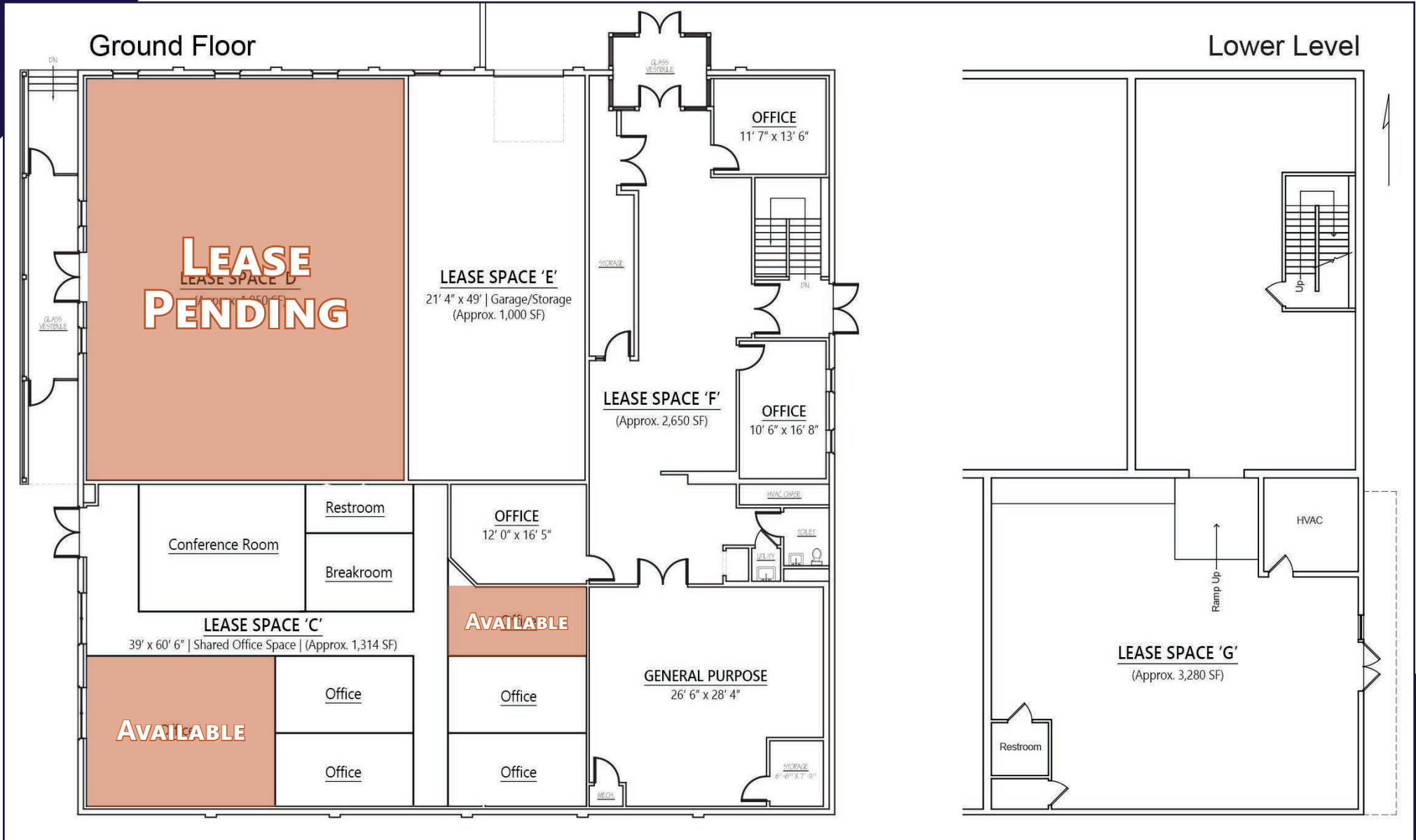
# INTERIOR PHOTOS | SUITE B



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# FOSTERS CORNER | BUILDING 3 FLOOR PLAN



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# REGIONAL AREA MAP



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# AERIAL DRONE PHOTOS & BUILDING PHOTOS



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