



#### OVERVIEW

- Rare opportunity to occupy a freestanding building with a drive thru.
- Former M&T Bank Branch directly adjacent to Victoria Plaza.
- Highly visible site with 75 feet of frontage and direct access from Baltimore National Pike.
- Prime location at the heart of Ellicott City's busiest commercial corridor.
- Ellicott City is listed amongst America's most affluent communities.
- Since 2005, Ellicott City has been ranked four times among the top "20 Best Places to Live in the United States" by Money and CNNMoney.com.

#### FEATURING

SIZE	2,515 square feet
AVAILABILITY	Immediate
TRAFFIC COUNTS	48,592 AADT (Baltimore National Pike) 2,081 AADT (Chatham Road)
RENTAL RATE	\$160,000 per year / NNN

#### DEMOGRAPHICS AT A GLANCE

2012 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	10,012	61,409	154,775
No. Households	3,591	22,736	58,990
Median HH Income	\$97,005	\$109,387	\$92,486
Daytime Population	5,241	20,448	60,484

FOR MORE INFORMATION, CONTACT:

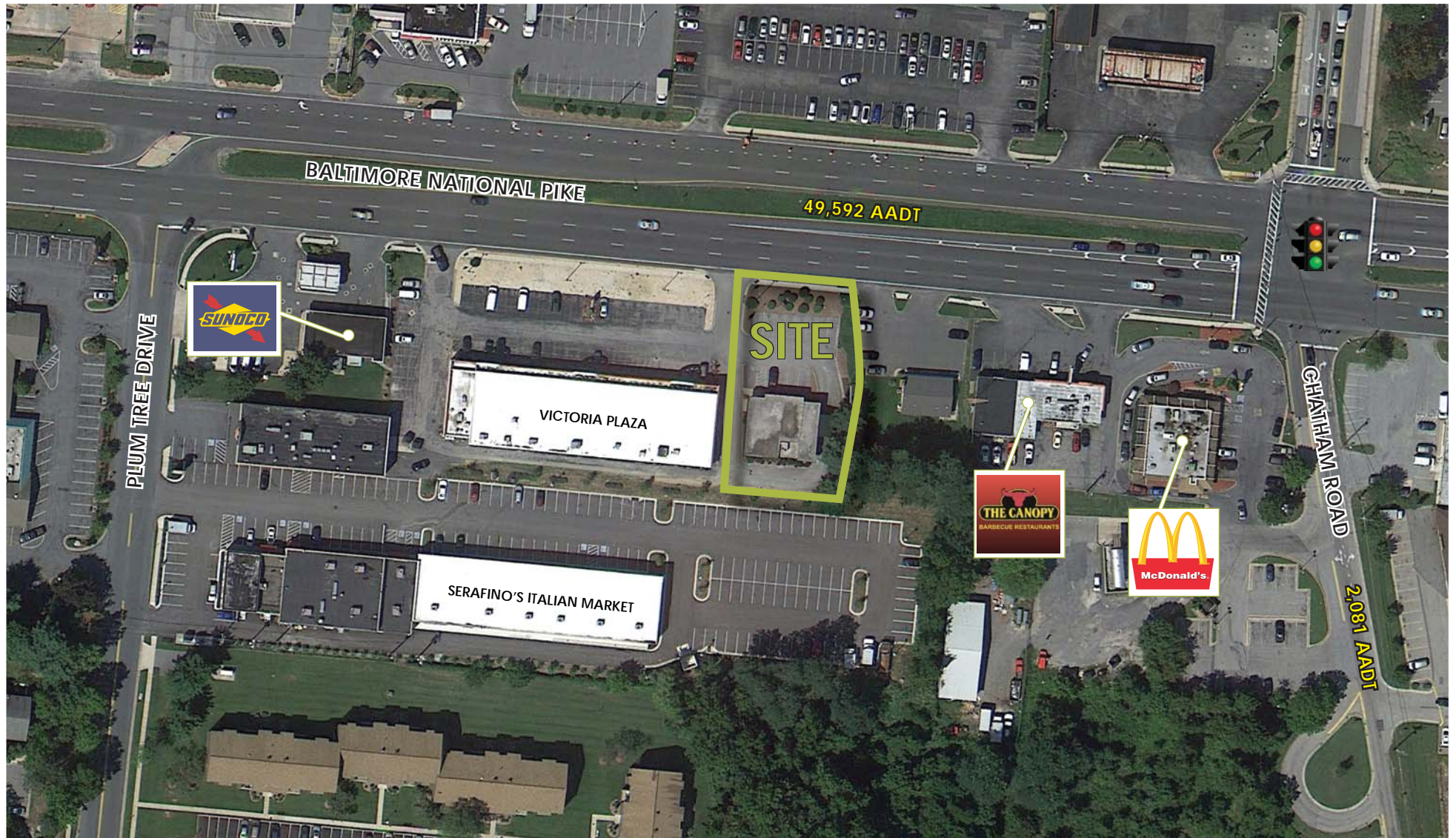
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**ROCK REALTY, INC.**  
COMMERCIAL BROKERAGE SERVICES

