



PROJECT FACTS

- GLA: 212,500 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

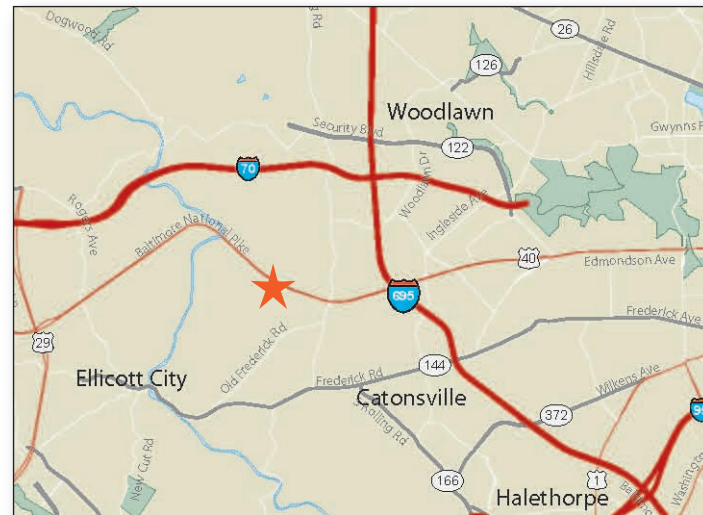
FEATURED TENANTS

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

2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,376	\$117,187	4,779
3 mile	90,192	\$109,360	35,027
5 mile	256,622	\$104,983	97,252

