

# LEASE

## ROSSVILLE CENTER

7830 & 7850 Rossville Blvd, 4425 Fitch Ave  
Nottingham, Maryland 21236

Retail/ Medical Office  
Building Signage  
Expansive window lines  
Available 1,400 - 3,437 SF



VIRTUAL TOURS

SUITE  
200



Click OR Scan

SUITE  
214-216



Click OR Scan



OWNED &  
MANAGED BY



GARDNER  
Commercial Realty

TIM GARDNER

Owner, Broker

443-827-1321

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# ROSSVILLE CENTER

Nottingham, Maryland 21236



**GARDNER Commercial Realty** is pleased to present the ROSSVILLE CENTER, an opportunity to lease RETAIL / MEDICAL / OFFICE space in Nottingham, Maryland.

## PROPERTY FEATURES

~35,000 SF Retail/ Office / Medical / Flex center

Professionally owned and managed

Excellent signage opportunity

Functional existing floor plans

Timeless architecture, Updated Exterior

Ample parking 4/1,000

Zoned ML-IM, MLR-IM

**STREET VIEW**



Click Here



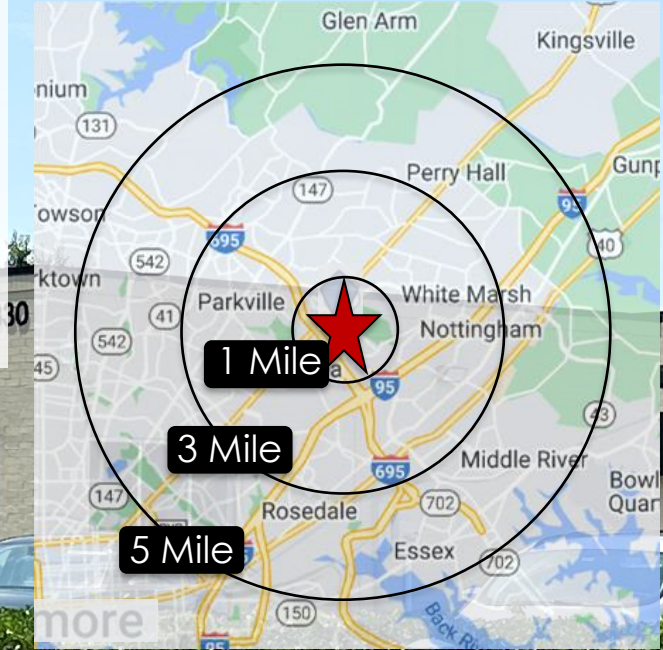


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## DEMOGRAPHICS

Strong Baltimore County demographics, highly visible & convenient location



**2023**

**1 MILE**

**3 MILE**

**5 MILE**

**EST. POPULATION**

10,462

125,304

310,231

**EST. HOUSEHOLDS**

4,239

50,953

122,709

**AVE HH INCOME**

\$82,020

\$93,325

\$91,180

\* Source: CoStar Realty Information, Inc. 2023

## LOCATION ADVANTAGES

Highly visible location with easy access to Belair Road, 695 Beltway and I-95

White Marsh and numerous retail amenities within close proximity



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## AVAILABLE

### RETAIL / MEDICAL OFFICE

Suite 200 ~1,200 – 3,437 SF

Suite 214-216 ~1,400 - 2,789 SF





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**SUITE 200**

**EXTERIOR IMAGES 1,200 – 3,437 SF**



## END-CAP RETAIL / MEDICAL / OFFICE

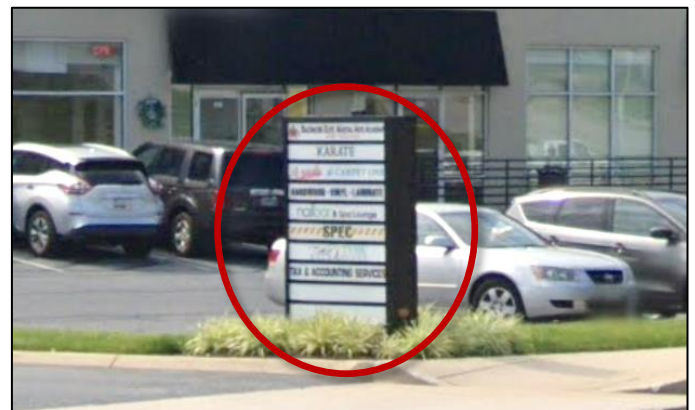
Large storefront glass windows with side and rear windows

