



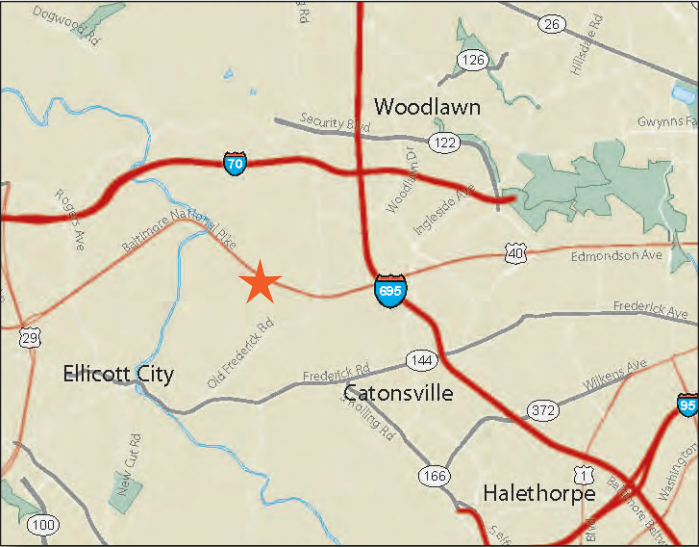
- PROJECT FACTS**  
**GLA: 198,000 SF**
- ▶ Community center located on Route 40, less than 1 mile from the Baltimore Beltway (I-695)
  - ▶ Strong national co-tenancy
  - ▶ 4 anchor and 2 junior anchor stores
  - ▶ Center boasts a signalized entrance on heavily traveled Route 40

**FEATURED TENANTS**  
St. Agnes Medical Group, Office Depot, PetSmart, ALDI, Five Below, Regency Furniture

**2017 DEMOGRAPHICS**

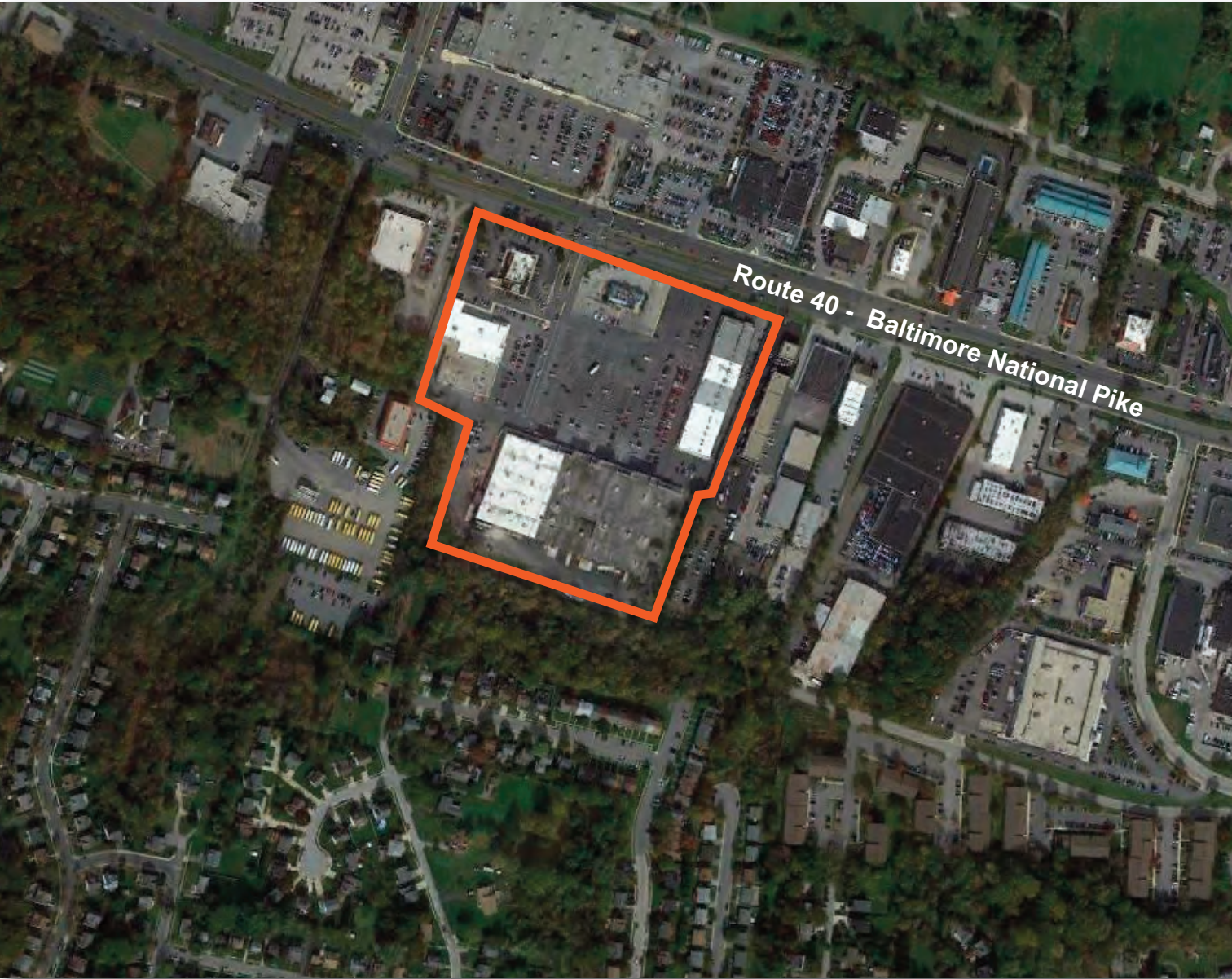
|        | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 12,840     | \$95,901      | 4,890      |
| 3 mile | 92,074     | \$93,536      | 35,438     |
| 5 mile | 262,170    | \$88,588      | 98,883     |

