



6701 CHESAPEAKE CENTER DRIVE

GLEN BURNIE, MD 21060



**11,745 SF Second Generation Restaurant
for Building Lease, Ground Lease, or Sale**

BELTWAY CROSSING

Guitar Center

HARBOR FREIGHT

DOLLAR TREE

SKY ZONE
INDOOR TRAMPOLINE PARK

COMING SOON

ORDNANCE PLAZA

COSTCO WHOLESALE

ReStore
Habitat for Humanity

PETSMART

West Marine

DOLLAR TREE

GOVERNOR PLAZA

DICK'S

ALDI

BOB'S FURNITURE

ROSS

CHUCK E. CHEESE'S

petco

DOLLAR TREE

ARUNDEL PLAZA

LOWE'S

Giant

CHESAPEAKE SQUARE

BEST BUY

at home

five BELOW

THE CENTRE AT GLEN BURNIE

TARGET

FAMOUS footwear

OLLIE'S
GOOD STUFF CHEAP

Burlington

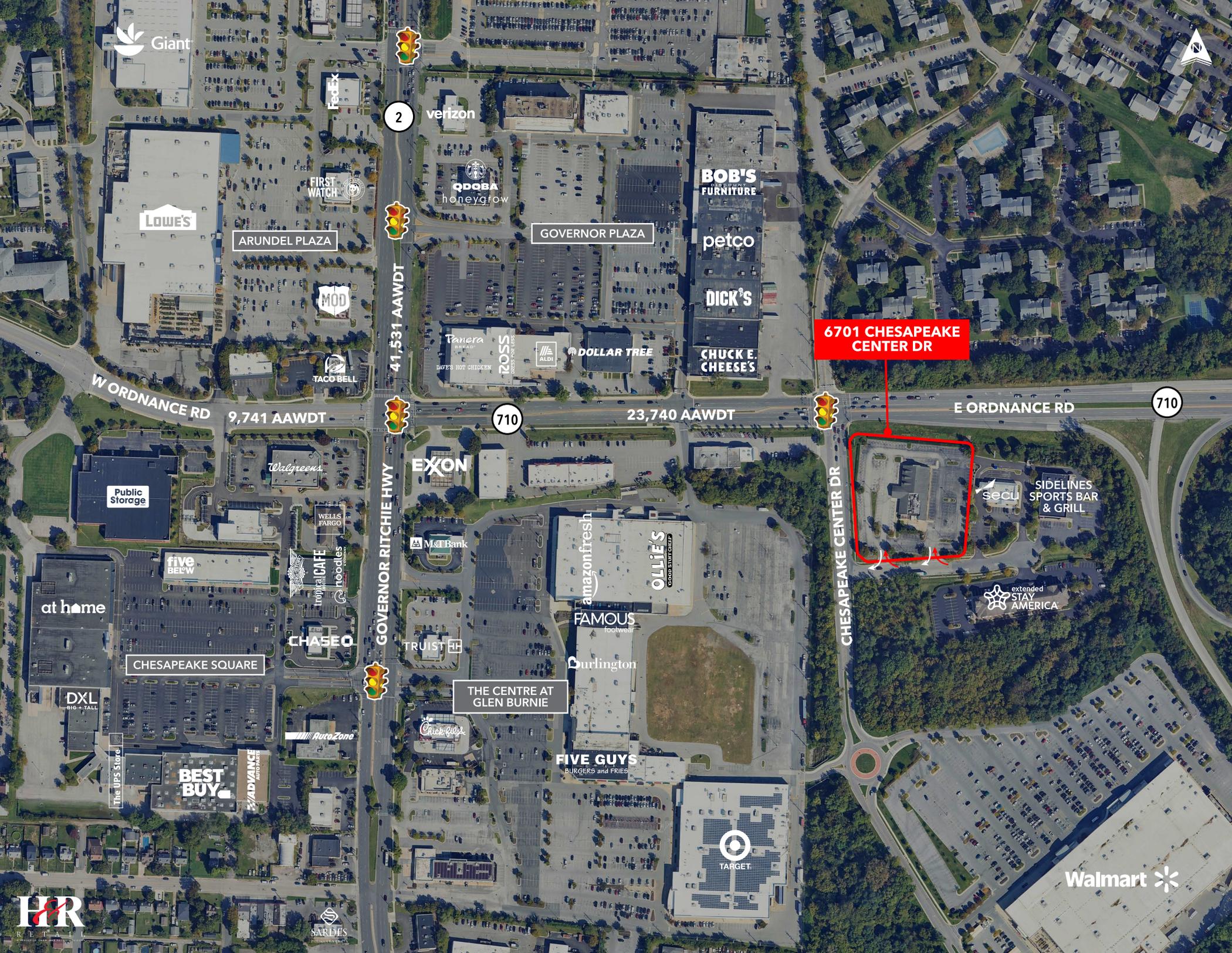
amazonfresh

Walmart

6701 CHESAPEAKE CENTER DR

	POPULATION	HH INCOME	EMPLOYEES
1	10,413	\$91,439	7,763
2	87,746	\$104,189	37,363
3	185,373	\$103,033	100,737

- PROPERTY HIGHLIGHTS**
- 11,745 SF 2nd generation restaurant building on 2.79 acre lot for lease or sale
 - Opportunity for multiple ground leases
 - Located at a signalized intersection with direct exposure to Ordnance Road (23,740 AAWDT)
 - Less than 0.25 miles away from MD-2
 - Large pylon sign available



