



COMMERCIAL REAL ESTATE

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RETAIL PROPERTY FOR LEASE

Country Ridge Shopping Center

1500-1552 COUNTRY RIDGE LN, BALTIMORE, MD 21221

EXECUTIVE SUMMARY

Country Ridge Shopping Center 1500-1552 Country Ridge Ln, Baltimore, MD 21221



OFFERING SUMMARY

Available SF:	2,000 - 50,000 SF
Lease Rate:	\$15.00 - 15.50 SF/yr (NNN)
Lot Size:	11.9 Acres
Year Built:	1963
Building Size:	139,449
Renovated:	2020
Market:	Washington Suburbs
Submarket:	Baltimore

PROPERTY OVERVIEW

K & M Commercial is pleased to offer for lease the Country Ridge Shopping Center, which is strategically located in front of a traffic signal for maximum visibility and accessibility. The property benefits from a daily traffic count of approximately 16,101 cars and is situated on a bus route. The shopping center is anchored by Family Dollar and Dollar Tree, and the tenant mix includes a restaurant, daycare, dental and pharmacy services, as well as personal services. The property is ideal for grocers, entertainment, restaurants, and personal and professional services. Many upgrades have already been made to the property, with more to come!

PROPERTY HIGHLIGHTS

- Anchored by Family Dollar and Dollar Tree
- Big Box Space Available
- 7,000 + Households w/in 1 mile
- Avg. HHI of \$61K + w/in 3 miles
- Stand Alone Retail Pad Site Available

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AVAILABLE SPACES

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LEASE SPACES

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It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the [Property Edit Form](#))

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 120 months
Total Space:	2,000 - 50,000 SF	Lease Rate:	\$15.00 - \$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1500	Available	10,000 - 41,628 SF	NNN	\$15.00 SF/yr	Main anchor space. Open floor with Loading Dock
1528	Available	2,000 SF	NNN	\$15.50 SF/yr	Multiple offices plus conference room and kitchenette
1500B	Available	6,741 - 50,000 SF	NNN	\$15.00 SF/yr	Former Adult Day Care Center. Open reception hall, full kitchen, multiple resting rooms.

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SPACE BREAK DOWN

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Country Ridge Plaza

Essex, Maryland



Space	SF	Tenant
1	50,166	Future Anchor
2	10,000	Country Ridge Bingo Hall
3	3,574	Giggle Box Daycare
4	1,563	Mel's Barber Shop
5	2,078	Mt. of Fire Church
6	10,597	Dollar Tree
7	9,890	Family Dollar
8	3,697	El Piquin Restaurant
9	6,338	USA Beauty Supply
10	2,916	Dr. Amsterdam Dentist
11	1,118	Nail Fashion
12	2,000	GNS Nutrition
13	1,192	Vacant
14	6,018	Children R US Daycare
15	3,978	Vacant
16	2,496	Giggle Box Daycare
17	3,171	New Bethel Church
18	2,623	Grocery
19	2,835	Pharmacy
20	1,608	Mr. Twist
21	2,620	Future Bank

