

FOR RENT:

135 Delaware Avenue



Choice store, easy access to I-97 & Route 10, located in the heart of Glen Burnie, great parking and signage, across from AA County District Court building.

Address:

135 Delaware Avenue
Glen Burnie, Maryland 21061

Size:

1,450 sq. ft.. at \$14/sq. ft. , \$1,691.00 per month

End or Interior:

Interior along row of modern store fronts.

CAM/Tax/Insurance Charges:

\$154.98 per month

Zoning:

TC (Town Center)

Utilities:

Gas forced air heat, central air conditioning, county water, county sewer. Utility costs are passed through to the tenants.

Trash Removal:

Each tenant to arrange their own through BFI.

Parking:

Off street surface parking.

Curb Cuts:

1 curb cut on southbound Ritchie Hwy, 1 curb cut on Balto-Annap Blvd., 1 curb cut on Ritchie Lane.

Traffic Counts:

Ritchie Hwy. (Rte 2); 29,871 north and 28,510 south, Balto-Annap Blvd (Rte 648); 11,860 east, and 17,510 west.

Signage:

Sign pylon on Ritchie Hwy. with slots for each tenant.

Building Description:

One story modern space divided into reception area, conference room, and a series of private offices, 2 handicapped bathrooms and a lunch room.

Interior Improvements:

Hardwood floor, 2x4 lay-in ceiling tile with fluorescent light fixtures, 1 handicapped accessible bathroom. Space offered "as is".

Ben Frederick III, CCIM

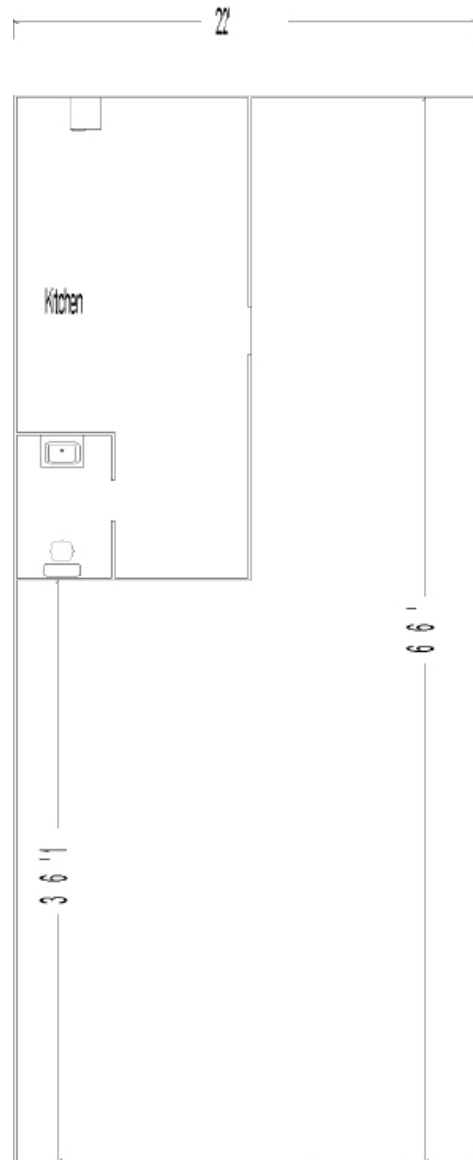
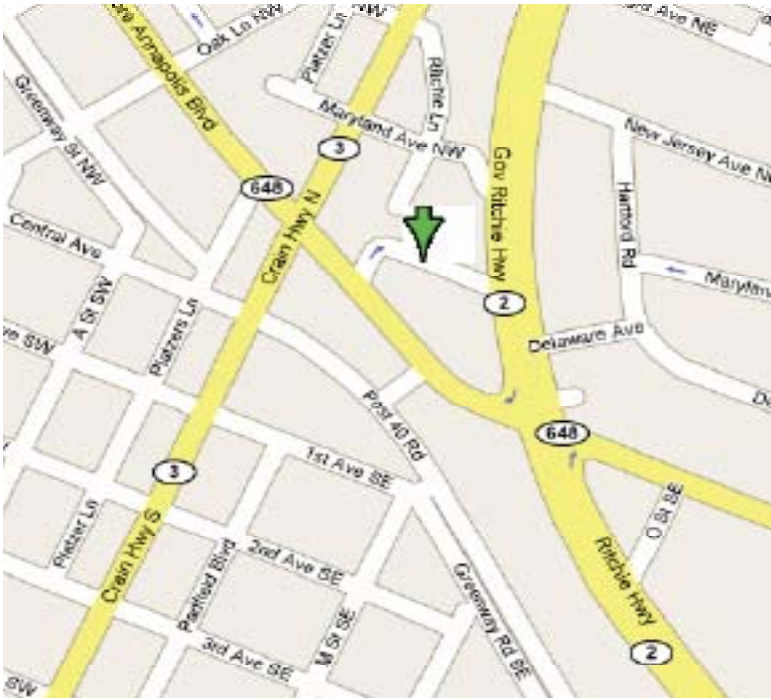
Ben Frederick Realty, Inc., Owner's Exclusive Agent

410-435-5040; fax 410-435-5041; www.BenFrederick.com



Ben Frederick Realty, Inc.

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Summary	1 mile	3 mile	5 mile
Population	11,105	82,779	167,968
Households	4,398	34,347	67,279
Ownerships	77%	60%	67%
Median HH Income	56,406	56,546	60,958
Median Net Worth	147,076	110,336	127,425
Avg Net Worth	473,625	455,097	512,439



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