Giant

FeDEX

2

verizon

LOWE'S

ARUNDEL PLAZA

FIRST WATCH

MOD

TACO BELL

QDOBA
honeygrow

GOVERNOR PLAZA

BOB'S
DIY BUILT
FURNITURE

petco

DICK'S

CHUCK E.
CHEESE'S

Panera
BREAD

ROSS
Stores

ALDI

DOLLAR TREE

6701 CHESAPEAKE
CENTER DR

W ORDNANCE RD
9,741 AAWDT

41,531 AAWDT

710

23,740 AAWDT

710

E ORDNANCE RD

710

GOVERNOR RITCHIE HWY

CHESAPEAKE CENTER DR

Public Storage

Walgreens

WELLS FARGO

tropical CAFE
roobies

M&T Bank

amazonfresh

OLLIE'S
GOOD START OUTLET

extended
STAY
AMERICA

SIDELINES
SPORTS BAR
& GRILL

at home

five
BELW

CHASE

TRUIST

FAMOUS
footwear

Durlington

CHESAPEAKE SQUARE

THE CENTRE AT
GLEN BURNIE

FIVE GUYS
BURGERS and FRIES

DXL
BIG + TALL

The UPS Store

BEST BUY

ADVANCE
AUTOWARE

AutoZone

Chick-fil-ee

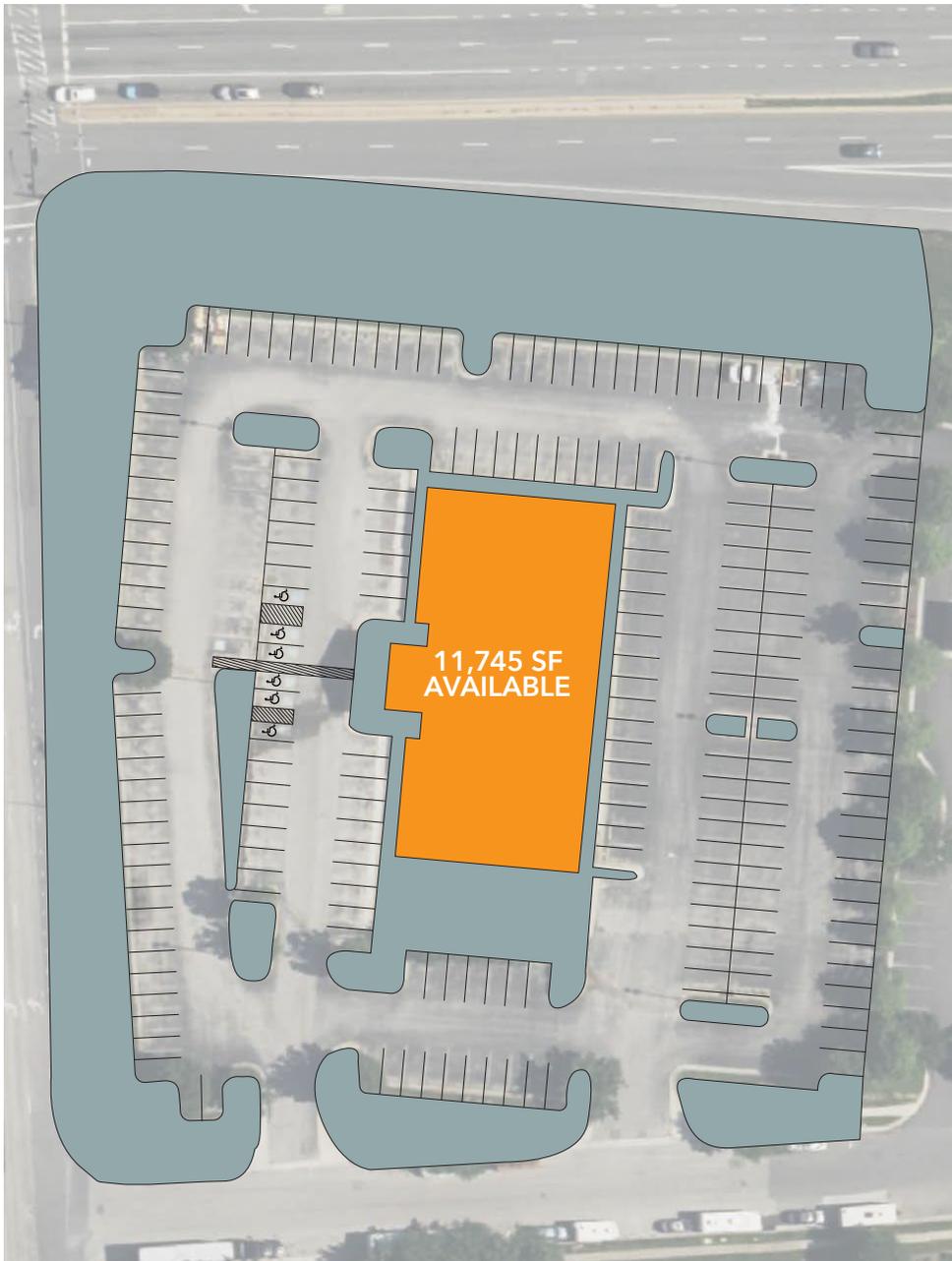
TARGET

Walmart

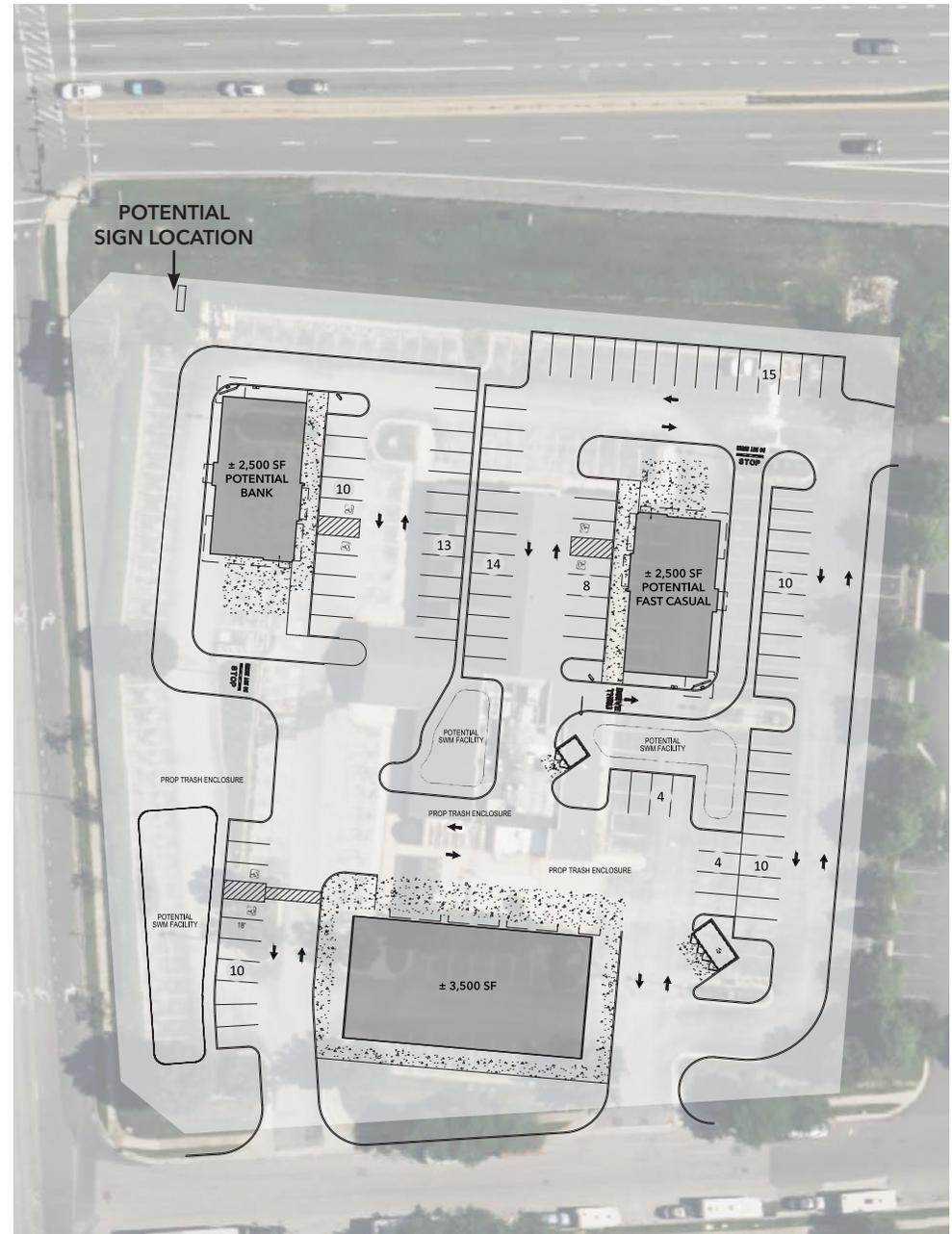
HR
REALTY

SARDES
PROPERTIES