2020 ESRI



LOCATION

Route 40 & N. Rolling Road - Baltimore, MD

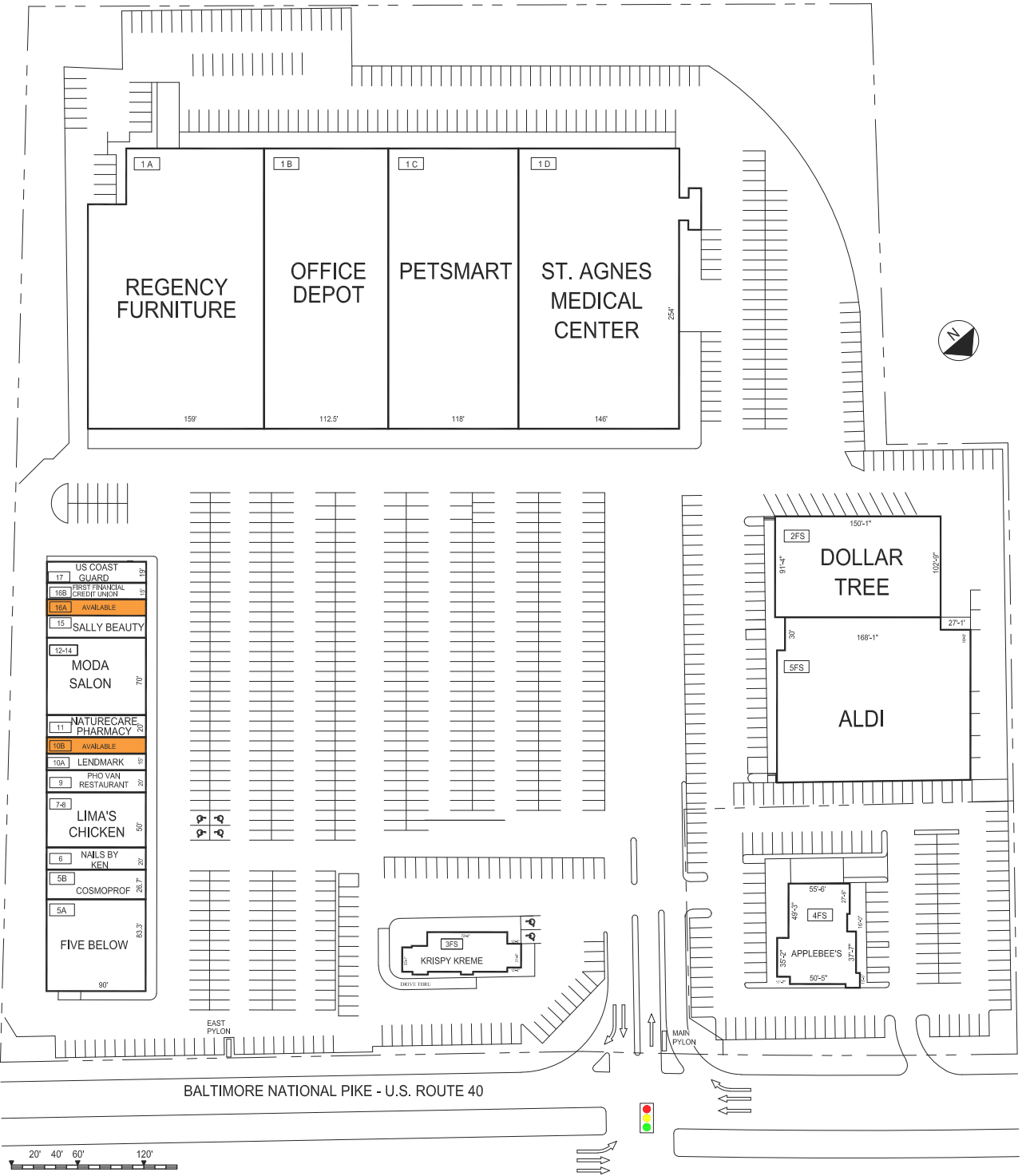
LEASING CONTACT

Andrew Iszard | 202.736.2827
AndrewIszard@combined.biz



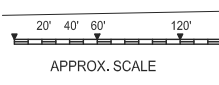
FORTY WEST PLAZA

BALTIMORE, MARYLAND

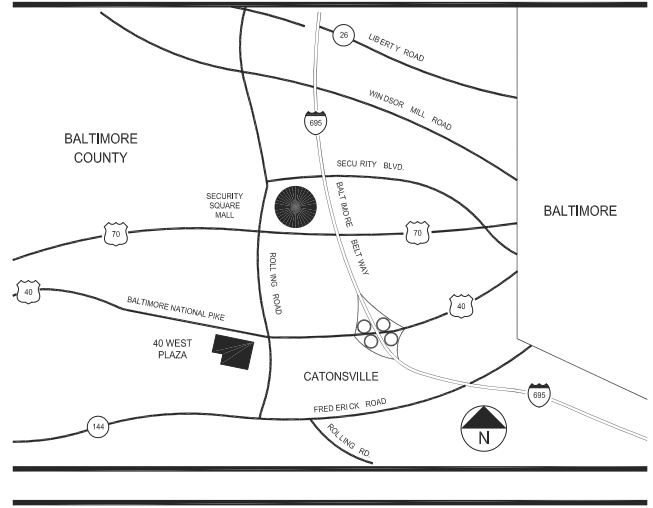


17	US COAST GUARD	119
16B	FIRST FINANCIAL CREDIT UNION	13
16A	AVAILABLE	1,350 SF
15	SALLY BEAUTY	1,725 SF
12-14	MODA SALON	6,300 SF
11	NATURECARE PHARMACY	1,800 SF
10B	AVAILABLE	1,350 SF
10A	LENDMARK FINANCIAL	1,350 SF
9	PHO VAN RESTAURANT	1,800 SF
7-8	LIMA'S CHICKEN	4,500 SF
6	NAILS BY KEN	1,800 SF
5B	COSMOPROF	2,408 SF
5A	FIVE BELOW	7,500 SF

BALTIMORE NATIONAL PIKE - U.S. ROUTE 40



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.



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	ST AGNES MEDICAL	38,296 SF	10B	AVAILABLE	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 CU	1,350 SF
5B	COSMOPROF	2,408 SF	17	US COAST GUARD	1,710 SF
6	NAILS BY KEN	1,800 SF			

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 212,558 SF
 ZONED = BR-C.5.2 & BR
 REV. DATE = MAR 2021

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

LEASING PLAN