



### 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

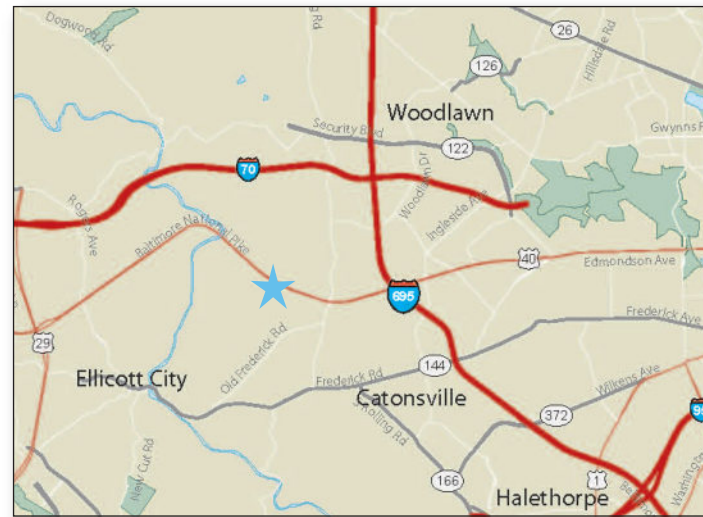
### FEATURED TENANTS

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

### 2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,861	\$133,162	4,712
3 mile	98,039	\$125,551	36,939
5 mile	260,254	\$199,697	98,626

2023 ESRI



### LOCATION

Route 40 & N. Rolling Road - Baltimore, MD

### LEASING CONTACT

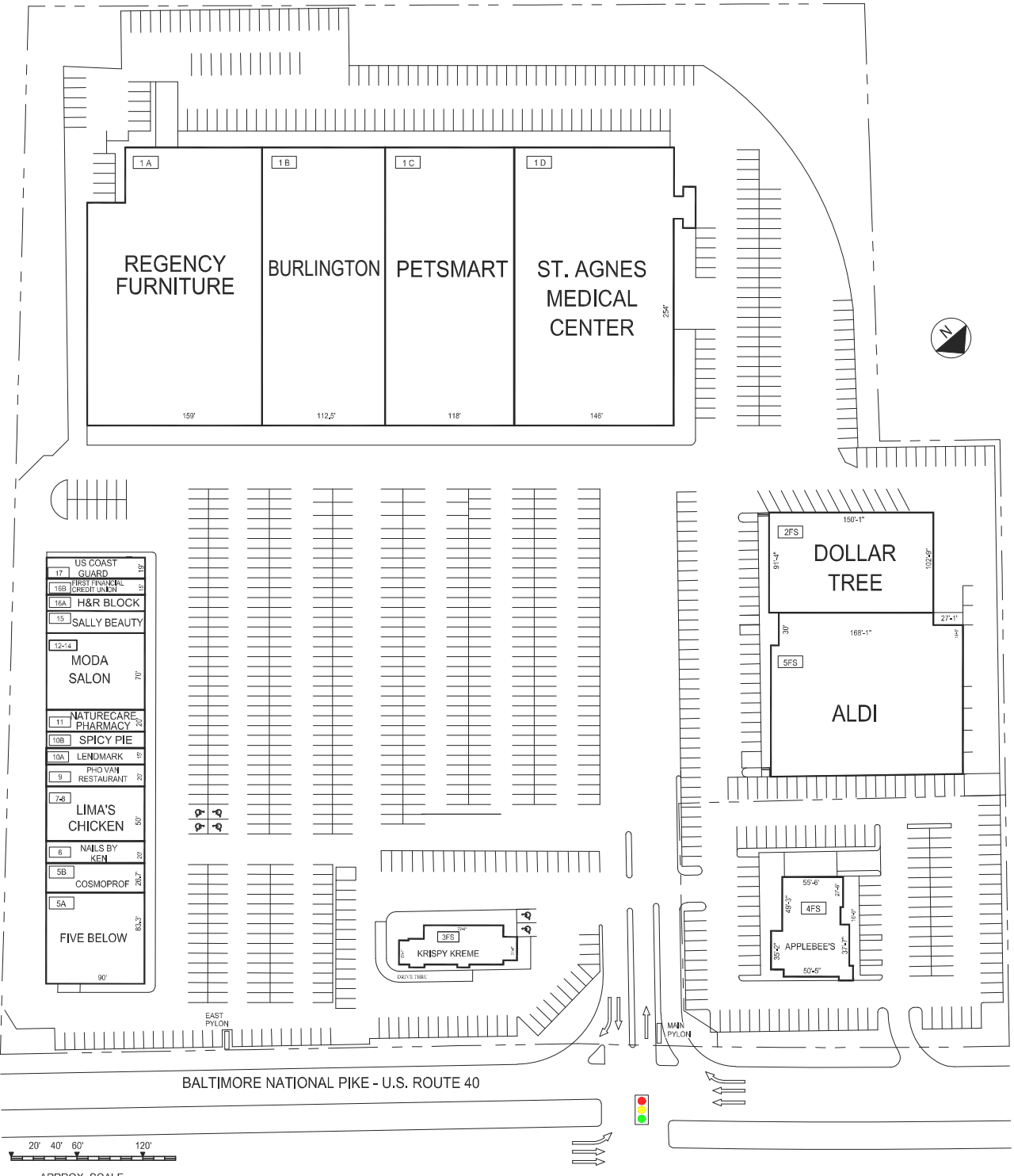
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# FORTY WEST PLAZA

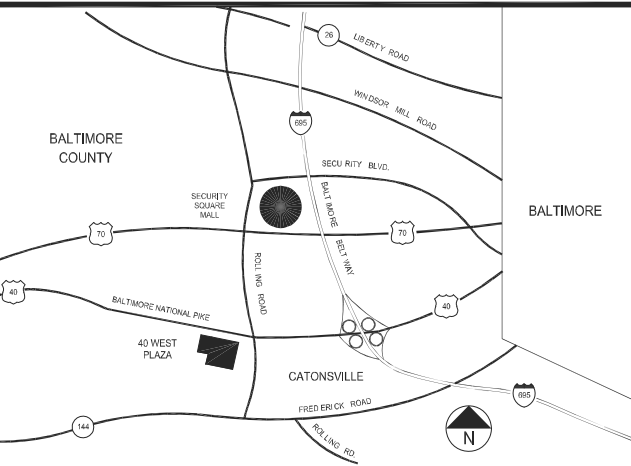
BALTIMORE, MARYLAND



THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATIONS ARE 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.

APPROX. SCALE

## LEASING PLAN



### TENANT ROSTER

1A	REGENCY FURNITURE	38,817 SF	7-8	LIMA'S CHICKEN	4,500 SF
1B	BURLINGTON	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	38,124 SF	10B	SPICY PIE	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	H&R BLOCK	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 = ARP 2024

## FORTY WEST PLAZA

BALTIMORE NATIONAL PIKE  
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