2017 ESRI



**LOCATION**  
Route 40 & N. Rolling Road - Baltimore, MD

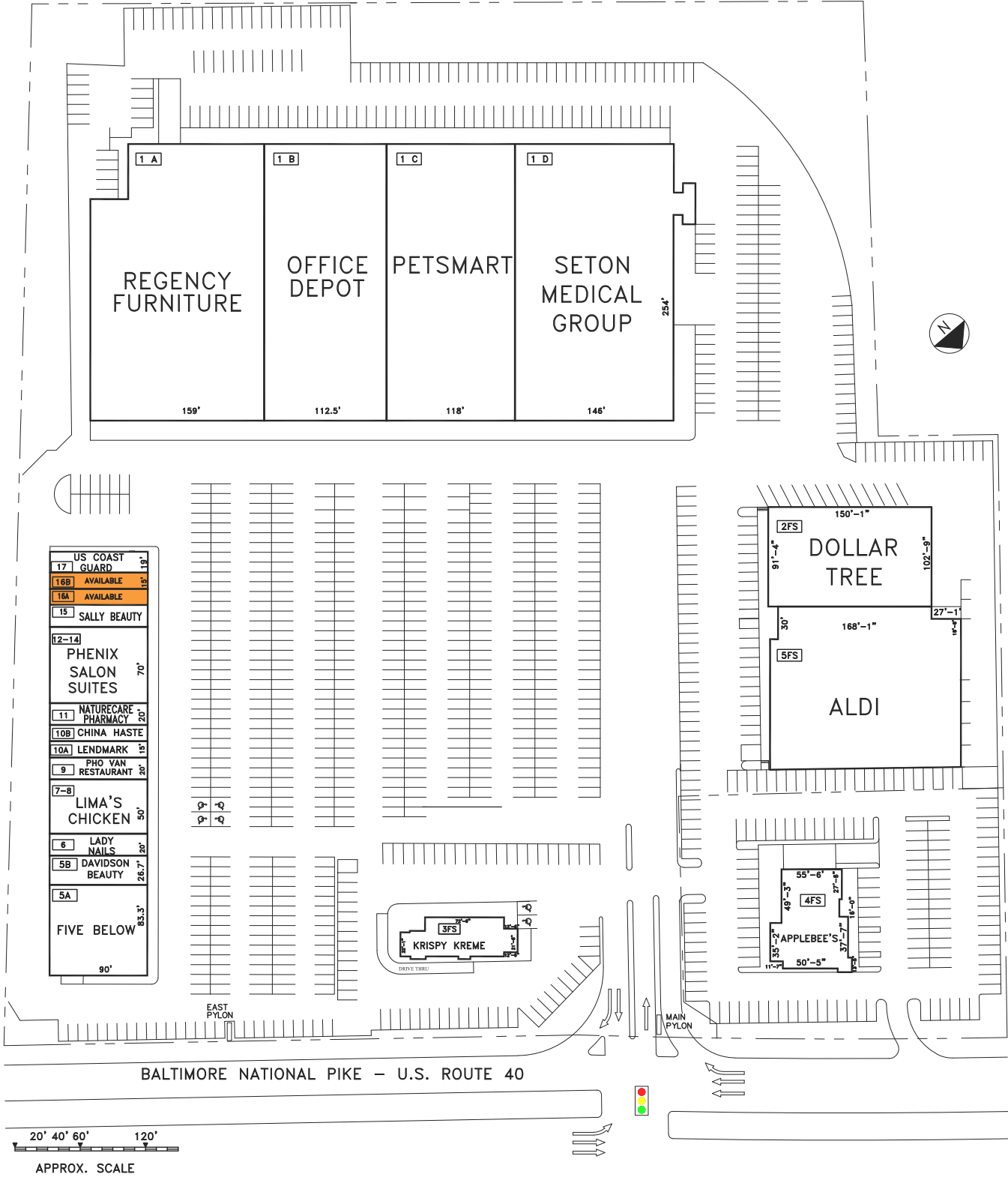
**LEASING CONTACT**  
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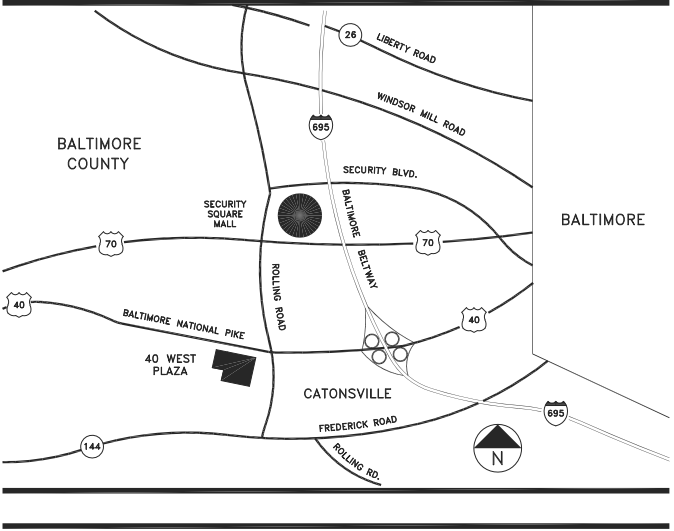
# FORTY WEST PLAZA

