



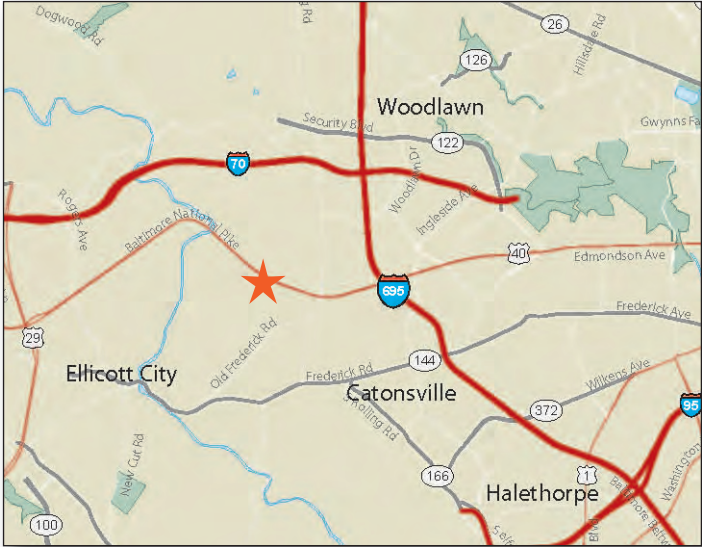
- PROJECT FACTS**
GLA: 198,000 SF
- ▶ Community center located on Route 40, less than 1 mile from the Baltimore Beltway (I-695)
 - ▶ Strong national co-tenancy
 - ▶ 4 anchor and 2 junior anchor stores
 - ▶ Center boasts a signalized entrance on heavily traveled Route 40

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

2018 DEMOGRAPHICS

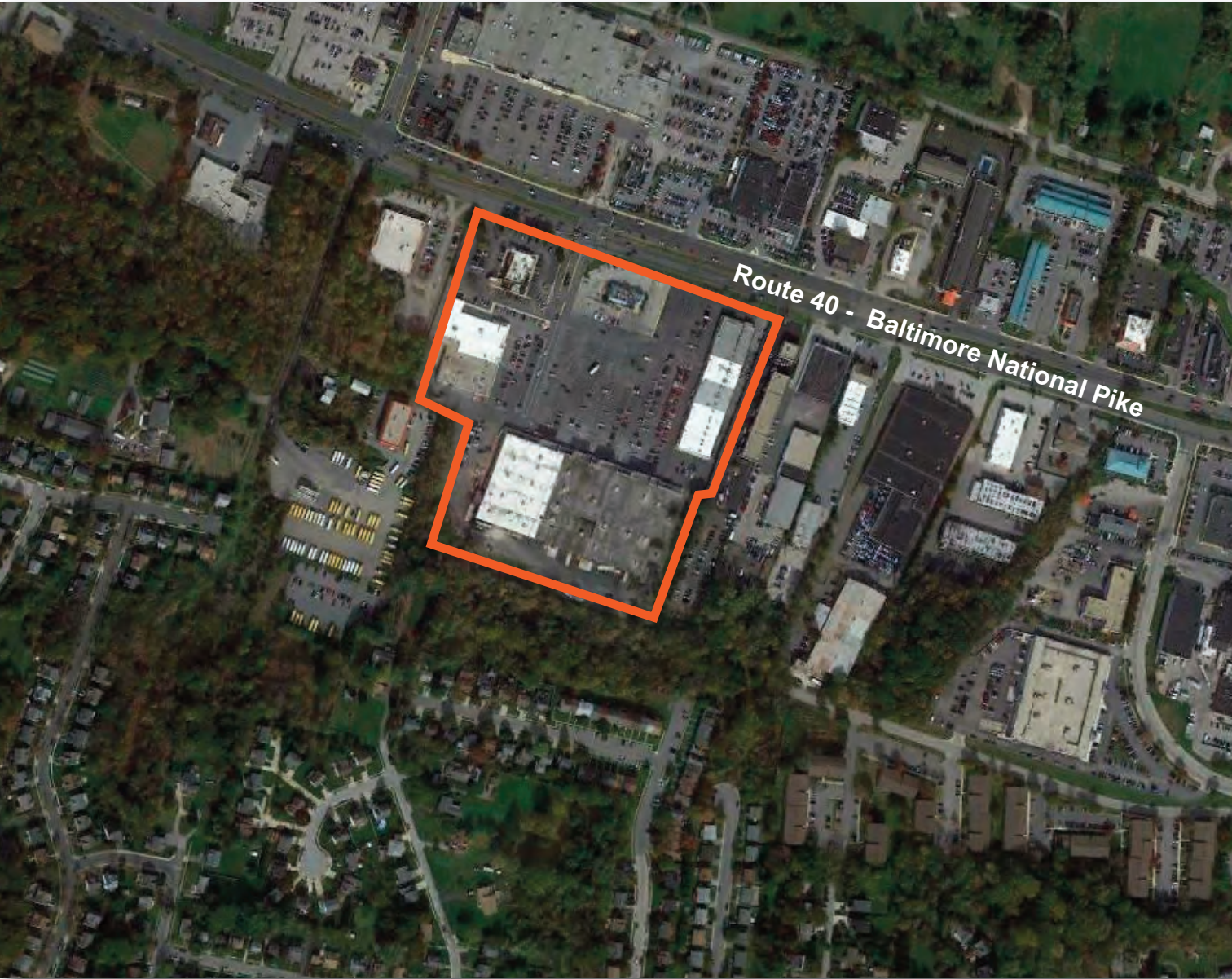
	Population	Avg HH Income	Households
1 mile	12,760	\$99,162	4,857
3 mile	91,821	\$97,029	35,310
5 mile	260,614	\$92,074	98,226

