

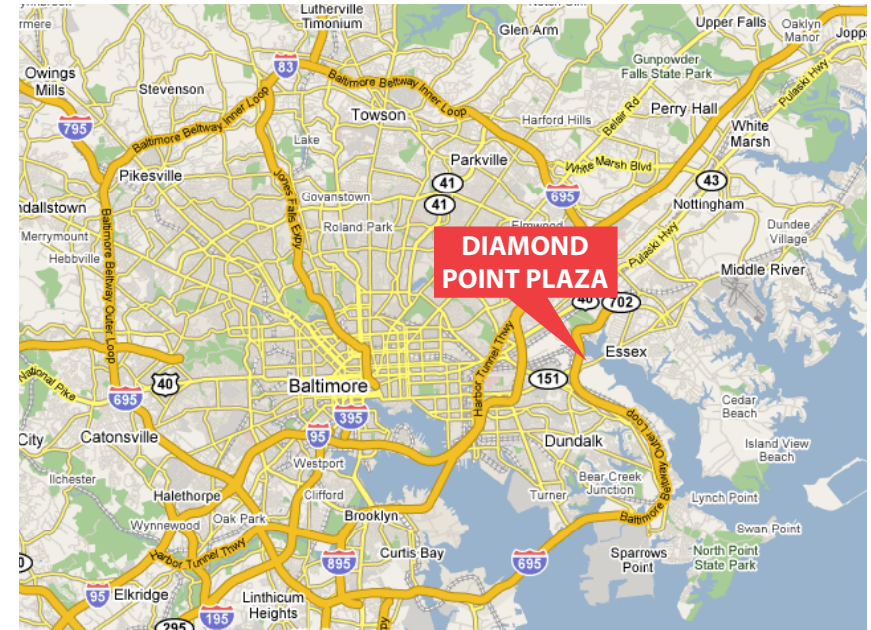
DIAMOND POINT PLAZA FOR LEASE/FOR SALE

31.36 ACRES FOR SALE
Baltimore, Maryland

H&R Retail is pleased to present for sale a unique opportunity to acquire a 31.36 acre redevelopment opportunity in eastern Baltimore County. The offering is comprised of Diamond Point Plaza, an existing 251,000 square foot shopping center on 26.08 acres and the separately owned, adjacent Willow Retail 5.28 acre parcel of land.

INVESTMENT HIGHLIGHTS

- Redevelopment opportunity in established, densely populated trade area
- Rare large, commercially zoned parcel with excellent surrounding road network, access and visibility
- Underserved retail market
- Remaining leases at the property are month-to-month and can easily be terminated



DEMOGRAPHICS

(2008 Estimates)	1 MILE	3 MILE	5 MILE
POPULATION	4,756	108,727	305,489
AVERAGE HH INCOME	\$ 50,179	\$ 54,441	\$ 53,043

PLEASE CONTACT

David Ward
410.308.6350 (direct)
410.468.2733 (fax)
dward@hrretail.com

Michael Gorsage
240.482.3600 (direct)
301.656.6222 (fax)
mgorsage@hrretail.com