TOTAL GLA 130,478 SF



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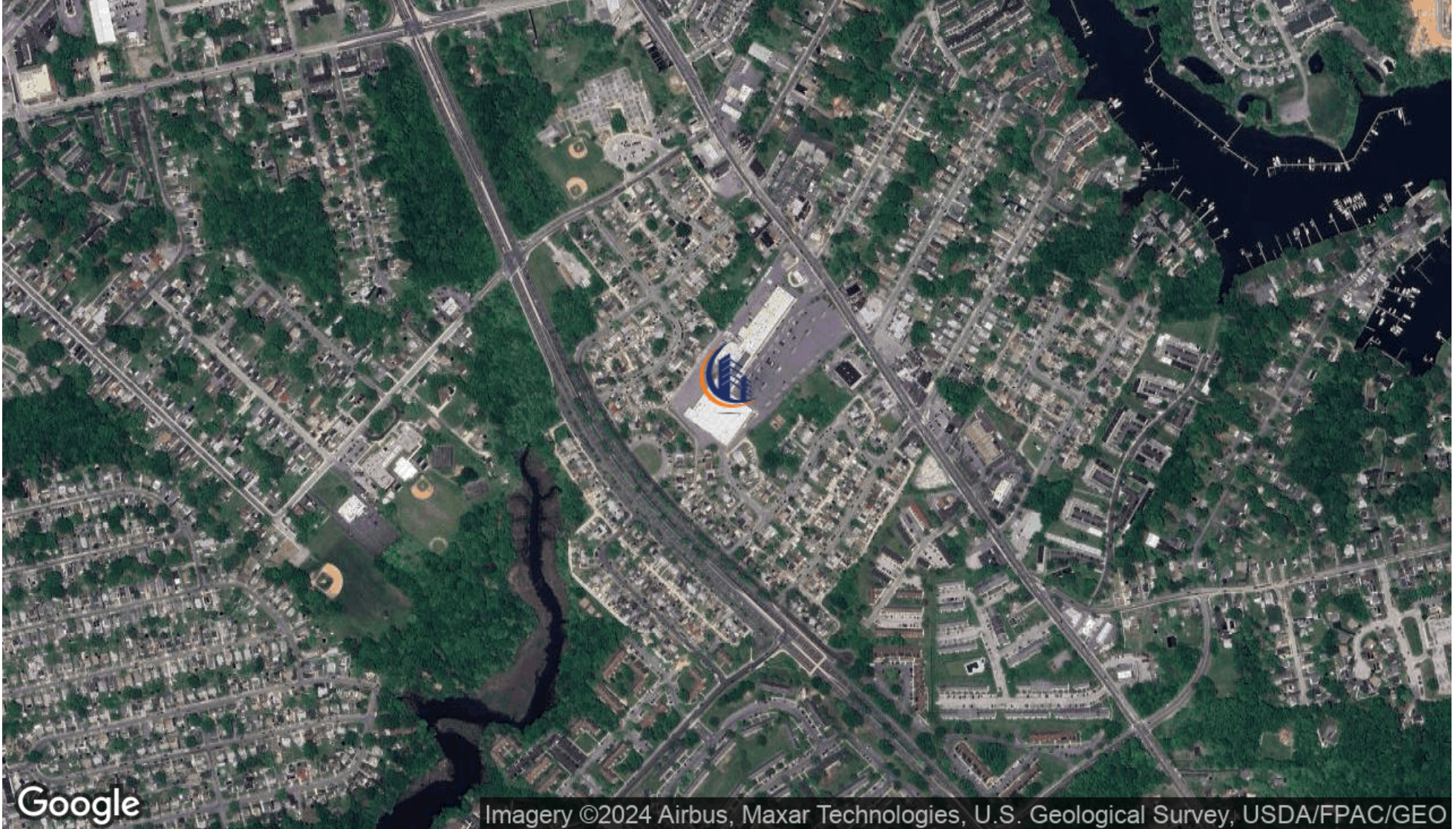