2018 ESRI



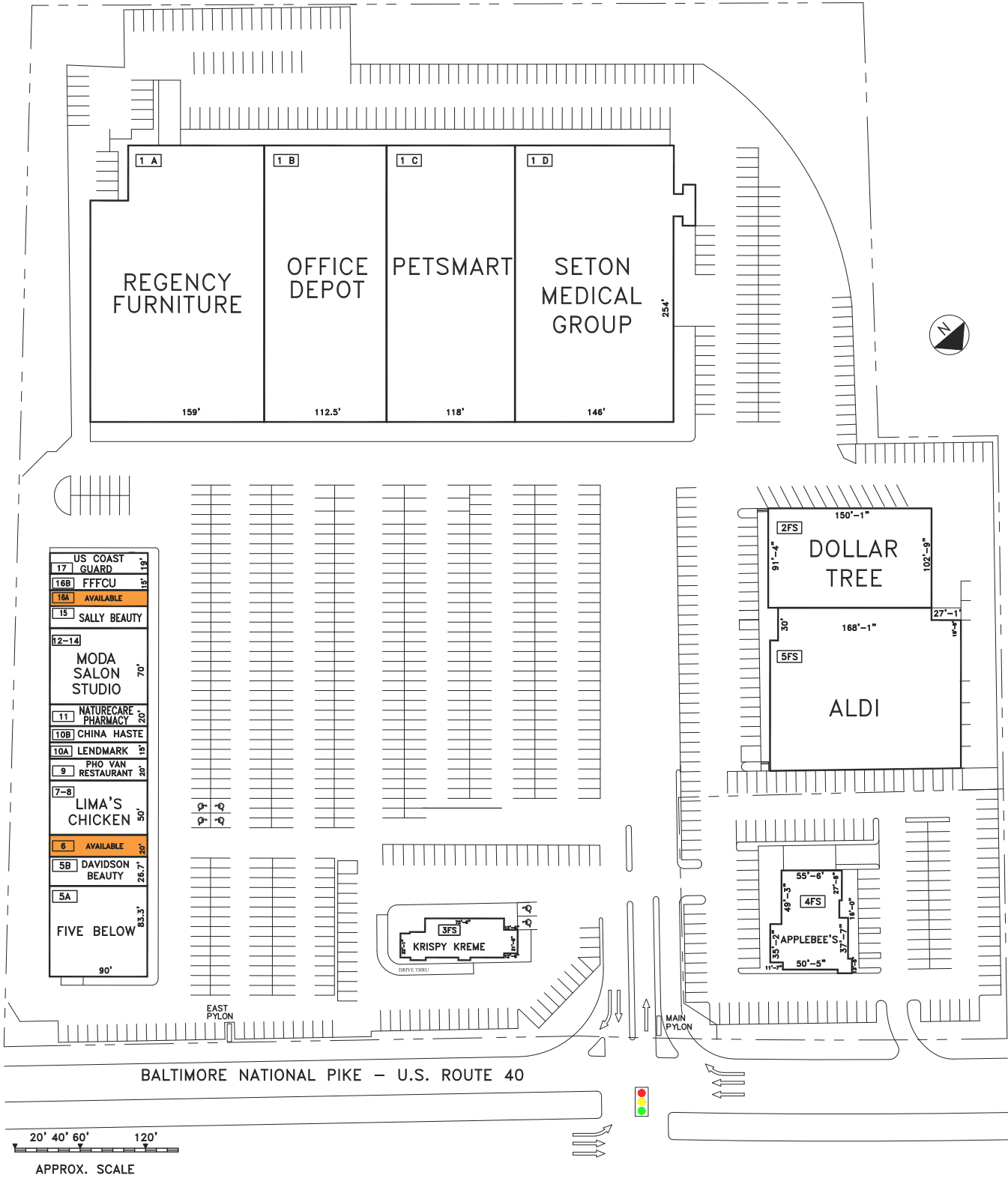
LOCATION
Route 40 & N. Rolling Road - Baltimore, MD

LEASING CONTACT
Maddie Netter | 202.736.2804 | MNetter@combined.biz

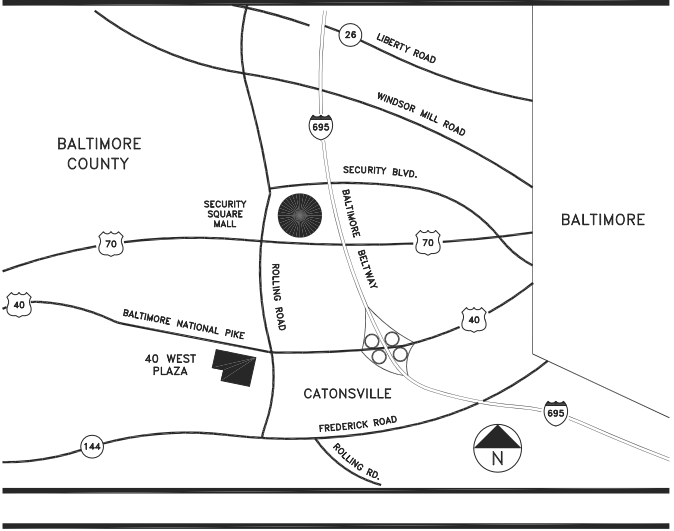


FORTY WEST PLAZA

BALTIMORE, MARYLAND



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	MODA 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	FIRST FINANCIAL	1,350 SF
5B	DAVIDSON BEAUTY	2,408 SF	17	US COAST GUARD	1,710 SF
6	AVAILABLE	1,800 SF			

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	212,558 SF
ZONED =	BR-C.5.2 & BR
REV. DATE =	11.27.18
PLOT DATE =	12.11.18

FORTY WEST PLAZA

BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228



COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW
Suite 700 East
Washington, DC 20007
(202) 293-4500
FAX (202) 833-3013