BALTIMORE, MARYLAND



THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

## LEASING PLAN



### TENANT ROSTER

|     |                     |           |       |                     |          |
|-----|---------------------|-----------|-------|---------------------|----------|
| 1A  | REGENCY FURNITURE   | 38,817 SF | 7-8   | LIMA'S CHICKEN      | 4,500 SF |
| 1B  | OFFICE DEPOT        | 28,556 SF | 9     | PHO VAN RESTAURANT  | 1,800 SF |
| 1C  | PETSMART            | 30,000 SF | 10A   | LENDMARK FINANCIAL  | 1,350 SF |
| 1D  | SETON MEDICAL GROUP | 38,296 SF | 10B   | CHINA HASTE         | 1,350 SF |
| 2FS | DOLLAR TREE         | 15,334 SF | 11    | NATURECARE PHARMACY | 1,800 SF |
| 3FS | KRISPY KREME        | 3,461 SF  | 12-14 | PHENIX SALON        | 6,300 SF |
| 4FS | APPLEBEE'S          | 4,665 SF  | 15    | SALLY BEAUTY        | 1,725 SF |
| 5FS | ALDI                | 18,486 SF | 16A   | AVAILABLE           | 1,350 SF |
| 5A  | 5 BELOW             | 7,500 SF  | 16B   | AVAILABLE           | 1,350 SF |
| 5B  | DAVIDSON BEAUTY     | 2,408 SF  | 17    | US COAST GUARD      | 1,710 SF |
| 6   | LADY NAILS          | 1,800 SF  |       |                     |          |

|                        |               |
|------------------------|---------------|
| PARKING PROVIDED =     |               |
| PARKING REQUIRED =     |               |
| GLA AS PER RENT ROLL = | 212,558 SF    |
| ZONED =                | BR-C.5.2 & BR |
| REV. DATE =            | 03.21.18      |
| PLOT DATE =            | 03.21.18      |

FORTY WEST PLAZA  
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BALTIMORE, MARYLAND 21228



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