



# DANVILLE SQUARE

1503-1559 MERRITT BOULEVARD | DUNDALK, MARYLAND 21222

FOR  
LEASE

NOW  
AVAILABLE:  
3,100 SF  
5,011 SF

SUITE 1513  
5,011 SF  
AVAILABLE

SUITE 1551  
3,100 SF  
AVAILABLE



MERRITT BLVD

157

# PROPERTY OVERVIEW

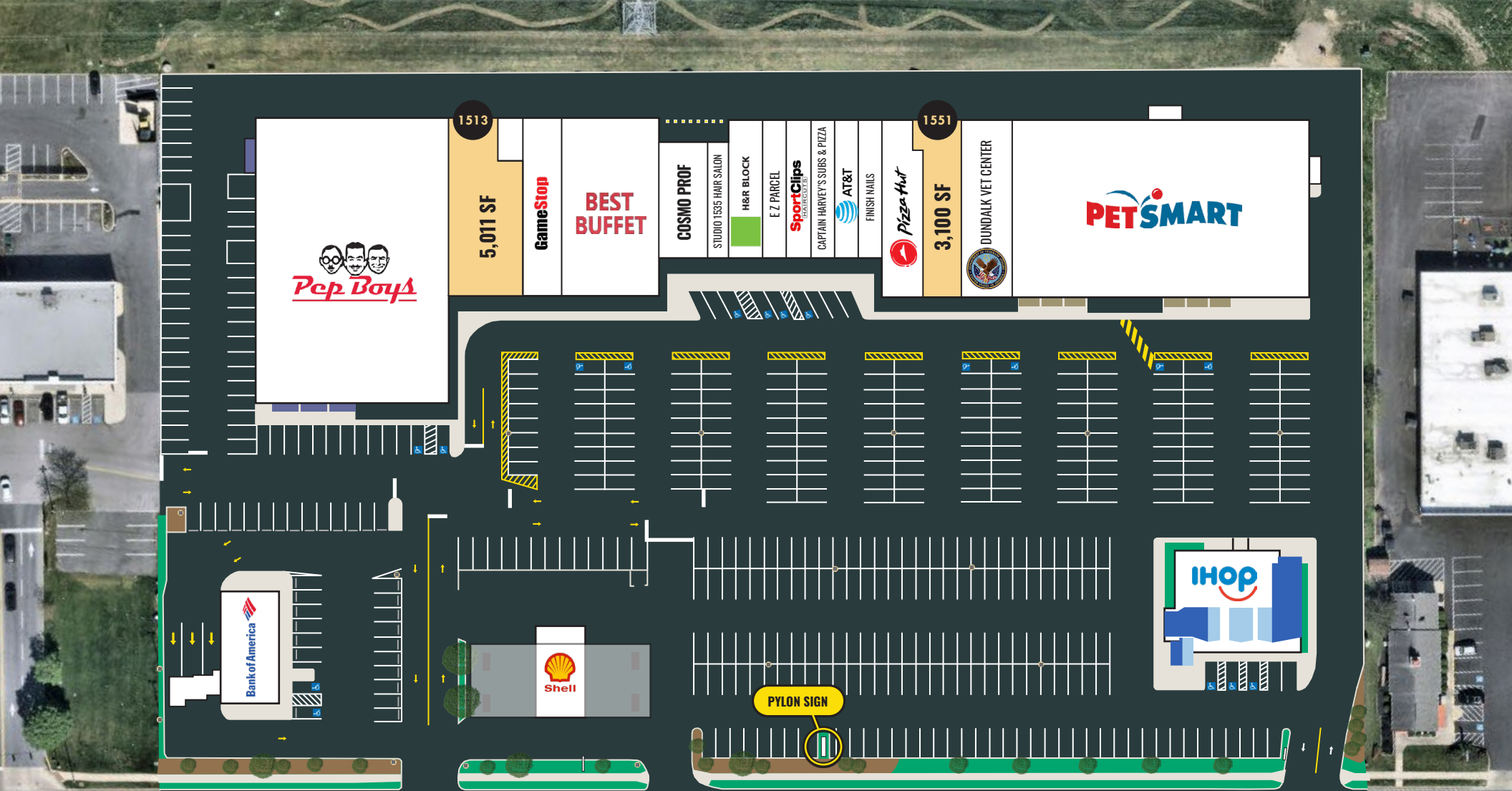
## HIGHLIGHTS:

- High visibility shopping center on busy Merritt Boulevard corridor (39,172 cars per day)
- Multiple means of ingress/egress
- Pylon signage available
- Recent facade improvements
- Join PetSmart, Pep Boys, GameStop, IHOP, AT&T, Best Buffet, Pizza Hut, Bank of America and more

CENTER SIZE:	82,000 SF ± (GLA)
SITE SIZE:	7.52 ACRES ±
AVAILABLE:	5,011 SF ± (SUITE 1513)
	3,100 SF ± (SUITE 1551)
TRAFFIC COUNT:	39,172 AADT (MERRITT BLVD)
ZONING:	BM (BUSINESS MAJOR)
RENTAL RATE:	NEGOTIABLE



