



Monument  
RETAIL

RETAIL / OFFICE / INDUSTRIAL



**SUBJECT SITE**

**AVAILABLE FOR PURCHASE OR LEASE**

7.69 AC Divisible as Needed  
Dorsey Road & Holy Cross Road, Glen Burnie, Maryland 21061

FOR MORE INFORMATION, PLEASE CONTACT:

Roger Carlson, 202.777.0148, rcarlson@monumentretail.com  
Danny Brooker, 202.772.0530, dbrooker@monumentretail.com  
Rich Sillery, 202.777.2005, rsillery@monumentretail.com

[www.monumentretail.com](http://www.monumentretail.com)



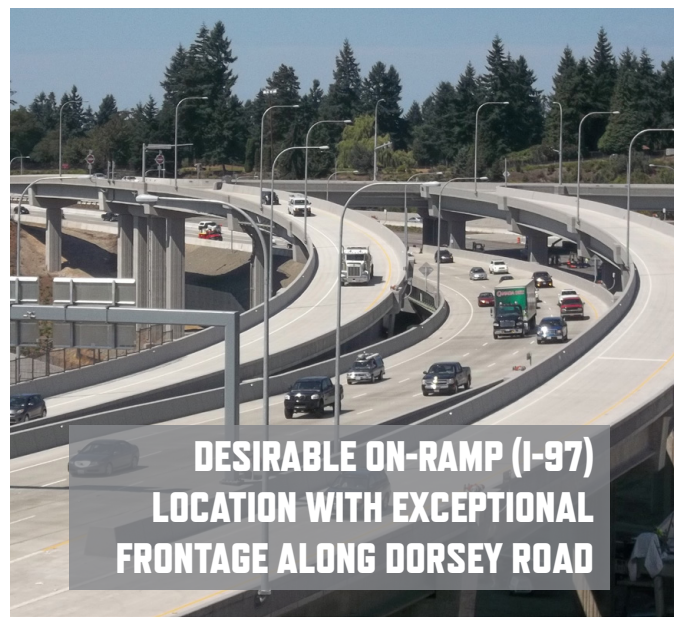
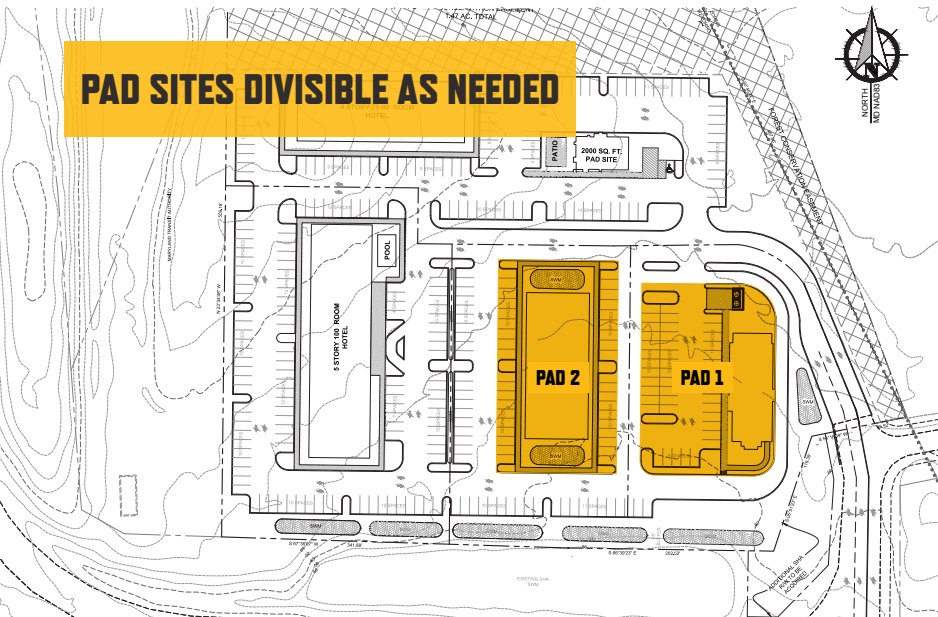
**DEMAND DRIVERS - CLOSE PROXIMITY TO BWI AIRPORT**



# TREMENDOUS VEHICULAR EXPOSURE

DORSEY ROAD (24,021 VEHICLES DAILY) AND SIGHTLINES FROM I-97 (136,982 VEHICLES DAILY)

**PAD SITES DIVISIBLE AS NEEDED**



**DESIRABLE ON-RAMP (I-97)  
LOCATION WITH EXCEPTIONAL  
FRONTAGE ALONG DORSEY ROAD**

**ACCESSIBILITY - NORTHWEST CORNER OF THE SIGNALIZED INTERSECTION OF DORSEY ROAD & HOLY CROSS ROAD**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>		<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Residential Population	8,248	84,918	193,798	Average HH Income	\$80,678	\$80,208	\$85,069
Total Households	3,031	32,818	71,481	College+ Education	51.0%	52.7%	54.0%
Average HH Size	2.72	2.56	2.7	Employment	94.7%	94.6%	94.0%
Median Age	41.4	38.2	37.4	Daytime Population	12,485	96,052	212,159

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