BOUNDARY AND LOCATION SURVEY

COUNTRY RIDGE
SHOPPING CENTER

AERIAL MAPS

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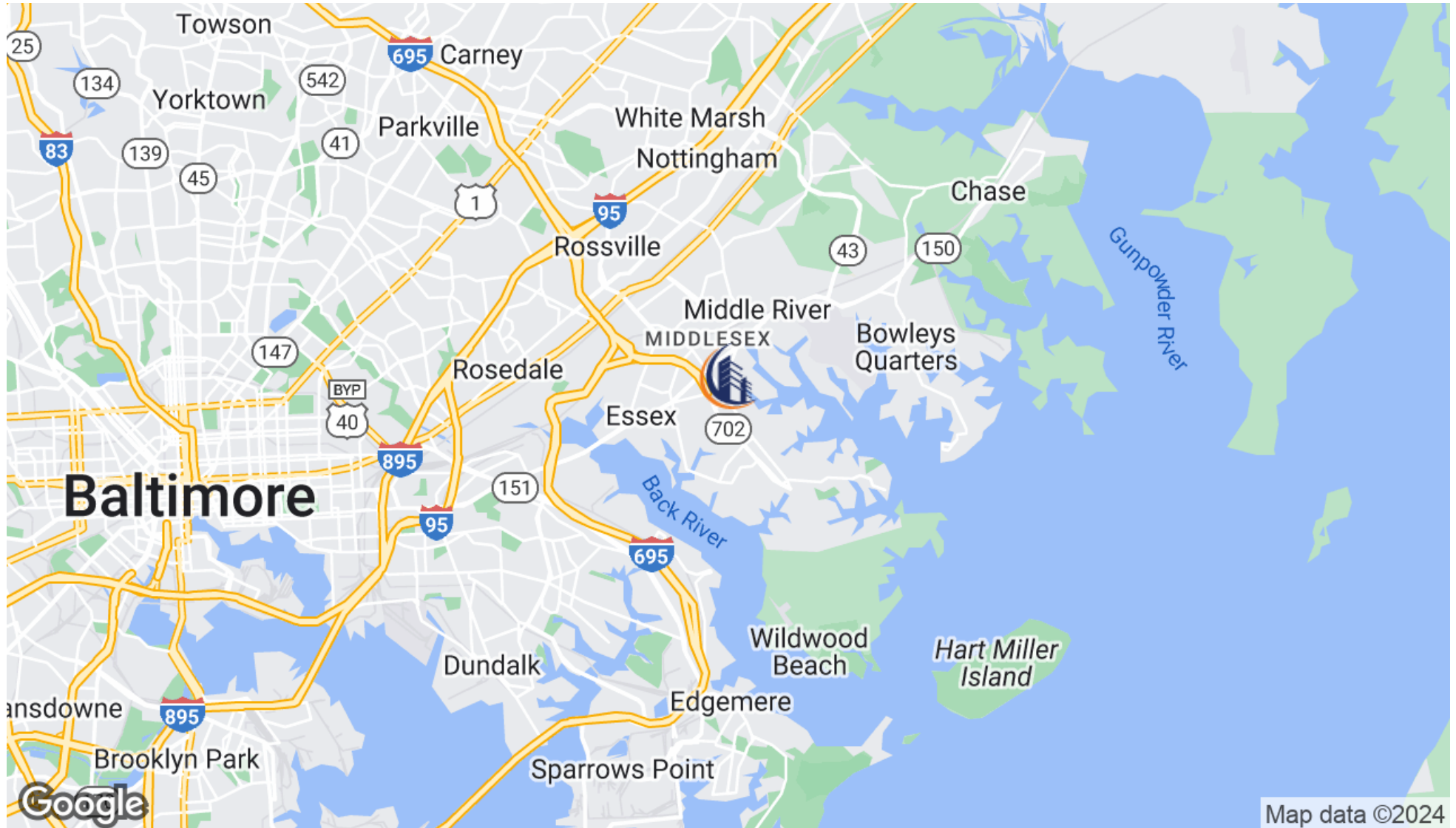
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LOCATION MAPS

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RETAILER MAP

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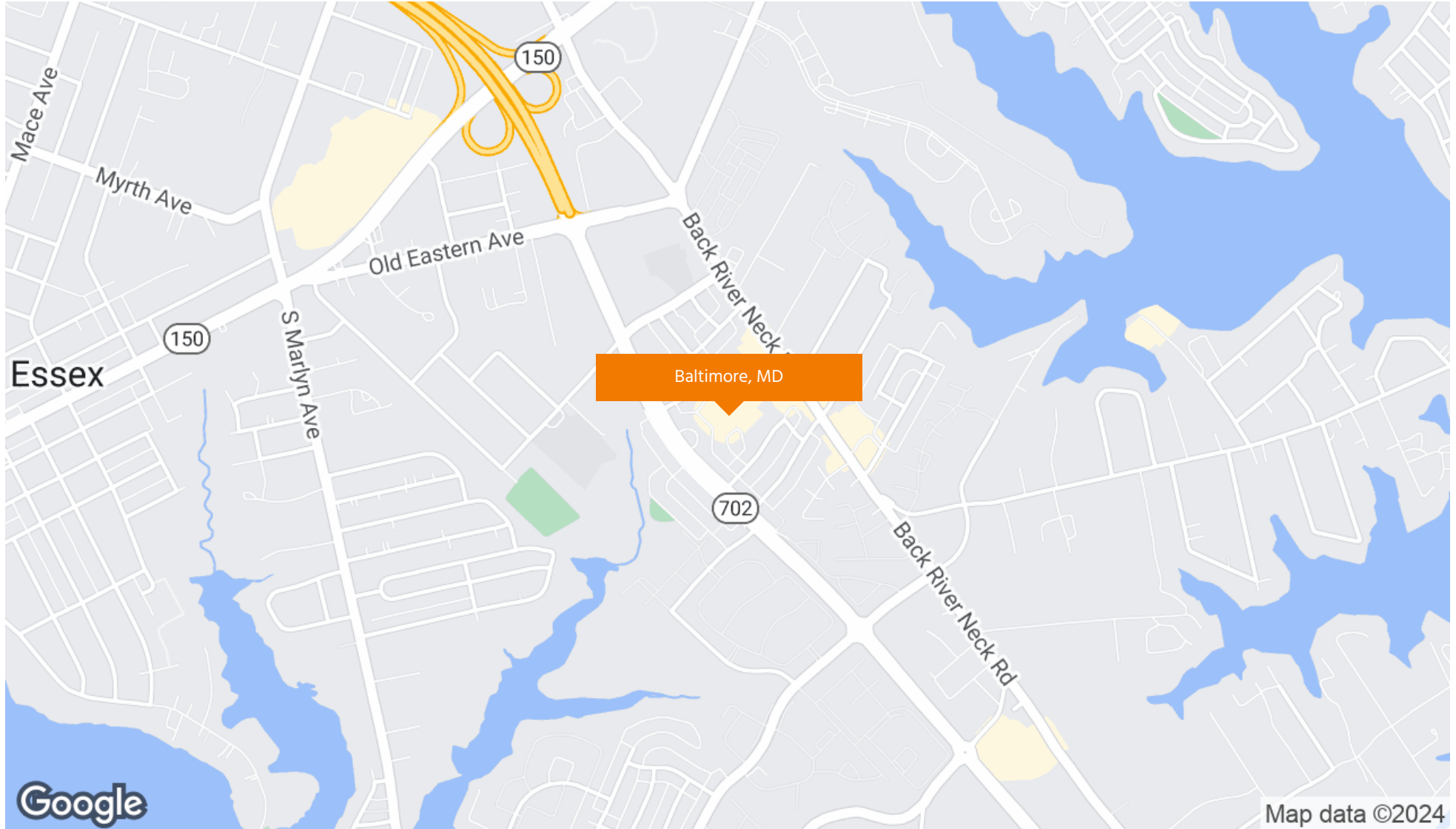
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REGIONAL MAP

