

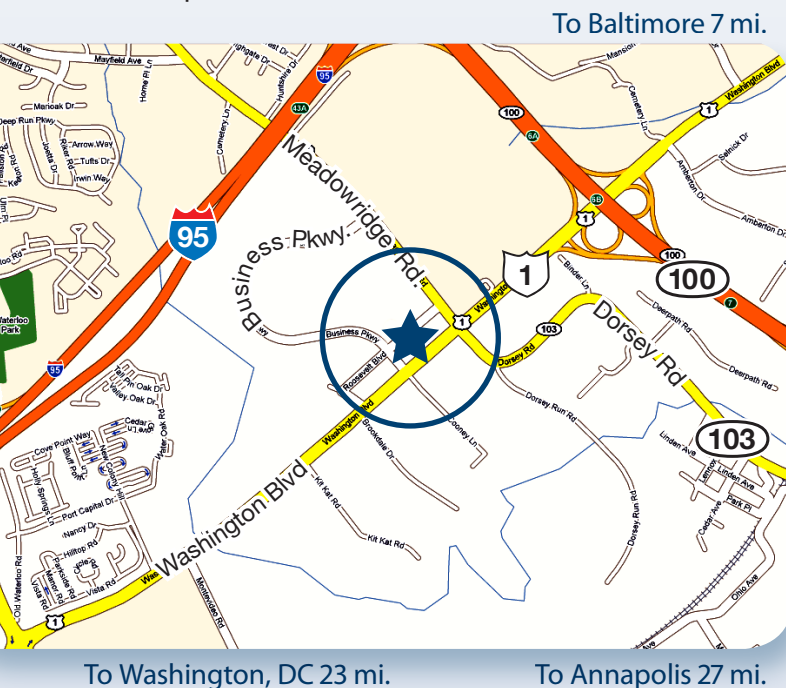
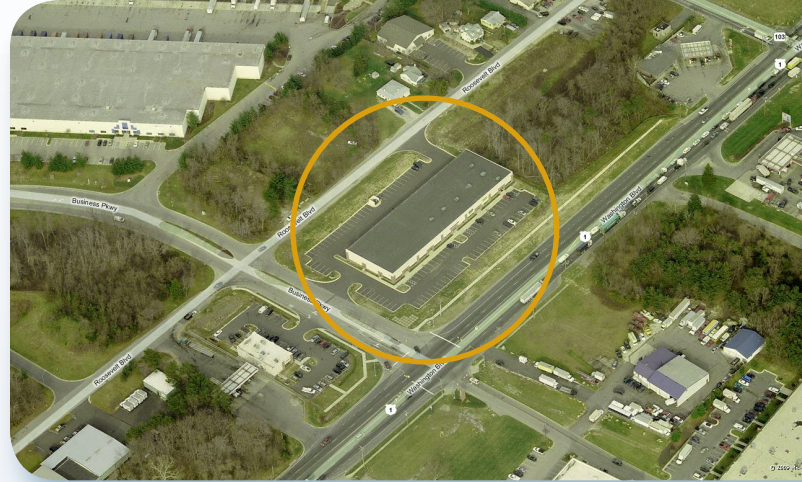
# MEADOWRIDGE BUSINESS PARK

6785 BUSINESS PARKWAY ELKRIDGE, MARYLAND 21075

## COMMERCIAL/RETAIL CENTER SERVING BALTIMORE/WASHINGTON/ANNAPOLIS

### SPACE AVAILABLE IN PREMIER HOWARD COUNTY BUSINESS PARK!

- Up to 9,000 square feet now available in popular business park
- Flexible uses ideal for office, light manufacturing, warehousing/distribution & retail
- Allows for up to 30% of space for retail use
- Drive-up dock doors for easy delivery/distribution
- Excellent visibility from Rte. 1
- Easy access with signaled intersection
- Serves growing Baltimore/Washington, DC/Annapolis corridor



