

CROMWELL SHOPPING CENTER

GLEN BURNIE, MD | 7383 BALTIMORE ANNAPOLIS BLVD

BROAD STREET



91.4% Leased!
Retail Spaces Available

CROMWELL SHOPPING CENTER

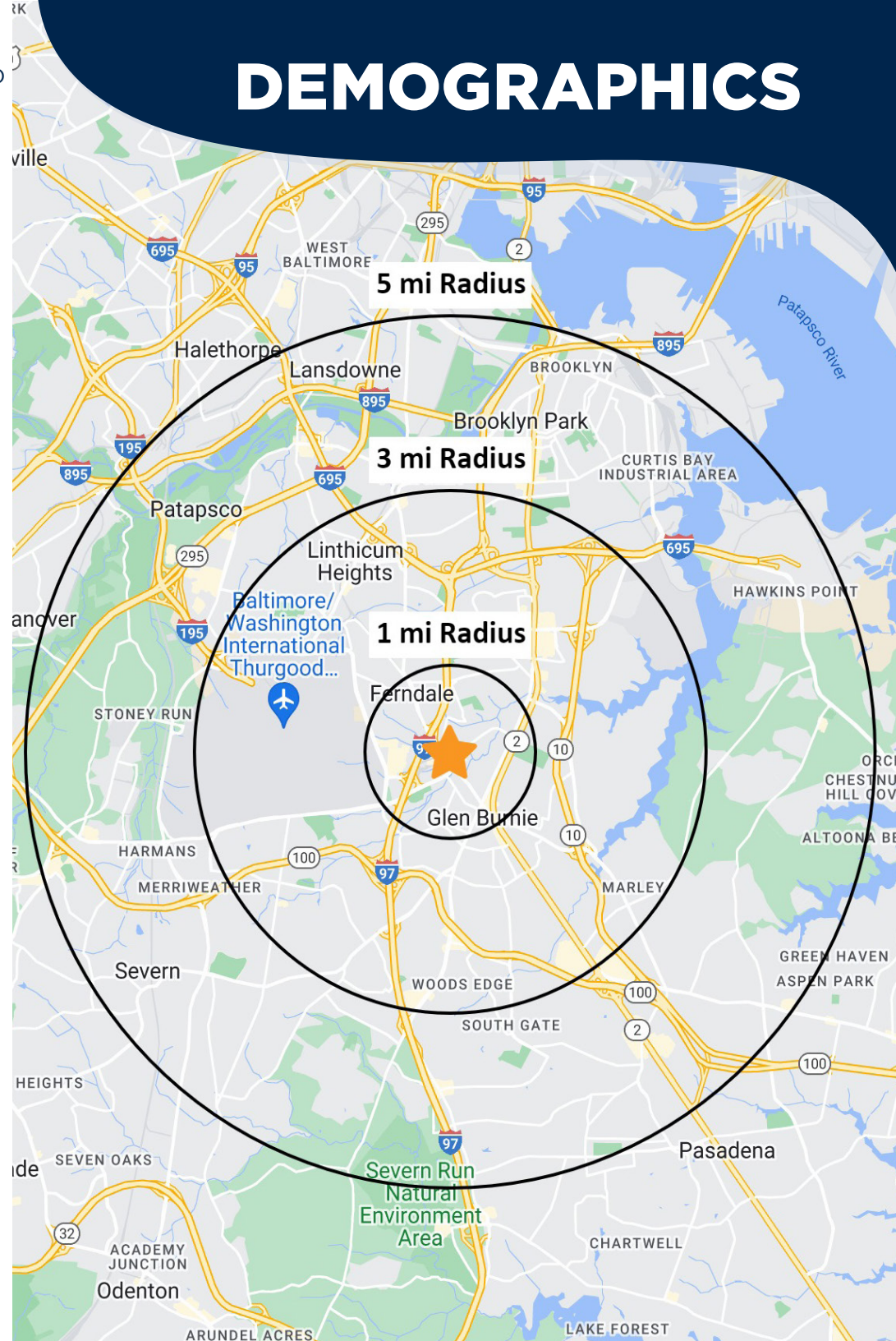
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	7,921	84,857	196,440
MEDIAN HOUSHOLD INCOME	\$85,615	\$80,207	\$86,126
AVERAGE HOUSEHOLD INCOME	\$97,205	\$98,457	\$105,775
MEDIAN AGE	41	38.7	37.9
DAYTIME EMPLOYEES	8,984	43,440	95,825
TOTAL CONSUMER SPENDING	\$101M	\$1B	\$2.4B
TRAFFIC COUNT	Baltimore Annapolis Blvd: 16,359 VPD		