3 existing entrances

Large building signage with marquis signage

High ceilings

Two (2) existing restrooms



## MARQUIS SIGN

7850 Rossville Blvd Entrance



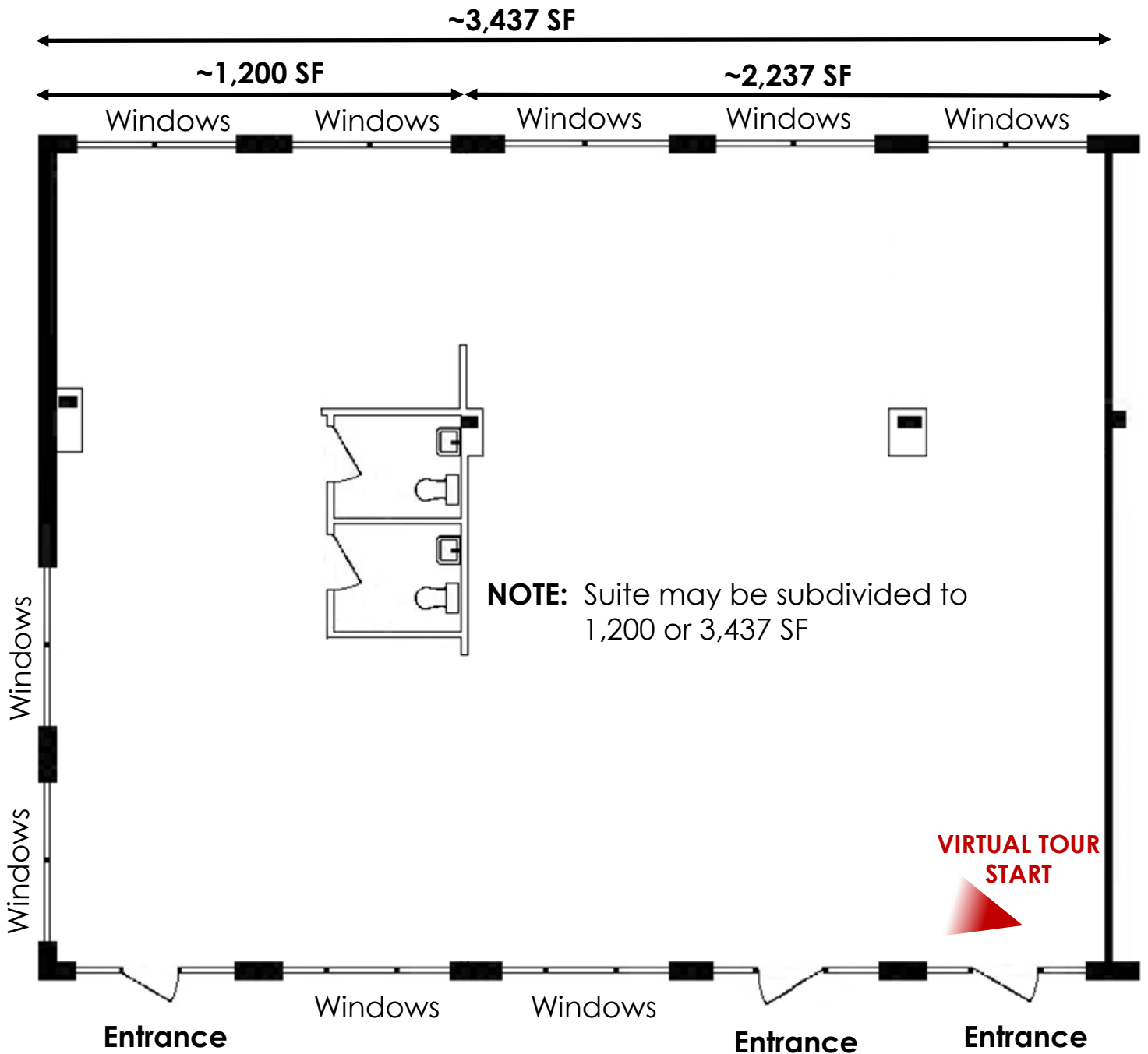
# ROSSVILLE CENTER

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**SUITE 200**

**FLOOR PLAN**

**1,200 – 3,437 SF**



**NOTE:** Suite may be subdivided to 1,200 or 3,437 SF

**Note:** Floor Plan is NOT to scale and for conceptual purposes only.



**Suite 200**  
**360° VIRTUAL TOUR**  
Click Here or Scan QR Code



