

FOR LEASE

Harford County, Maryland

OFFICE/RETAIL SPACE: SUITE 104

2120 EMMORTON PARK ROAD | EDGEWOOD, MARYLAND 21040

AVAILABLE

2,400 sf ±

BUILDING SIZE

11,750 sf

ZONING

GI (General Industrial)

PARKING

43+ spaces

TRAFFIC COUNT

9,631 AADT (Edgewood Rd)

34,972 AADT (Emmorton Rd)

RENTAL RATE

\$17.00 psf, Modified Gross

HIGHLIGHTS

- ▶ Office/retail suite available
- ▶ Corner lot with excellent access
- ▶ Easy/convenient access to I-95
- ▶ Great visibility and excellent nearby traffic counts
- ▶ Numerous hotels in vicinity (8 within walking distance)



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AERIAL

2120 EMMORTON PARK ROAD | EDGEWOOD, MARYLAND 21040

DOMINANT LIFESTYLES

2 mile radius



25% Entering Professionals



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esri.com/tapestry

Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000

20% Metro Fusion



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Average HH Size: 2.63
Median Age: 28.8
Median HH Income: \$33,000

15% Soccer Moms



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Average HH Size: 2.96
Median Age: 36.6
Median HH Income: \$84,000

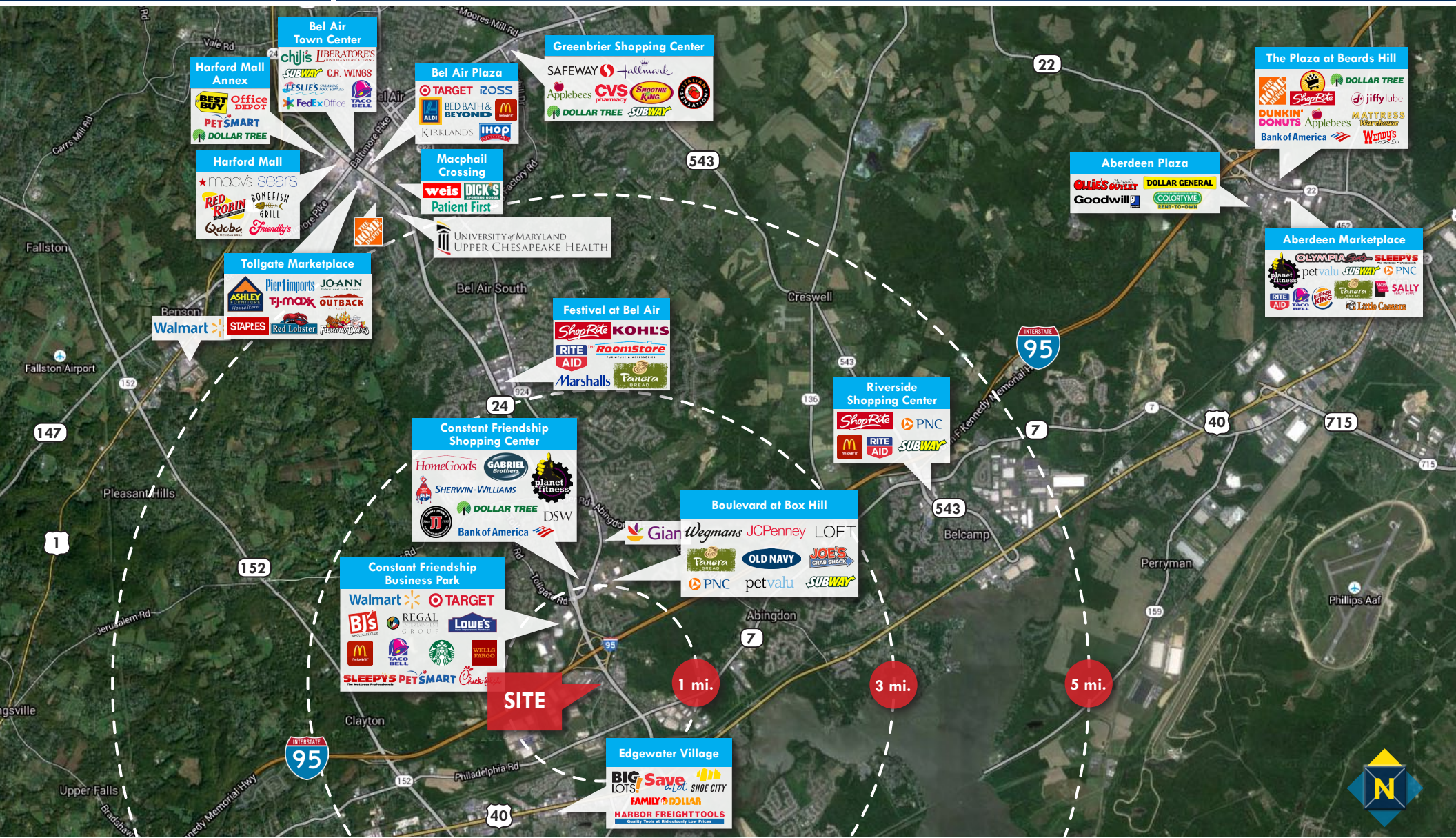


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Harford County, Maryland

TRADE AREA

2120 EMMORTON PARK ROAD | EDGEWOOD, MARYLAND 21040



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LOCATION / DEMOGRAPHICS

2120 EMMORTON PARK ROAD | EDGEWOOD, MARYLAND 21040

DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

2,248 58,271 101,166



Number of Households

1,056 21,319 37,363



Average Household Income

\$68,155 \$83,287 \$90,034



Daytime Employees

3,593 15,508 29,739

RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$1.0M \$25.5M \$48.1M



Entertainment & Recreation

\$2.7M \$66.7M \$126.1M



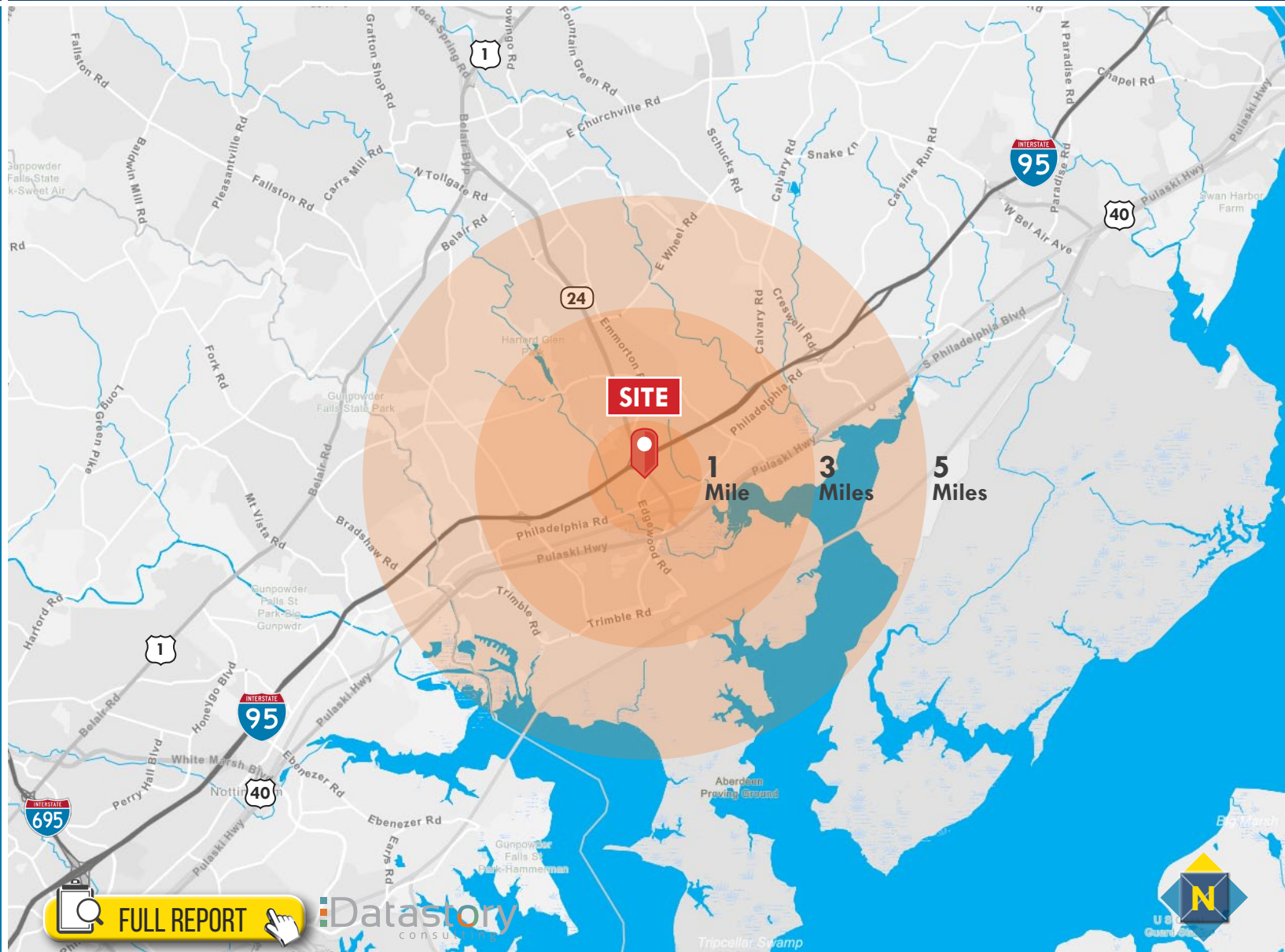
Fashion & Clothing

\$1.9M \$46.7M \$87.2M



Food & Drink

\$2.9M \$72.0M \$134.2M



MACKENZIE

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