DEMOGRAPHICS



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THE CENTER

Strategically located southeast of Baltimore City on Baltimore Annapolis Blvd., Cromwell Center, is a 233,486 square foot neighborhood shopping center with community appeal. Cromwell Center features prime visibility, a 4/1 parking ratio, convenient ingress/egress and access from both local roads (30,000 VPD) and Interstate 97 (111,761 VPD). Recent improvements position Cromwell Center as the go-to neighborhood shopping venue for necessity based retail.



Cromwell Center is adjacent to BWI airport, which serves over 74,000 passengers per day. In addition to its proximity to Baltimore and dense daily employment, Cromwell Center shares a traffic light with the main entrance to the Cromwell Station stop of the Baltimore Light Rail system on Baltimore Annapolis Blvd. With 795 available parking spaces, Cromwell Station is the last stop on the Light Rail, making Cromwell Center easily accessible to other dense southern suburbs, including BWI Airport University of Maryland Medical Center, Anne Arundel Community.



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MARKET AERIAL



CROMWELL SHOPPING CENTER

AutoZone, Roses, McDonald's, CSL Plasma, Dunkin' Donuts, Dollar Tree, Valvoline, Ritas

ARUNDEL PLAZA

Giant, Advance Auto Parts, Best Buy, Lowe's, Five Below, Walgreens, FedEx

GOVERNOR PLAZA

Aldi, Dick's Sporting Goods, Big Lots, Petco, QDOBA

CENTRE AT GLEN BURNIE

Target, Five Guys, Burlington, Bonefish Grill, Truist

Ford, HYUNDAI

GLEN BURNIE PLAZA

Dollar Tree, Goodwill, Pepto-Bismol

CVS pharmacy

FOOD LION

McDonald's

Ashley HOMESTORE, FAMILY DOLLAR

HARUNDALE PLAZA

REGENCY FURNITURE SHOWROOMS, OUTBACK STEAKHOUSE, RAC, Lodi, PIAZZA ITALIA

CROMWELL LIGHT RAIL STATION

CROMWELL SHOPPING CENTER

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SITE PLAN



UNIT	SF	TENANT
7383	52,706	AutoZone
7385M	8,765	Dollar Tree - JUST SIGNED!
7385P	4,331	VACANT
7385L	14,700	CSL Plasma
7395J	8,704	AVAILABLE
7385G	7,711	Yummy Bowl - JUST SIGNED!
7385N	1,760	America's Best Wings
7385D	1,350	Glen Burnie Spa
7885C	4,400	Cromwell Liquors
7385A	2,750	L.A. Nail & Tan
7387	75,890	Roses
7387A+B	4,436	AVAILABLE
7387C	1,440	Gold Smoke Tobacco & Vape
7387D	2,351	Premier Stylez
7389L	2,200	Preferred Chiropractic
7389K	2,240	Fukuya Sushi
7389J	2,304	Divine Quality Foods
7389I	2,400	Shonen Jiu Jitsu
7389H	1,320	AVAILABLE
7389F	13,656	House of Tropicals
7389A	6,758	Koi Sushi - JUST SIGNED!
7381A	1,296	Rita's Italian Ice
7381	2,479	PAD SITE WITH DRIVE-THROUGH AVAILABLE
7379	3,403	McDonald's
7395	7395	Dunkin Donuts
PAD	0.75 Acre	POTENTIAL PAD SITE OPPORTUNITY
7391	1,831	Valvoline
PAD	ATM	Bank of America

