

PROPERTY OVERVIEW

BELTWAY BUSINESS COMMUNITY RETAIL CENTER

3720 WASHINGTON BOULEVARD, BALTIMORE, MD 21227



Building Information

- Excellent visibility and signage opportunities front I-695 & U.S. Route 1
- 7,280 SF retail strip center
- Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue
- Located within the Beltway Business Community, an 850,000 SF flex/office park including Home Depot
- FiOS service available
- Gas heat/public utilities
- Ample parking
- Adjacent 10,500 SF retail strip center in development



Surrounding Amenities

- Burger King
- The Home Depot
- Wendy's
- Chick-fil-A
- Walmart
- Moe's Southwest Grill
- Office Depot
- Royal Farms
- Three Brothers Italian
- LA Fitness

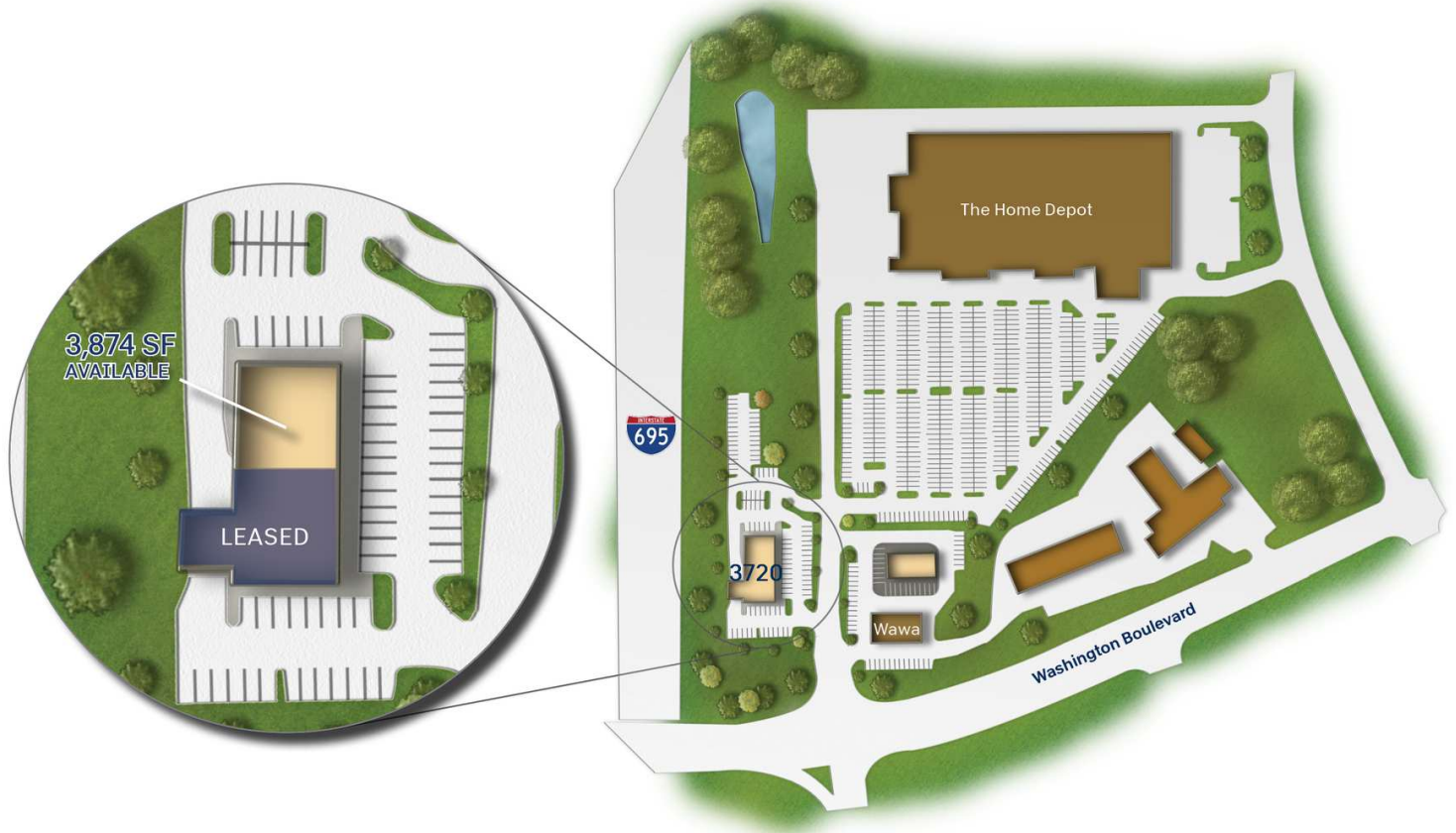
Site Plan

Beltway Business Community Retail Center

3720 Washington Boulevard

1 - Story Retail

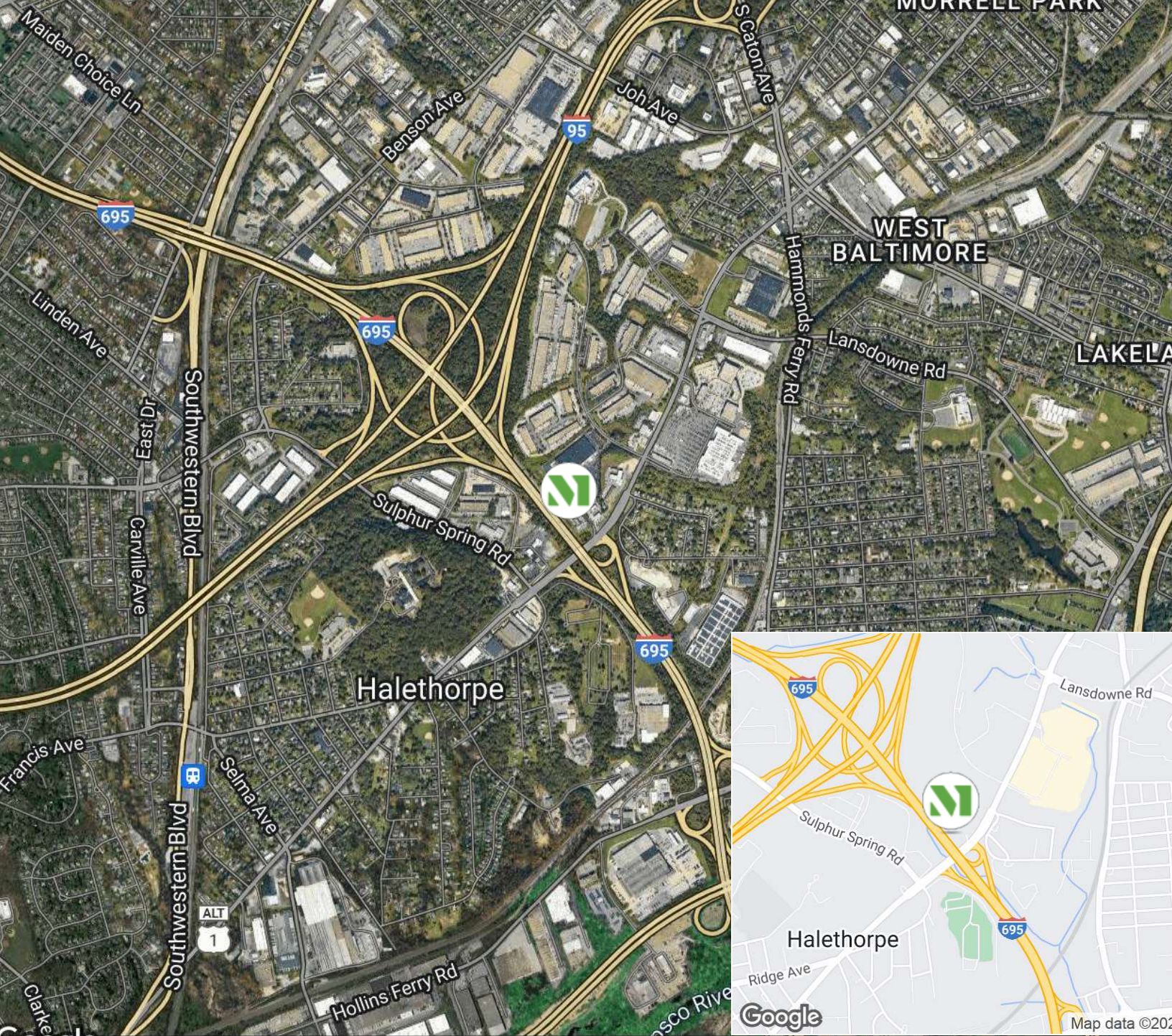
7,280 SF



“When we first came to the Maryland market, Merritt provided our CEO - on a handshake - a building for lease when no one else thought that we were worth it. We like the Merritt company, because they are people of their word.”

LYNDA BAKER
SENIOR PROJECT MANAGEMENT SPECIALIST
FEDEX EXPRESS





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

