

SALE/LEASE

 Baltimore County, MD



**1,200 SF
AVAILABLE**

OFFICE/MEDICAL SUITE
@ SEVEN SQUARE CORPORATE PARK
9106 PHILADELPHIA ROAD
ROSEDALE, MARYLAND 21237

SALE/LEASE

Baltimore County, MD

OFFICE/MEDICAL SUITE

SEVEN SQUARE CORPORATE PARK | 9106 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

AVAILABLE

1,200 sf (Suite 106)

HIGHLIGHTS

- ▶ 1,200 sf office/medical suite for sale OR lease
- ▶ Finished space with exam rooms, sinks and kitchen
- ▶ Located within a 7-acre medical office park at the entrance to Franklin Square Hospital in Rosedale, Maryland
- ▶ Ample on-site parking
- ▶ Great visibility and frontage on Philadelphia Road (Route 7)
- ▶ Easy access to Pulaski Hwy (Rt. 40), I-95 and I-695
- ▶ Ideal location to serve multiple markets including Rosedale, Nottingham/White Marsh, Middle River and Essex
- ▶ Close proximity to MedStar Franklin Square Medical Center
- ▶ Nearby retailers include Target, Walmart, Costco, Sam's Club, ALDI, The Home Depot, IHOP, Panera Bread, Chipotle, Arby's, Dunkin', McDonald's and more!