CROMWELL SHOPPING CENTER

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INLINE SPACE AVAILABLE



4,331 SF AVAILABLE
Unit 7385P
Space has roll-up door

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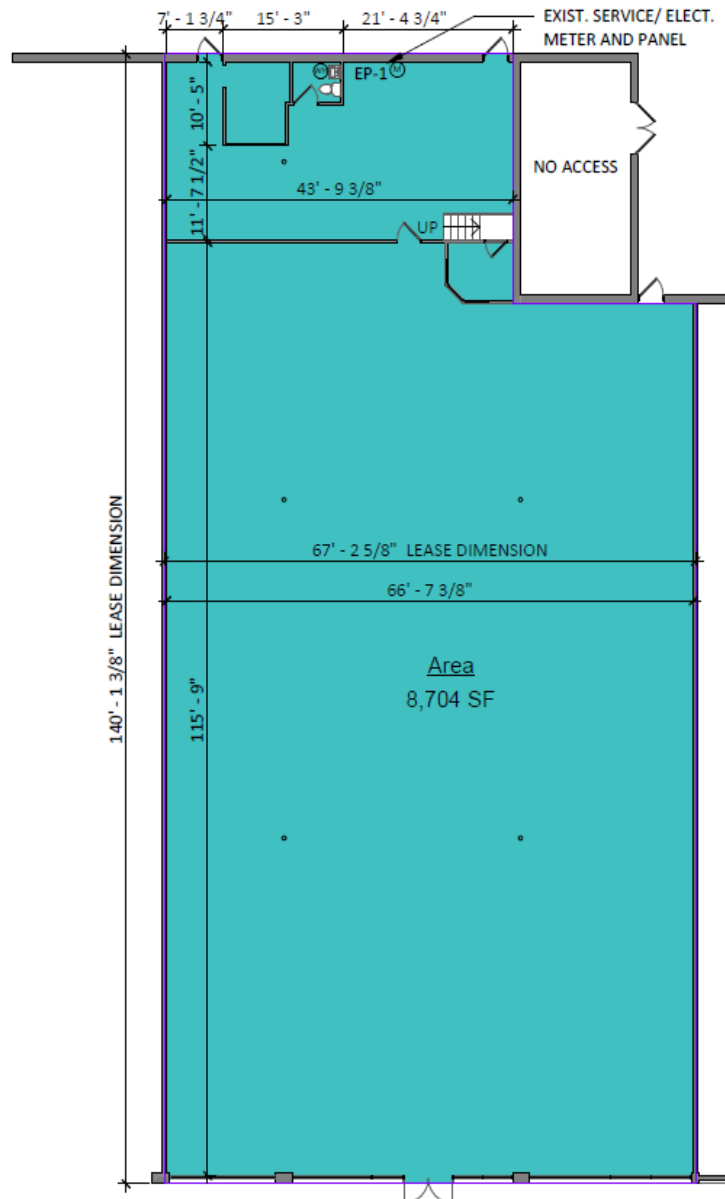


8,704 SF AVAILABLE
Unit 7395J

CROMWELL SHOPPING CENTER

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INLINE SPACE AVAILABLE



LEASABLE AREA	8,704 SF
SPRINKLERED	YES
FIRE ALARM	NO
NO. OF EXITS	4
EXISTING USE	M
FL TO U/S STRUCT HT	+/- 14'-0" FT
RESTROOMS	1
CEILINGS	
FRONT	10'0" AFF, ACT
RESTROOMS	10'0" AFF, ACT
BACK	10'0" AFF, ACT
STOREFRONT	
ALUMINUM	9'0" H

LEGEND

(W) WATER METER	(DF) DRINKING FOUNTAIN
(EP) ELECTRIC PANEL	(MS) MOP SINK
(F) FIRE ALARM	(WH) WATER HEATER
(T) THERMOSTAT	(FD) FLOOR DRAIN
(M) ELECTRIC METER	(CO) CLEAN OUT

