

1,200 SF

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



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9106

9105



# **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!







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SALE/LEASE Baltimore County, MD

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SALE/LEASE Baltimore County, MD

# **TRADE AREA** Seven Square Corporate Park | 9106 Philadelphia Road | Rosedale, Maryland 21237

White Marsh Mall JCPenney sears + macys Boscová Red Robin Walmart **Nottingham Square** TTLE claire's Putty Hill Plaza Olive JARED Surface IKEA **Giant** BEST DICKS Chick file Panera P.F. CHANG'S FOREVER 21 EXPRESS 40 坐 Giant DUCK SDONUTS Michaels Party City **DOLLAR TREE** The Avenue at White Marsh 95 BARNES&NOBLE (ULTA **CARMAX Amc** STAPLES COFT Mayuards CURIOUS chilis Bries RED BRICK STATION BANDITOS Nottingham Commons carter's OLD NAVY Brown Rice Costco Plaza MOM (O) (O) Applebees DISTCO BIGLOTS Рер Воц TJ-MOX NALLEY CAVA PETSMART CCBC SITE MedStar Franklin Medical Center Kenwood SC Goodwill Golden Ring Plaza/Shopping Center Walmart Office V Giant Carroll Island S **West Marine** Martin Plaza Walmarl ALDI **O TARGET KOHL'S** five BELOW Marshalls ROOLLAR TREE BENGIE 95 150) 700) Hawthorne Plaza esbeck's Maxway Waterview TC weis SUNTRUST MARTIN enny's 🔟 Bank



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# **LOCATION / DEMOGRAPHICS (2020)** SEVEN SQUARE CORPORATE PARK | 9106 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

Family a grant of the second s	RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN
Son Ro W sono, Ro Connection of Connection o	9,012 1 MILE 93,748 3 MILES 273,290 5 MILES	3,427 1 MILE 36,534 3 MILES 108,224 5 MILES	2.53 1 MILE 2.55 3 MILES 2.51 5 MILES	35.7 1 Mile 38.7 3 Miles 39.5
The herb Ave	AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
orth Ave Dute of A	\$81,578 1 Mile \$85,676 3 Miles \$84,759 5 Miles	60.5% 1 Mite 54.9% 3 Miles 57.2% 5 Miles	89.5% TMLE 89.6% 3 MLES 89.2% 5 MLES	11,409 1 MILE 88,414 3 MILES 238,265 5 MILES
<text><text><text><text><text><text><text></text></text></text></text></text></text></text>	14% ENTERPRISING ENTERPRISING SIGNALS 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. <b>2.48</b> AVERAGE HH SIZE <b>35.3</b> MEDIAN AGE <b>\$86,600</b> MEDIAN HH INCOME	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. <b>2.57</b> AVERAGE HH SIZE <b>34.9</b> MEDIAN AGE <b>\$43,700</b> MEDIAN HH INCOME

## MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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