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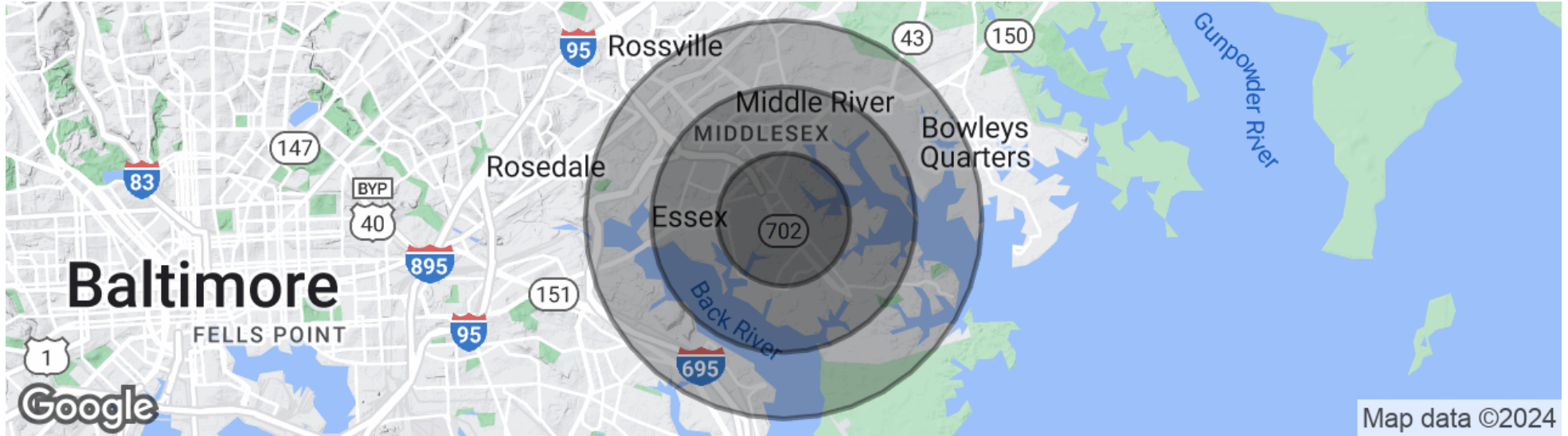
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	18,004	44,848	71,889
Median age	30.6	35.4	36.8
Median age (Male)	29.4	34.2	35.6
Median age (Female)	31.5	36.1	37.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,310	17,156	27,771
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,582	\$59,604	\$61,269
Average house value	\$195,274	\$220,554	\$218,745

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION

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