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INLINE SPACE AVAILABLE

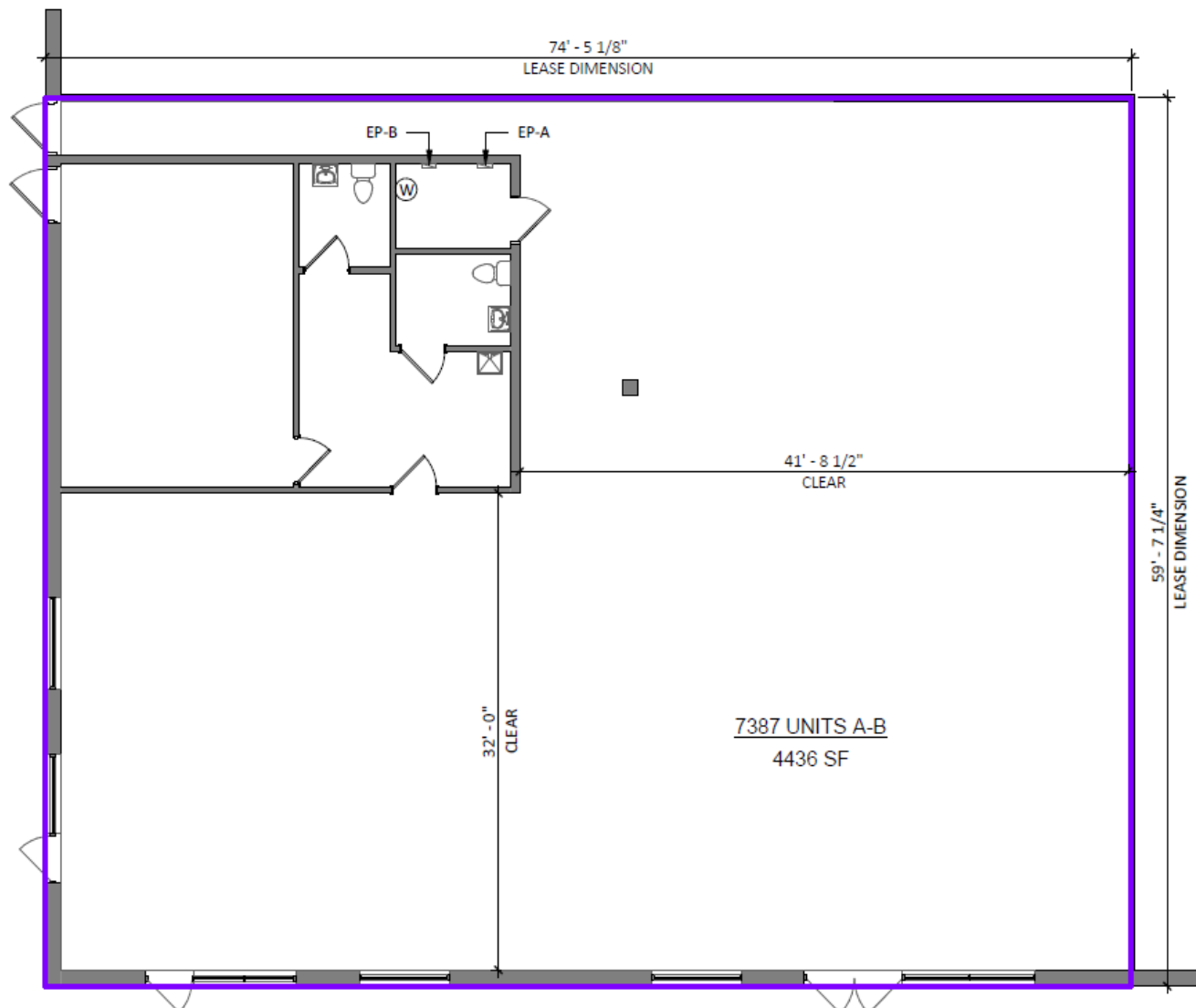


4,436 SF AVAILABLE
Unit 7387A+B

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INLINE SPACE AVAILABLE



LEASABLE AREA	4,436 SF
SPRINKLERED	YES
FIRE ALARM	NO
NO. OF EXITS	3
EXISTING USE	B
FL TO U/S STRUCT HT	+/- 20'-6" FT
RESTROOMS	2
CEILINGS	
RESTROOMS BACK	8'0" AFF, ACT 10'0" AFF, ACT
STOREFRONT	
ALUMINUM	9'-2" H

LEGEND

(W)	WATER METER	DF	DRINKING FOUNTAIN
EP	ELECTRIC PANEL	MS	MOP SINK
[F]	FIRE ALARM	WH	WATER HEATER
(T)	THERMOSTAT	FD	FLOOR DRAIN
(M)	ELECTRIC METER	CO	CLEAN OUT

CROMWELL SHOPPING CENTER

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INLINE SPACE AVAILABLE