# ROSSVILLE CENTER

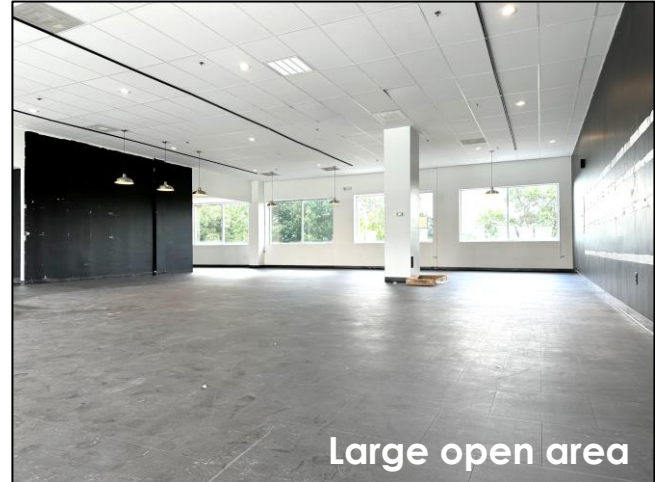
Nottingham, Maryland 21236

## SUITE 200

## INTERIOR IMAGES



Large storefront glass windows



Large open area



Large windows in back of suite



End-cap large side windows



Stylish listing



Two (2) private restrooms



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**SUITE 214-216**

**EXTERIOR IMAGES 1,400 – 2,789 SF**



## **IN-LINE RETAIL / MEDICAL / OFFICE**

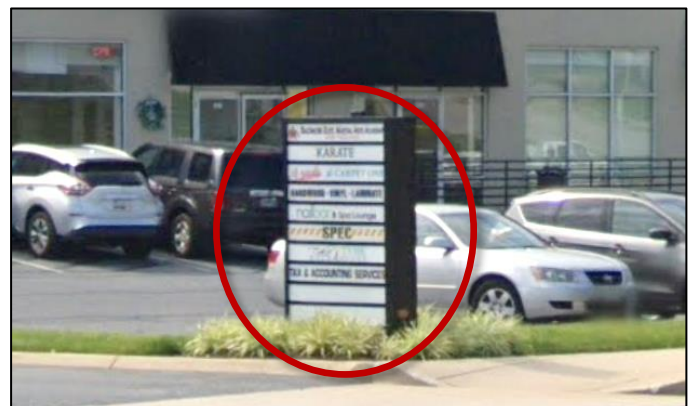
Large storefront glass windows  
and large rear windows

