40 WEST PLAZA Baltimore, MD 21228



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

2018 DEMOGRAPHICS

	Population I	Avg HH Income	l <u>Household</u> s
1 mile	12,760	\$99,162	4,857
3 mile	91,821	\$97,029	35,310
5 mile	260,614	\$92,074	98,226
			2018 ESRI

Combined Properties



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

LEASING CONTACT

Maddie Netter | 202.736.2804 | MNetter@combined.biz





WEST COAST OFFICE

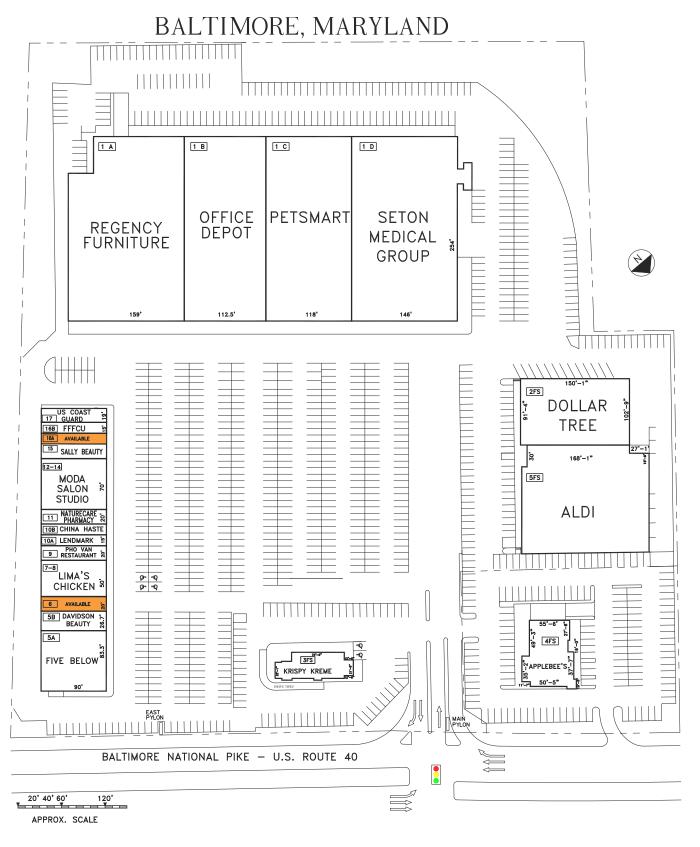
9320 Wilshire Boulevard | Ste 310 | Beverly Hills, CA 90212 Office: 310.205.9616 | Fax: 310.228.2160 | www.combined.biz

EAST COAST OFFICE 1025 Thomas Jefferson Street, NW | Ste 700 East | Washington, DC 20007 Office: 202.293.4500 | Fax: 202.833.3013 | www.combined.biz



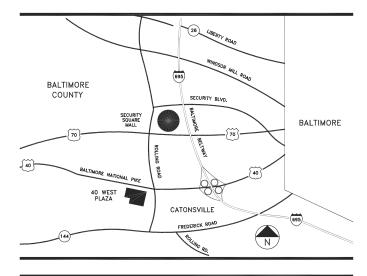


FORTY WEST PLAZA



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

LEASING PLAN



TENANT ROSTER

1A	REGENCY FURNITURE	38,817 SF
1B	OFFICE DEPOT	28,556 SF
1C	PETSMART	30,000 SF
1D	SETON MEDICAL GROUP	38,296 SF
2FS	DOLLAR TREE	15,334 SF
3FS	KRISPY KREME	3,461 SF
4FS	APPLEBEE'S	4,665 SF
5FS	ALDI	18,486 SF
5A	5 BELOW	7,500 SF
5B	DAVIDSON BEAUTY	2,408 SF
6	AVAILABLE	1,800 SF

7-8	LIMA'S CHICKEN	4,500 SF		
9	PHO VAN RESTAURANT	1,800 SF		
10A	LENDMARK FINANCIAL	1,350 SF		
10B	CHINA HASTE	1,350 SF		
11	NATURECARE PHARMAC	Y 1,800 SF		
12 - 14	MODA SALON	6,300 SF		
15	SALLY BEAUTY	1,725 SF		
16A	AVAILABLE	1,350 SF		
16B	FIRST FINANCIAL	1,350 SF		
17	US COAST GUARD	1,710 SF		
PARKING PROVIDED =				
	NG REQUIRED =			
_		212,558 SF		
ZONE) = BR-	C.5.2 & BR		
REV. D	DATE =	11.27.18		
PLOT	DATE =	12.11.18		

FORTY WEST PLAZA BALTIMORE NATIONAL PIKE BALTIMORE, MARYLAND 21228



COMBINED PROPERTIES INCORPORATED

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