### CENTER FACTS

**TYPE** Commercial/Light Industrial/Retail Center

**LOCATION**

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

**SIZE** 30,000 square feet

**PARKING SPACES** 100+

**TENANTS** Convenient Care, SparData, ICI Paints

**SERVING** 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.

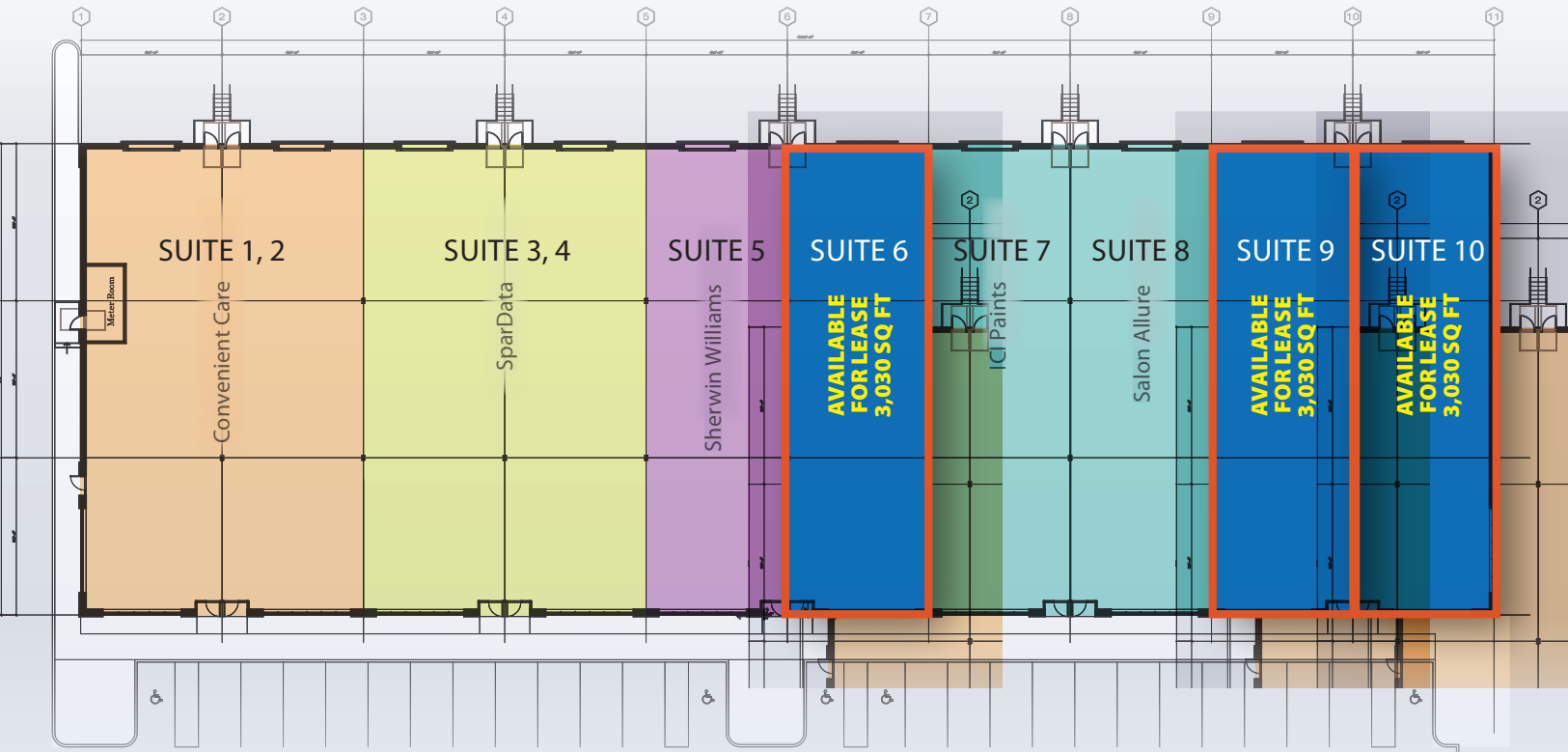


**COMPASS REAL ESTATE**  
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Meadowridge Business Park is an established commercial/light industrial/retail center that has been serving the high-growth Baltimore/Washington, DC/Annapolis corridor since 2005. Ideally situated at the intersection of Rte. 1 and Business Parkway, this Howard County project offers the perfect combination of flexible uses with a highly-

visible and easily accessible location. Zoned for light industrial/manufacturing and retail, Meadowridge Business Park offers tenants a variety of uses from warehousing, distribution, flex, office and general business along with 30% of floor space dedicated to general retail. Designed for easy shipping and distribution, each tenant space is equipped with drive-up dock doors and ample parking, both in front and behind the project. With its ideal location, easy access and flexible space uses, Meadowridge Business Park is the ideal center for a growing community of tenants.



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