EXISTING SITE PLAN



GROUND LEASE DEVELOPMENT CONCEPT PLAN

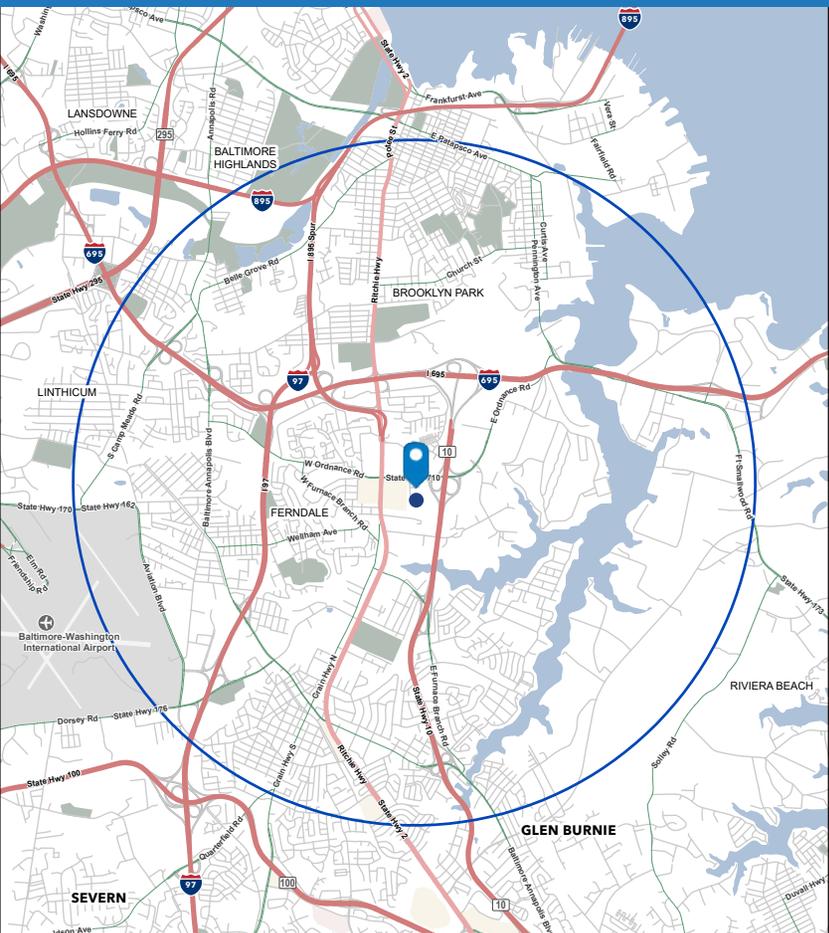




GLEN BURNIE, MD

DEMOGRAPHIC PROFILE (2025)

6701 Chesapeake Center Dr
3 mile ring

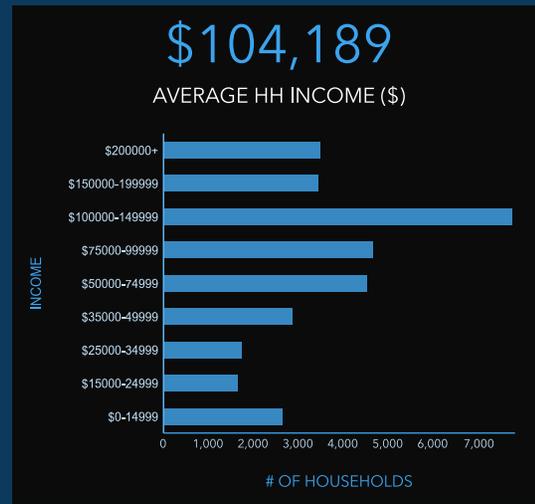


KEY FACTS

87,746 Population	38.0 Median Age	32,680 Households
EDUCATION		
31% High School Diploma	16% Bachelor's Degree	11% Graduate/Professional Degree

INCOME

	\$89,241 Median Household Income
	\$38,990 Per Capita Income



BUSINESS

	2,829 Total Businesses
	79,648 Daytime Population
	196 Food Srv & Drinking Places

TAPESTRY SEGMENTS

Dreambelt (K5)
11,500 (35.3%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.
- Residents tend to listen to the radio, use streaming services, and watch cable TV shows.
- Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

Boomburbs (H2)
3,611 (11.0%) of households

Boomburbs are primarily located in the suburbs of metropolitan areas with populations exceeding 500,000, mainly in the South and West. Most members of the segment are between 25 and 54, with an overall population that is young, nearly a third are under the age of 18. Married couples with or without children are prevalent in this segment. Household incomes are predominantly upper tier, and workers are frequently employed full time in fields including government, management, sales, business, and finance. They reside in newer single-family homes, typically constructed in 2000 or later. More than half of the homes are valued between \$300,000 and \$500,000. Nearly a third of households own three or more vehicles.

- Residents tend to shop at club stores and make purchases using online platforms.
- Spending centers around children, including clothing, medicine, toys, and entertainment. Residents pay for garden maintenance, home cleaning, and pet care services.
- They tend to purchase internet-connectable televisions, all-in-one printers, home security systems, smart thermostats, and lighting systems.
- Individuals engage in regular exercise, eat organic foods, and spend time hiking and reading. They travel frequently, both domestically and internationally.

Savvy Suburbanites (L1)
2,127 (6.5%) of households

Savvy Suburbanites tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas. Nearly all homes are single-family and owner-occupied, with very few rental properties available, and most homes were built between 1970 and 2000.

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.
- Their homes are equipped with modern technology such as smart home devices and appliances.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.



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