1,320 SF AVAILABLE
Unit 7389H

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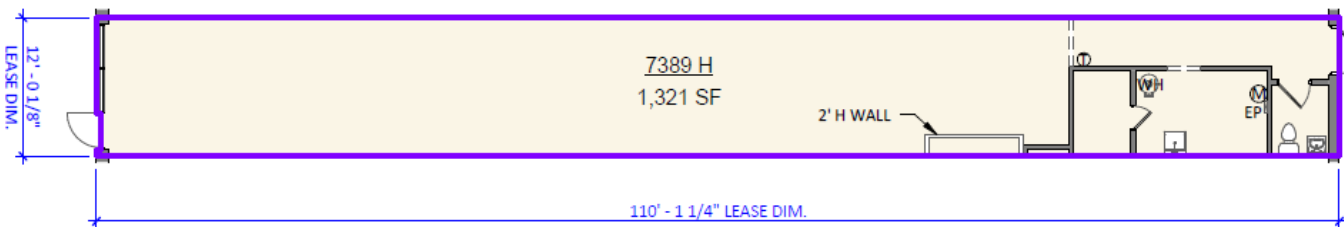
GLEN BURNIE, MD | 7383 BALTIMORE ANNAPOLIS BLVD

INLINE SPACE AVAILABLE

LEASABLE AREA	1,321 SF
SPRINKLERED	YES
FIRE ALARM	NO
NO. OF EXITS	2
EXISTING USE	B
FL TO U/S STRUCT HT	+/- 14'-2" FT
RESTROOMS	1
CEILINGS	
FRONT	9'-11" AFF, ACT
RESTROOMS	9'-10" AFF, ACT
BACK	10'-0" AFF
STOREFRONT	
ALUMINUM	8'-9" H

LEGEND

(W) WATER METER	DF DRINKING FOUNTAIN
EP ELECTRIC PANEL	MS MOP SINK
[F] FIRE ALARM	(WH) WATER HEATER
(T) THERMOSTAT	FD FLOOR DRAIN
(M) ELECTRIC METER	CO CLEAN OUT



CROMWELL SHOPPING CENTER

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PAD SITE OPPORTUNITY WITH DRIVE-THROUGH



