

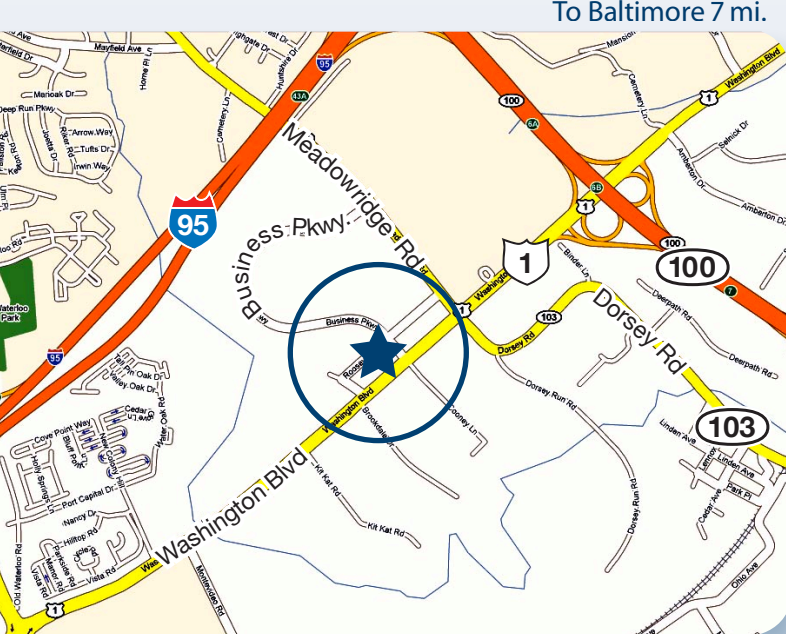
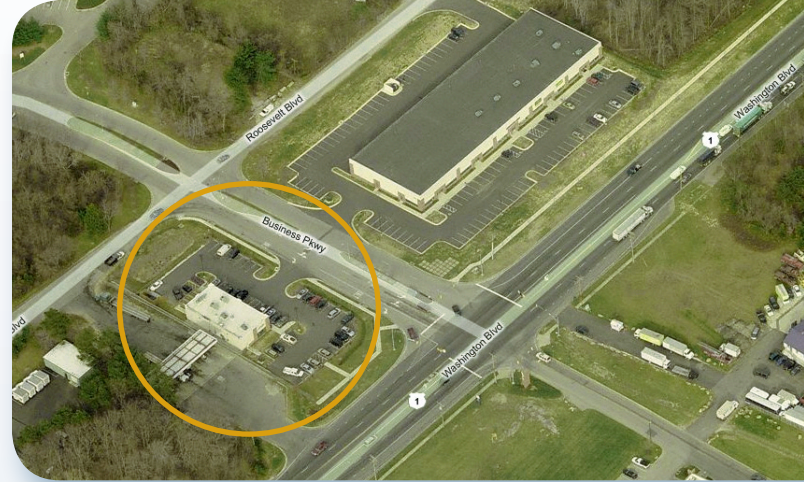
MEADOWRIDGE BUSINESS PARK II

6790 BUSINESS PARKWAY, ELKRIDGE, MD 21075

COMMUNITY RESTAURANT/RETAIL CENTER SERVING ELKRIDGE & BALTIMORE/WASHINGTON CORRIDOR

IDEAL SPACE FOR RESTAURANT NOW AVAILABLE

- 1600 square feet now available in Howard County
- Ideal for restaurant or general retail; all improvements to convey
- Former use as Mexican restaurant with sit-down & carry-out
- Ideal location in high growth Howard County market
- Serves Meadowridge Business Park & surrounding residential & business communities
- Excellent visibility from Rte. 1 & easy access with signaled intersection



To Baltimore 7 mi.

To Washington, DC 23 mi.

To Annapolis 27 mi.

CENTER FACTS

TYPE Restaurant/Retail

LOCATION
Rte. 1 & Meadowridge
Business Parkway in Elkridge,
MD / Howard County

SIZE 3,200 square feet

PARKING SPACES 45

SERVING Elkridge, Baltimore/Washington, DC/Annapolis Corridor

ACCESS Easy access from Rte. 1, Rte. 100 & I-95

DAILY TRAFFIC COUNTS	
Rte. 1	33,125
Rte. 103	14,225
Rte. 100	83,525

DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
Population	46,429	141,620	329,047
Households	15,730	49,110	119,104
Average HH Income	\$98,367	\$102,832	\$98,431

SMART IDEAS. SENSIBLE SOLUTIONS.



COMPASS REAL ESTATE
COMMERCIAL SALES & LEASING

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6790 BUSINESS PARKWAY, ELKRIDGE, MD 21075

U.S. Route 1 Washington Blvd.

Rosevelt Blvd.



Business Pkwy.

Meadowridge Business Park II is an established commercial/retail location that has been serving the high-growth Baltimore/Washington, DC/Annapolis corridor since 2005. Ideally situated at the intersection of Rte. 1 and Business

Parkway, this Howard County project offers the perfect combination of flexible uses with a highly-visible and easily accessible location. Ideal for restaurant uses or general retail, Meadowridge Business Park II benefits from its ideal location serving the surrounding neighborhoods and business communities, each with attractive demographics. Meadowridge Business Park II is the ideal location serving the growing community.



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