

# FOR LEASE

 Baltimore County, MD

## AVAILABLE

- ▶ 823 sf
- ▶ 2,020 sf

## PARKING

44 spaces ±

## ZONING

BL CR (Business Local - Commercial Rural)

## TRAFFIC COUNT

11,190 AADT (Harford Rd)  
5,792 AADT (Fork Rd)

## HIGHLIGHTS

- ▶ End cap space available
- ▶ Corner location with high visibility, great signage and multiple access points
- ▶ Signalized intersection
- ▶ Great convenience store location (morning side of traffic)
- ▶ Ideal for neighborhood services such as physical therapy, dry cleaners, dentist, tax services, carry out, etc.



# FORK PLAZA

12600 HARFORD ROAD | HYDES, MARYLAND, 21082



**Skip Hearn** | Senior Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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## BIRDSEYE

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# TRADE AREA

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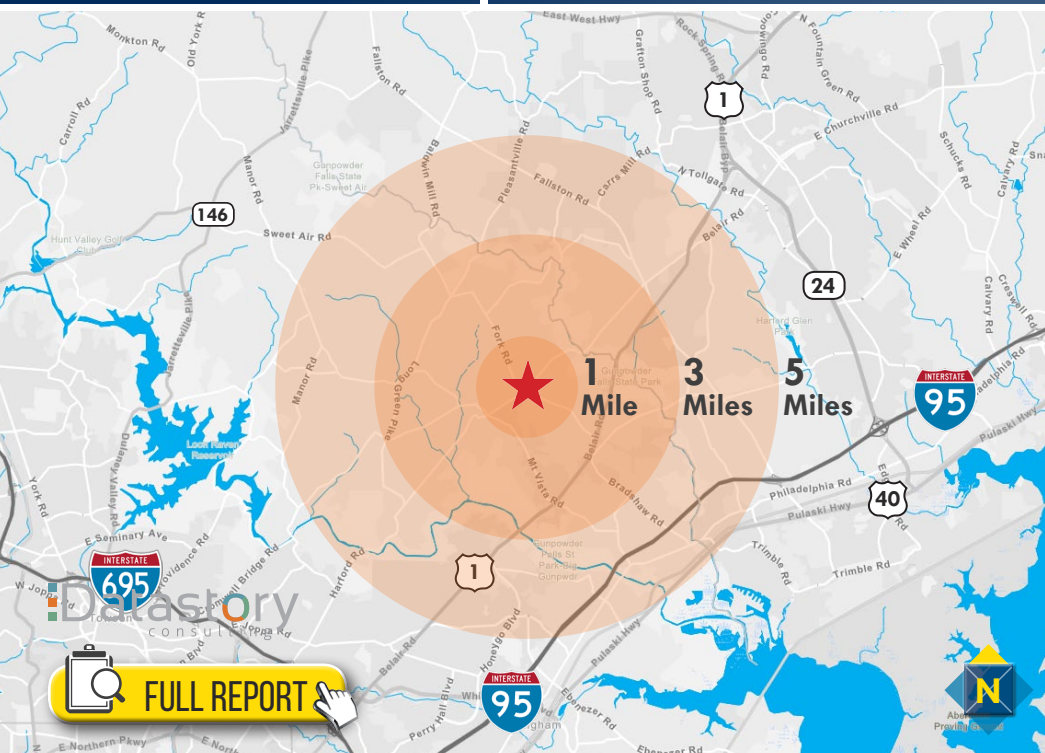


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# LOCATION / DEMOGRAPHICS

**FORK PLAZA** | 12600 HARFORD ROAD | HYDES, MARYLAND, 21082



## RESIDENTIAL POPULATION

**1,193**

1 MILE

**9,557**

3 MILES

**52,783**

5 MILES

## NUMBER OF HOUSEHOLDS

**446**

1 MILE

**3,461**

3 MILES

**19,328**

5 MILES

## AVERAGE HH SIZE

**2.67**

1 MILE

**2.76**

3 MILES

**2.73**

5 MILES

## MEDIAN AGE

**52.0**

1 MILE

**50.8**

3 MILES

**46.1**

5 MILES

## AVERAGE HH INCOME

**\$129,009**

1 MILE

**\$125,590**

3 MILES

**\$117,767**

5 MILES

## EDUCATION (COLLEGE+)

**67.7%**

1 MILE

**69.3%**

3 MILES

**70.0%**

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

**97.3%**

1 MILE

**96.6%**

3 MILES

**96.6%**

5 MILES

## DAYTIME POPULATION

**818**

1 MILE

**6,580**

3 MILES

**37,577**

5 MILES

**44%**

**SAVVY SUBURBANITES**  
10 MIN. DRIVE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**2.83**

AVERAGE HH SIZE

**44.1**  
MEDIAN AGE

**\$104,000**  
MEDIAN HH INCOME

**36%**

**EXURBANITES**  
10 MIN. DRIVE

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

**2.48**

AVERAGE HH SIZE

**49.6**  
MEDIAN AGE

**\$98,000**  
MEDIAN HH INCOME

**13%**

**COMFORTABLE EMPTY NESTERS**  
10 MIN. DRIVE

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

**2.50**

AVERAGE HH SIZE

**46.8**  
MEDIAN AGE

**\$68,000**  
MEDIAN HH INCOME

**4%**

**GOLDEN YEARS**  
10 MIN. DRIVE

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

**2.05**

AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$61,000**  
MEDIAN HH INCOME



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