3 existing entrances

Large building signage with  
marquis signage

High ceilings

Two (2) existing restrooms



## **MARQUIS SIGN**

7850 Rossville Blvd Entrance

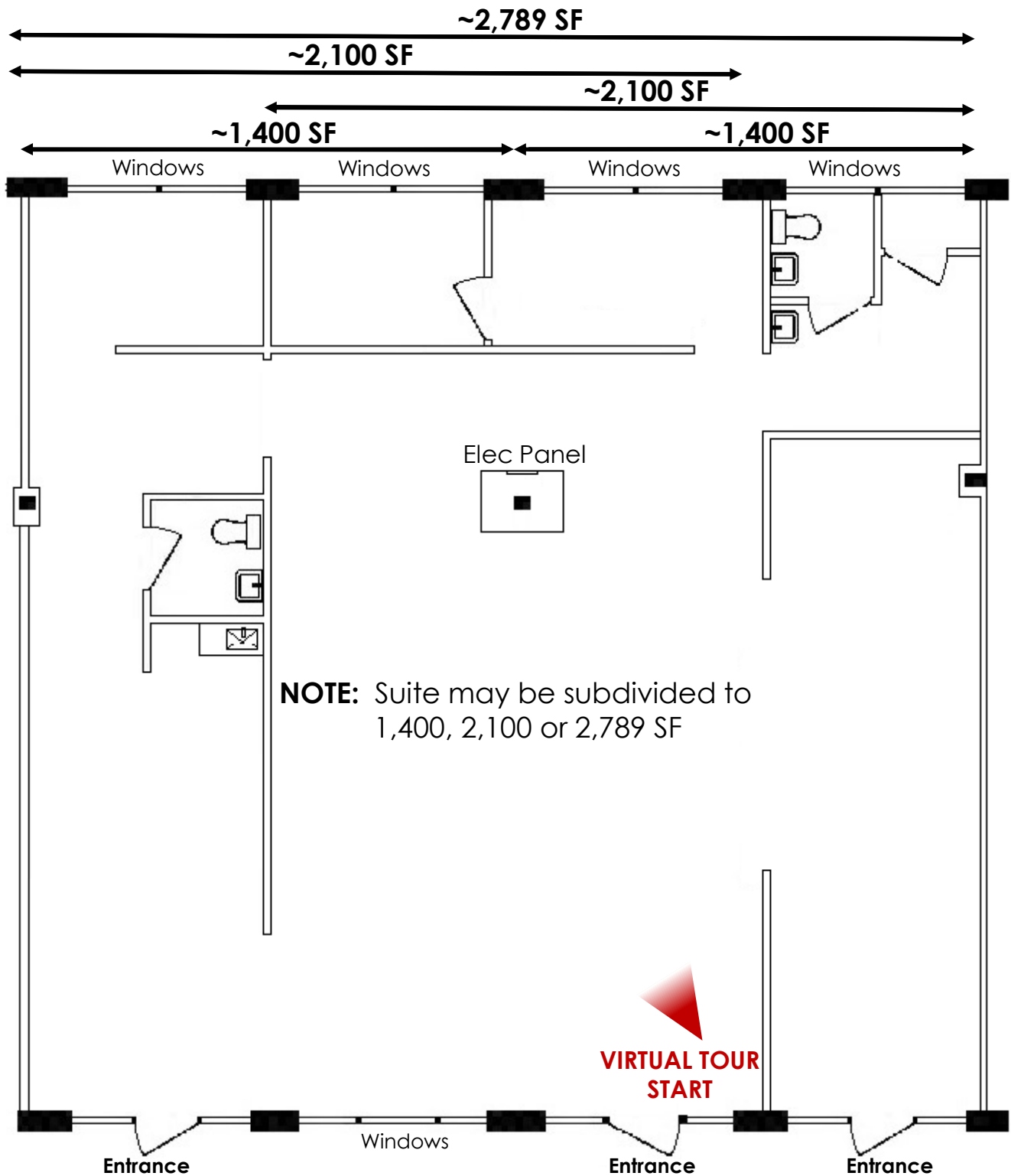




# ROSSVILLE CENTER

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## SUITE 214-216 FLOOR PLAN 1,400 – 2,789 SF



**Note:** Floor Plan is NOT to scale and for conceptual purposes only.

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**Suite 214-216**  
**360° VIRTUAL TOUR**

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## SUITE 214-216

## INTERIOR IMAGES





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For more information or to schedule a tour:



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Gardner Commercial Realty is the Exclusive Listing Broker and represents the Landlord of the Rossville Center.

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