

## Rossville Center

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

Gardner Commercial Realty is pleased to present the Rossville Center, an opportunity to lease Retail space in Nottingham, MD.

For additional information or to schedule a tour, please call 443.827.1321.



### Available Suite

- RETAIL: 7850 Rossville Blvd, Suite 220 900 +/- SqFt

For more information or to schedule a tour:

## Available Suite

- **RETAIL/ OFFICE:** 7850 Rossville Blvd, Suite 220 900 +/- SqFt

## Property Features

- **The Rossville Center (7830 & 7850 Rossville Blvd and 4425 Fitch Ave)** is a Retail, Office and Flex center, totaling 37,000+/- SqFt.
- Building & Marquis Signage available
- Newly updated exterior appearance
- Excellent visibility on Rossville Blvd

- Property Type Retail, Office, Flex
- Status Lease
- Building Size 37,000+ SF
- Occupancy Sept 1, 2019
- Zoning ML-IM
- Parking 4 / 1,000 SF

FOR LEASE

Rossville Center

Nottingham, Maryland 21236

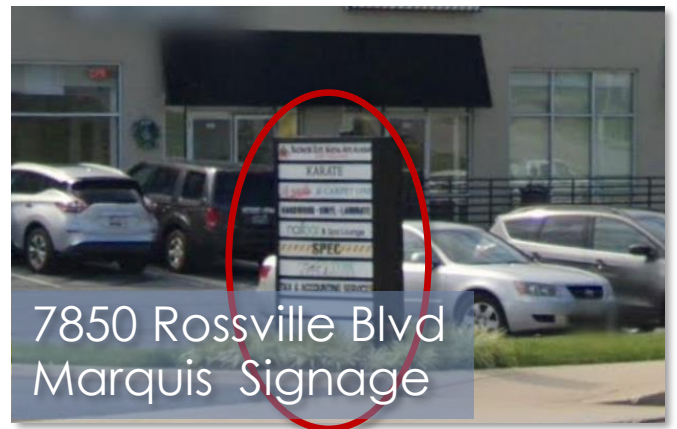
7850 Rossville Blvd, Suite 220

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## Location Advantages

- Direct access suite with convenient parking.
- Close proximity to Belair Road, 695 Beltway and I-95
- White Marsh and numerous retail amenities within close proximity



Street View  
Click Here



Gardner Commercial Realty

GardnerCR.com

FOR LEASE

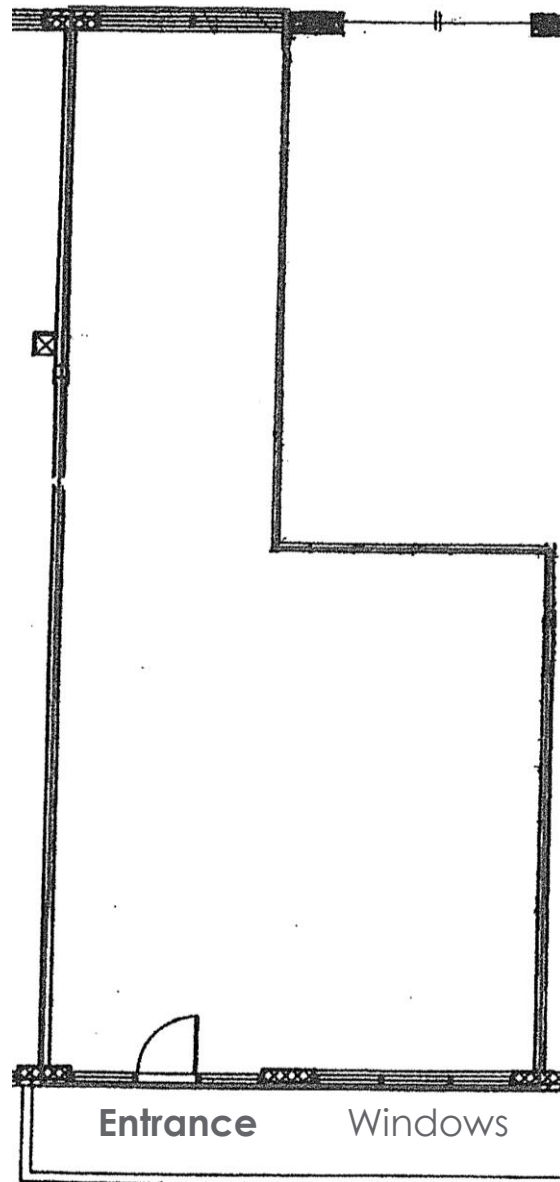
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# 7850 Rossville Blvd, Suite 220

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• Suite 220 900 +/- SqFt



**NOTE:** Floor Plan Not To Scale and for conceptual purposes only.

# Demographic Summary Report

## Rossville Center 7850 Rossville Blvd, Baltimore, MD 21236

Building Type: **General Retail**      Total Available: **5,287 SF**  
 Secondary: **Storefront Retail/Office**      % Leased: **90.13%**  
 GLA: **34,835 SF**      Rent/SF/Yr: **\$16.00**  
 Year Built: **1991**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	10,415	122,287	305,212
2020 Estimate	10,324	123,977	309,914
2010 Census	9,633	128,323	319,201
Growth 2020 - 2025	0.88%	-1.36%	-1.52%
Growth 2010 - 2020	7.17%	-3.39%	-2.91%
<b>2020 Population by Hispanic Origin</b>	484	6,249	14,865
<b>2020 Population</b>	10,324	123,977	309,914
White	6,145 59.52%	76,470 61.68%	162,595 52.46%
Black	2,629 25.46%	35,141 28.34%	120,504 38.88%
Am. Indian & Alaskan	38 0.37%	467 0.38%	1,327 0.43%
Asian	1,285 12.45%	8,799 7.10%	17,426 5.62%
Hawaiian & Pacific Island	1 0.01%	68 0.05%	143 0.05%
Other	227 2.20%	3,033 2.45%	7,919 2.56%
U.S. Armed Forces	2	63	270
<b>Households</b>			
2025 Projection	4,230	49,890	121,297
2020 Estimate	4,193	50,657	123,247
2010 Census	3,915	52,850	127,444
Growth 2020 - 2025	0.88%	-1.51%	-1.58%
Growth 2010 - 2020	7.10%	-4.15%	-3.29%
Owner Occupied	2,514 59.96%	33,639 66.41%	80,153 65.03%
Renter Occupied	1,679 40.04%	17,017 33.59%	43,094 34.97%
<b>2020 Households by HH Income</b>	4,195	50,656	123,247
Income: <\$25,000	599 14.28%	6,786 13.40%	20,205 16.39%
Income: \$25,000 - \$50,000	768 18.31%	9,260 18.28%	24,665 20.01%
Income: \$50,000 - \$75,000	682 16.26%	9,861 19.47%	23,166 18.80%
Income: \$75,000 - \$100,000	530 12.63%	8,007 15.81%	17,725 14.38%
Income: \$100,000 - \$125,000	559 13.33%	6,077 12.00%	12,901 10.47%
Income: \$125,000 - \$150,000	353 8.41%	4,063 8.02%	9,252 7.51%
Income: \$150,000 - \$200,000	367 8.75%	4,140 8.17%	8,990 7.29%
Income: \$200,000+	337 8.03%	2,462 4.86%	6,343 5.15%
<b>2020 Avg Household Income</b>	\$96,813	\$88,629	\$84,783
<b>2020 Med Household Income</b>	\$77,288	\$73,397	\$67,256

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schedule a tour:



Tim Gardner

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