# SITE PLAN



157

MERRITT BLVD 39,172 AADT



GOOGLE STREET VIEW



# LOCAL BIRDSEYE



39,172 AADT



157



# DUNDALK TRADE AREA



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



20,639

90,194

255,649

## DAYTIME POPULATION



17,050

88,641

224,301

## AVERAGE HOUSEHOLD INCOME



\$85,087

\$81,491

\$97,462

## NUMBER OF HOUSEHOLDS



7,707

33,486

103,072

## MEDIAN AGE

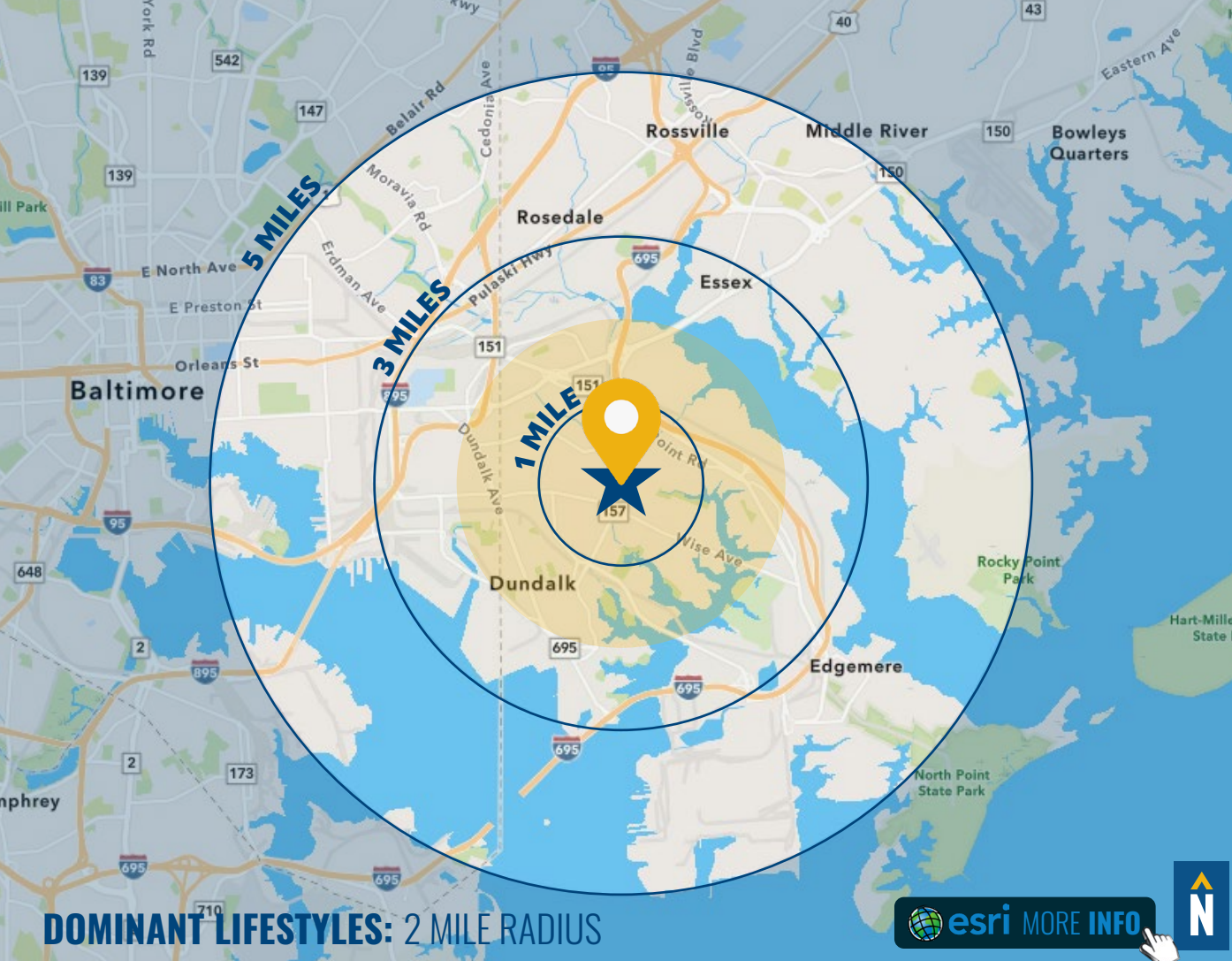


37.7

37.5

36.8

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri](#) [MORE INFO](#)



**41%**  
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive

Median Age: **34.9**  
Median Household Income: **\$43,700**

**40%**  
PARKS AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**  
Median Household Income: **\$60,000**

**4%**  
SOCIAL SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**  
Median Household Income: **\$17,900**

# FOR MORE INFO **CONTACT:**



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