6800 Deerpath Road, STE 100  
Elkridge, MD 21075



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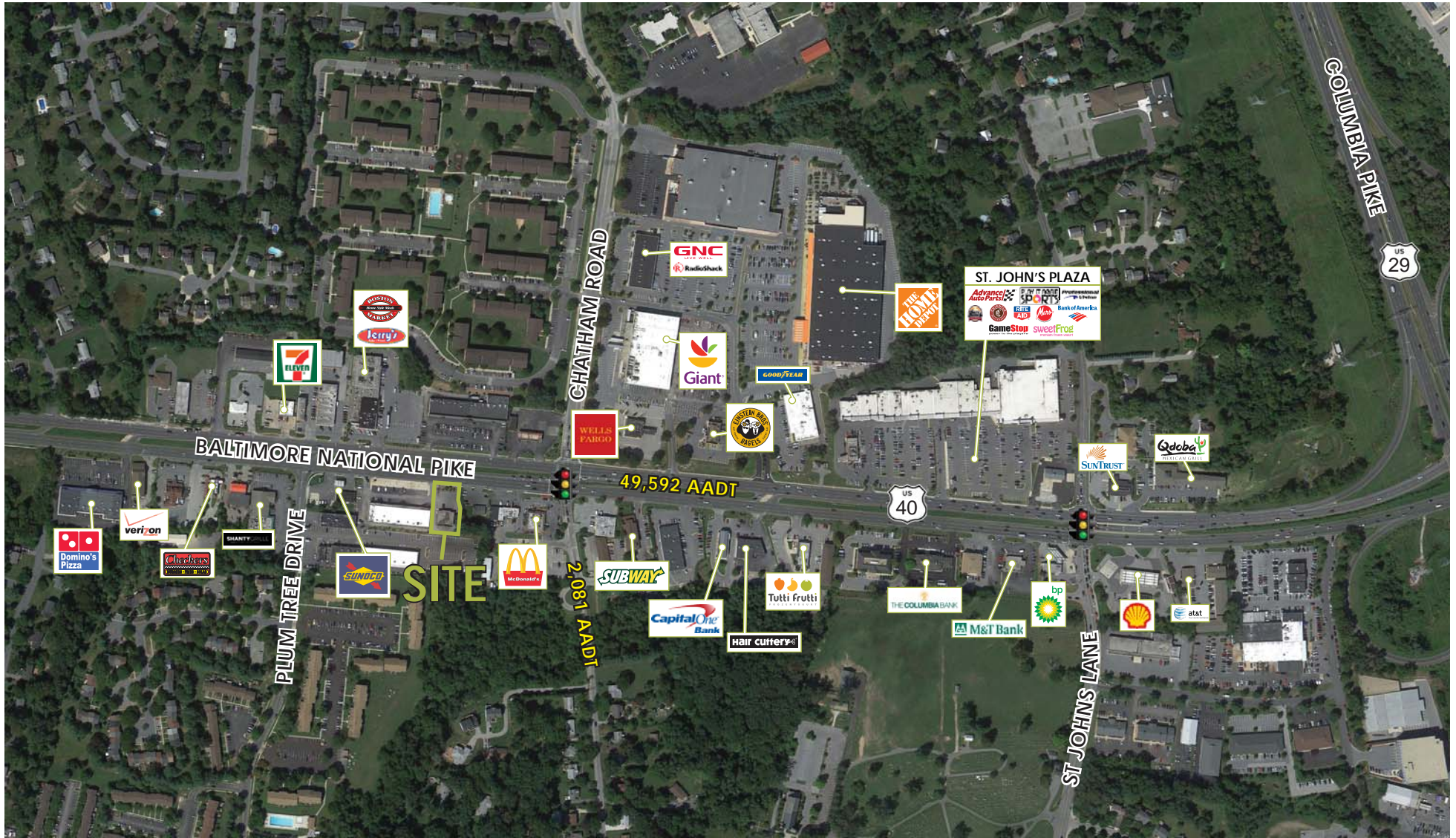
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