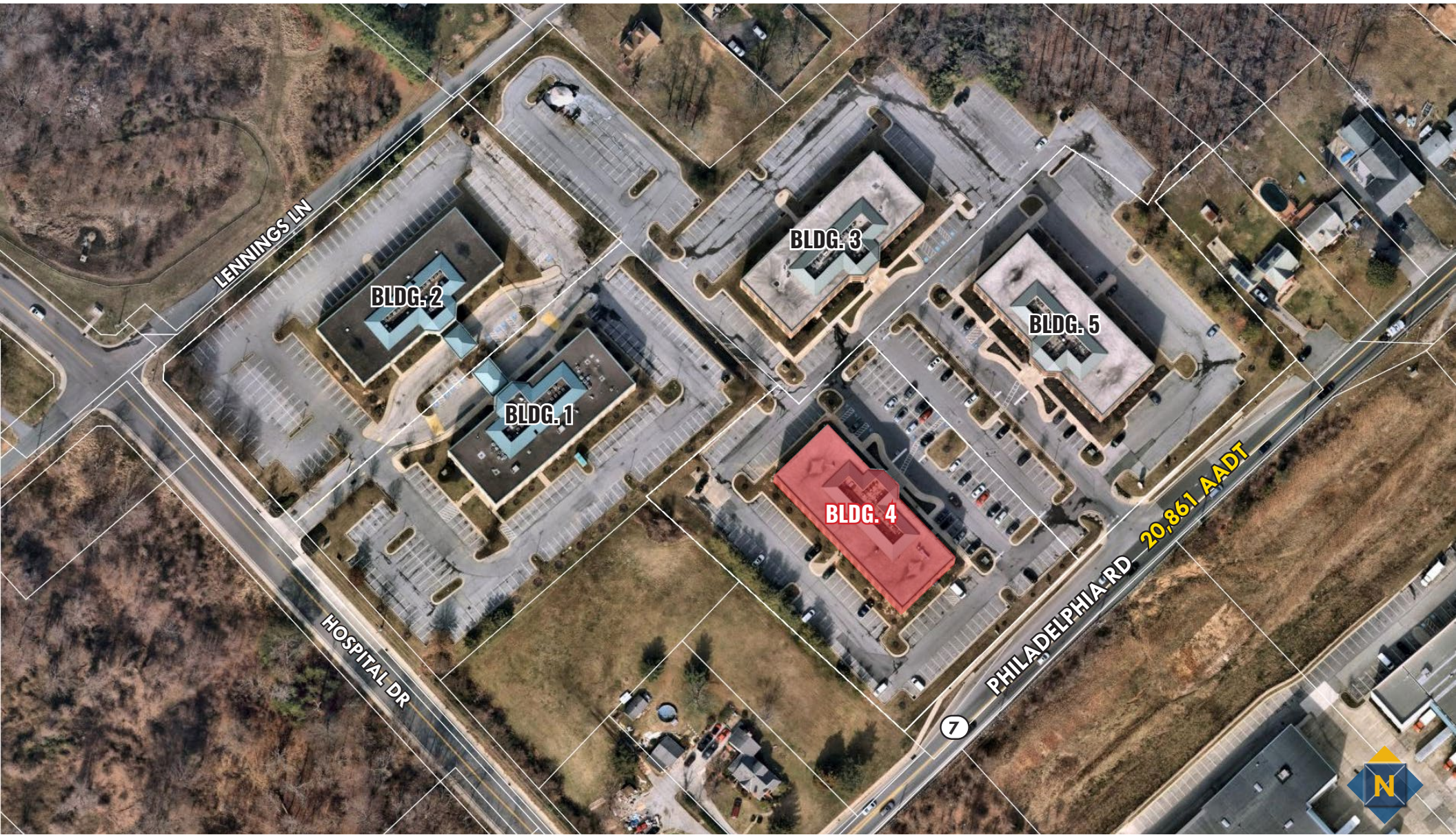


SALE/LEASE

Baltimore County, MD

AERIAL

SEVEN SQUARE CORPORATE PARK | 9106 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



SALE/LEASE

Baltimore County, MD

TRADE AREA

SEVEN SQUARE CORPORATE PARK | 9106 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

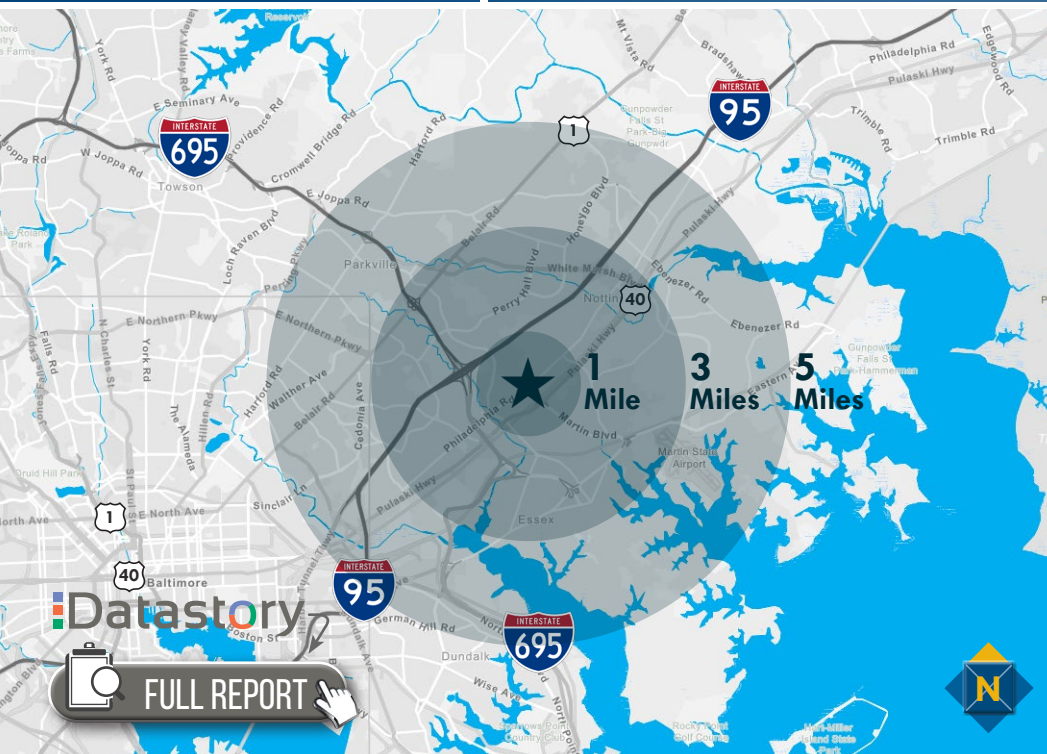


SALE/LEASE

Baltimore County, MD

LOCATION / DEMOGRAPHICS (2020)

SEVEN SQUARE CORPORATE PARK | 9106 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



RESIDENTIAL POPULATION 9,012 1 MILE 93,748 3 MILES 273,290 5 MILES	NUMBER OF HOUSEHOLDS 3,427 1 MILE 36,534 3 MILES 108,224 5 MILES	AVERAGE HH SIZE 2.53 1 MILE 2.55 3 MILES 2.51 5 MILES	MEDIAN AGE 35.7 1 MILE 38.7 3 MILES 39.5 5 MILES
AVERAGE HH INCOME \$81,578 1 MILE \$85,676 3 MILES \$84,759 5 MILES	EDUCATION (COLLEGE+) 60.5% 1 MILE 54.9% 3 MILES 57.2% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 89.5% 1 MILE 89.6% 3 MILES 89.2% 5 MILES	DAYTIME POPULATION 11,409 1 MILE 88,414 3 MILES 238,265 5 MILES

35% BRIGHT YOUNG PROFESSIONALS
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

[LEARN MORE](#)

14% PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

[LEARN MORE](#)

14% ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)

12% FRONT PORCHES
2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

[LEARN MORE](#)