

# FOR LEASE

**FREE STANDING RETAIL SPACES WITH DRIVE-THRU**

11136 BALTIMORE AVE., BELTSVILLE, MD 20705



OFFERING MEMORANDUM



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## 11136 BALTIMORE AVE., BELTSVILLE, MD 20705

### AVAILABLE FOR IMMEDIATE OCCUPATION

**Base Rent: \$37.00/SF/NNN**

- TWO UNITS, LEASED SEPARATELY OR COMBINED 2,280 SF
- CORNER OF BALTIMORE AVE & HARFORD AVE
- THREE CURB-CUTS, AMPLE PARKING
- ZONE: C-S-C
- IDEAL FOR QUICK SERVICE RESTAURANT W/DRIVE-THRU
- WILL BE DELIVERED IN WARM LIT SHELL CONDITION
- 2 MILES I-495 BELTWAY

