NOW LEASING
The Premiere Commercial Center
Located at the Gateway to Middletown, Maryland

Property Highlights
Location: Route 40-A at Middletown Parkway
Available: 1,100-4,830 sf +/- Retail Space
2 Pad Site
Zoning: General Commercial (GC)
Inline Rents: Interior: $25.00 psf NNN
End Caps: $30.00 psf NNN
CAM: $5.00 psf (subject to change)
Buildings: Pad Site 300 - up to a 4,557 sf building with drive-thru
Pad Site 100 - up to a 7,000 sf building

Co-Tenants

Become a Part of the Most Exciting Commercial Development in Middletown!
For Leasing Information, Please Contact:
Victor White
410-266-5100 x121
vwhite@hogancompanies.com
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Site Plan Rendering

- Inline Retail Space for Lease
- Pad Site
- Unavailable
Location: Located adjacent to Hollow Creek Golf Club and the successful Glenbrook residential subdivision at the intersection of Route 40-A and Middletown Parkway.

Status: Site is rough graded, curb and gutter, and base paving complete
CVS opened in 2015
Building 200 deliver in mid 2016

Zoning: Town of Middletown General Commercial with Shopping Center Special Exception
Potential uses include restaurant, laundry, barber, beauty services, retail sales, offices, theaters, bowling alleys, amusements, etc.

Parking: 216 spaces

Utilities: Public water and sewer

Pad Sites: Available for ground lease only

Demographics (2013):

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<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
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<tbody>
<tr>
<td>Population</td>
<td>4,138</td>
<td>10,041</td>
<td>36,230</td>
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<tr>
<td>Avg. HH Income</td>
<td>$117,220</td>
<td>$112,423</td>
<td>$94,675</td>
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200 Middletown Parkway

- 1,100 sf - 4,830 sf available
- Only 4,830 sf available!
- Units can be combined
- Units delivered as cold dark shells - ask about Tenant Improvement and possible Town incentives
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Leasing Plan

Available
Leased

1,300 SF  1,300 SF  1,130 SF  1,100 SF

200  202  204  206  208  210  212
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Current Site Conditions
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Location

Hogan Companies, LLC
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410-266-5100 • www.hogancompanies.com