2,479 SF AVAILABLE

2nd Gen Bank Pad Site

Prime visibility from Baltimore Annapolis Blvd

Ample Parking

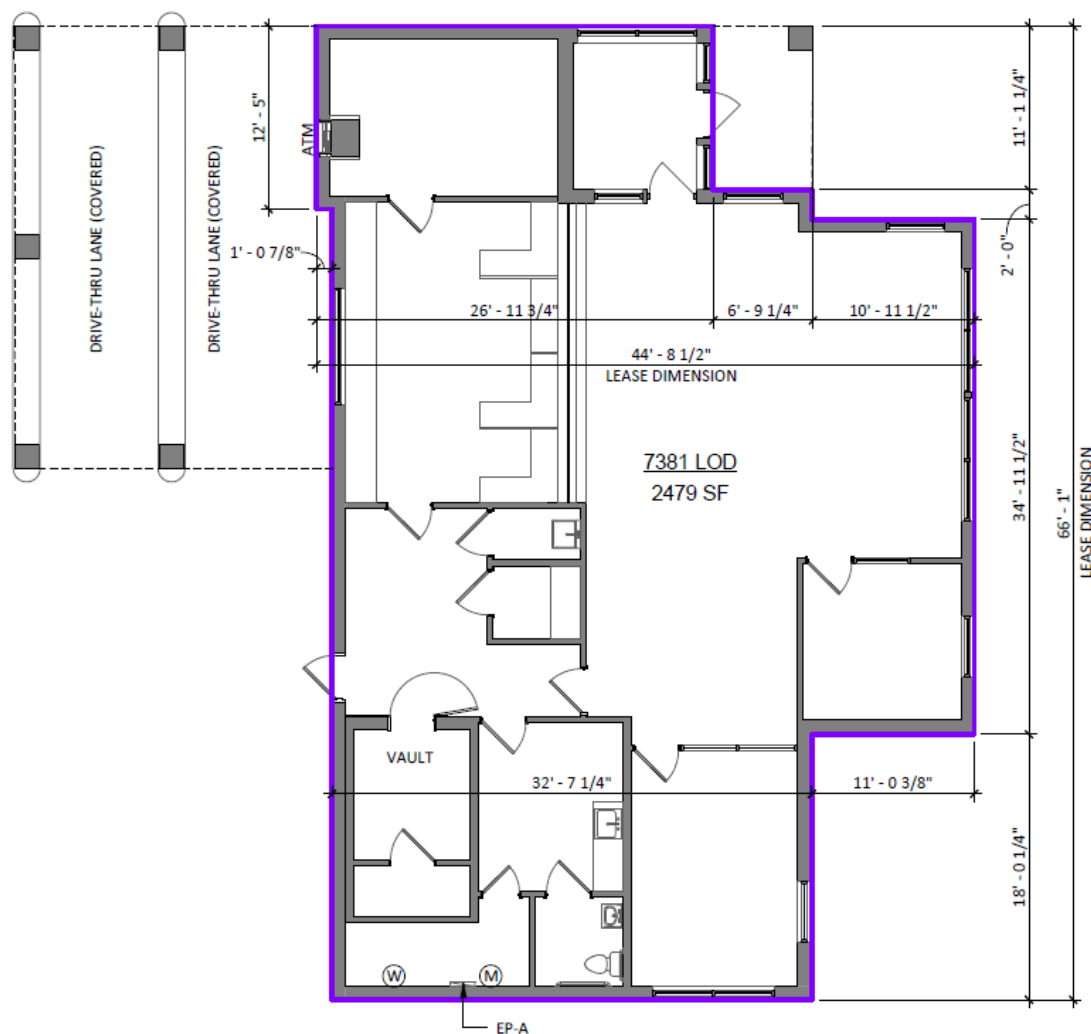
Drive Through Available

Unit 7381

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PAD SITE OPPORTUNITY WITH DRIVE-THROUGH



LEASABLE AREA	2,479 SF
SPRINKLERED	NO
FIRE ALARM	NO
NO. OF EXITS	2
EXISTING USE	B (BUSINESS - BANK)
FL TO U/S STRUCT HT	+/- 16'-0" FT
RESTROOMS	1
CEILINGS	VARIES/ ACT & GWB
STOREFRONT	ALUMINUM 8'-10" H

LEGEND

(W) WATER METER	DF DRINKING FOUNTAIN
EP ELECTRIC PANEL	MS MOP SINK
[F] FIRE ALARM	(WH) WATER HEATER
(T) THERMOSTAT	FD FLOOR DRAIN
(M) ELECTRIC METER	CO CLEAN OUT

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About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Virginia, Maryland and Colorado.



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