



# CROSS STONE COMMONS

## NOW LEASING

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

Brokerage • Consulting • Investment • Development



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

### Property Highlights

- Location: Route 40-A at Middletown Parkway
- Available: 1,100-5,000 sf +/- Retail Space  
2 Pad Sites
- 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






Hogan Companies, LLC  
2661 Riva Road, Suite 300 Annapolis, Maryland 21401  
410-266-5100 • www.hogancompanies.com

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## Site Plan Rendering

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-  Inline Retail Space for Lease
-  Pad Site
-  Unavailable

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**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):**

	1 Mile	3 Mile	5 Mile
Population	4,138	10,041	36,230
Avg. HH Income	\$117,220	\$112,423	\$94,675

**2013 AADT:** E. Main Street (40-A) - 11,190  
Middletown Parkway - 4,305

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## 200 Middletown Parkway



- 1,100 sf - 5,000 sf available
- Unit 214 (End Cap) can add outdoor patio
  - Units can be combined
- Units delivered as cold dark shells - ask about Tenant Improvement and possible Town incentives

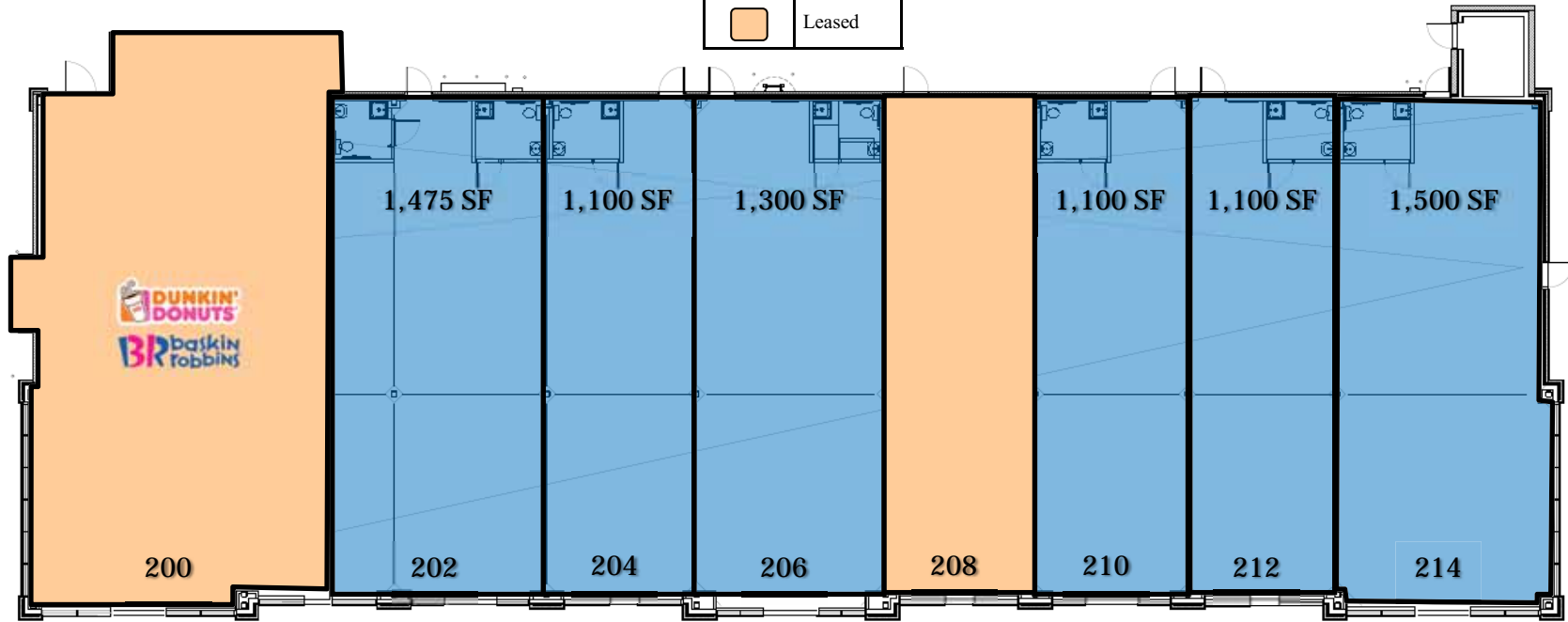




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## Leasing Plan

	Available
	Leased



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## Current Site Conditions

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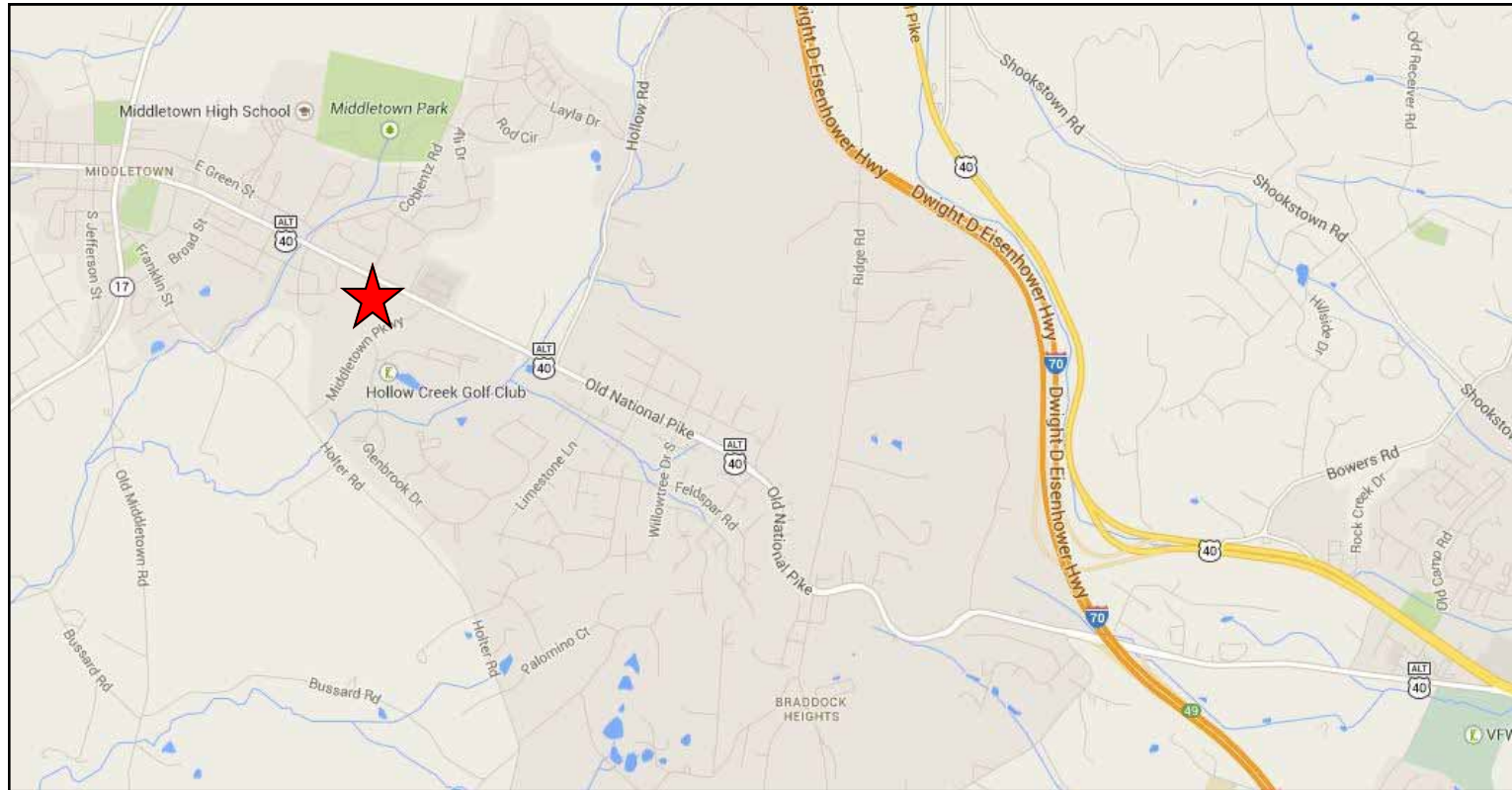


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## Location



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