

# SALE/LEASE

Baltimore County, MD

# CORNER RETAIL/REDEVELOPMENT OPPORTUNITY

9126 HARFORD ROAD | PARKVILLE, MARYLAND, 21234

## AVAILABLE

Building 1: 3,183 sf  
Building 2: 2,945 sf

## LOT SIZE

.47 Acres

## ZONING

BL (Business Local)

## TRAFFIC COUNT

33,220 AADT (Harford Rd)

## RENTAL RATE

Negotiable, NNN

## HIGHLIGHTS

- ▶ Retail, automotive or redevelopment opportunity in Parkville
- ▶ Located directly on the corner of Harford Rd & I-695 on-ramp
- ▶ Supreme visibility to motorists driving on and off I-695 beltway



STREET VIEW



Sean Langford | Vice President

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# BIRDSEYE

9126 HARFORD ROAD | PARKVILLE, MARYLAND, 21234

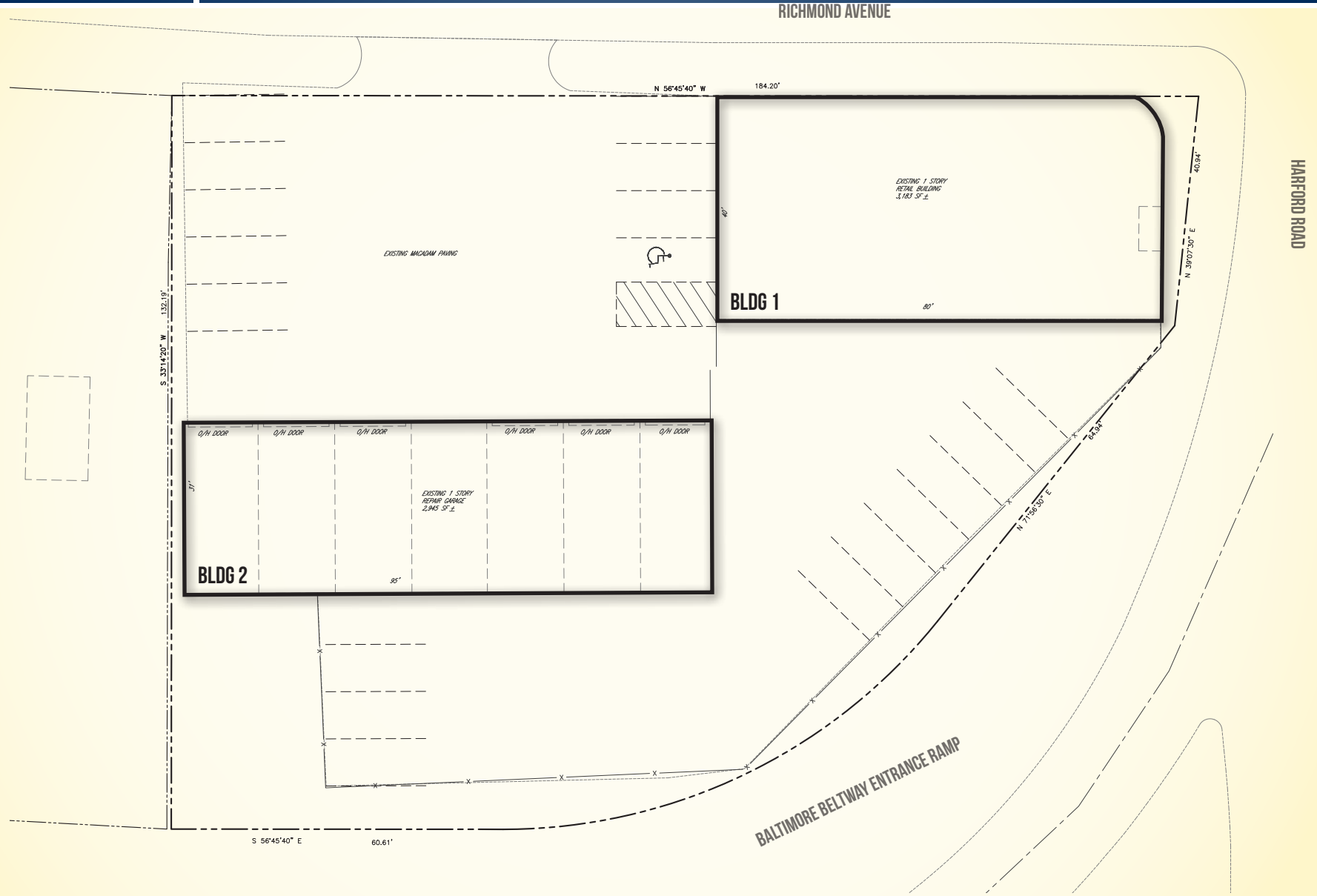


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# SITE PLAN

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# TRADE AREA

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## DOMINANT LIFESTYLES

2 mile radius



22% Bright Young Professionals



LEARN MORE

Average HH Size: 2.40  
Median Age: 32.2  
Median HH Income: \$50,000

21% Parks and Rec



LEARN MORE

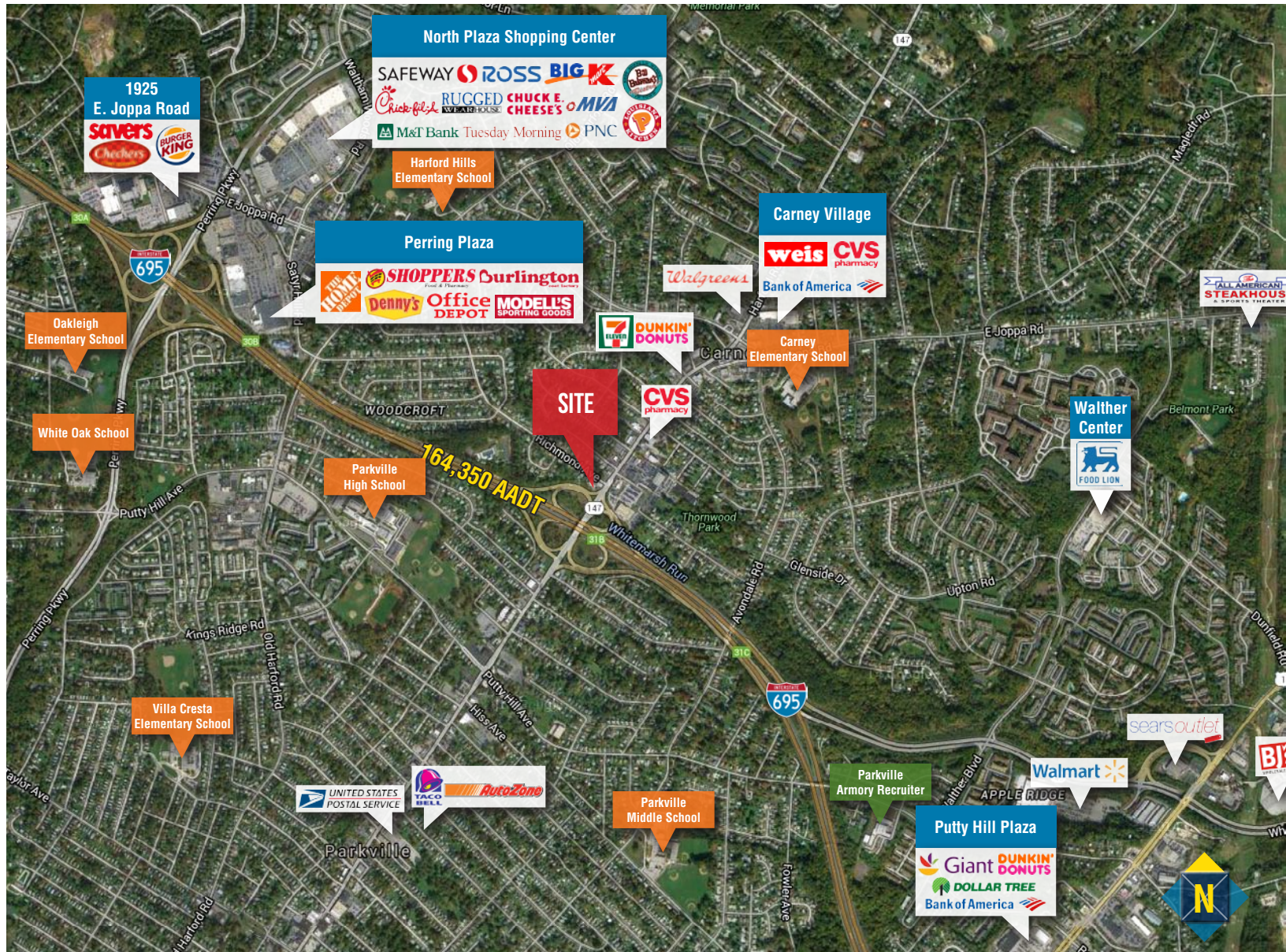
Average HH Size: 2.49  
Median Age: 40.3  
Median HH Income: \$55,000

12% Pleasantville



LEARN MORE

Average HH Size: 2.86  
Median Age: 41.9  
Median HH Income: \$85,000



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# LOCATION / DEMOGRAPHICS

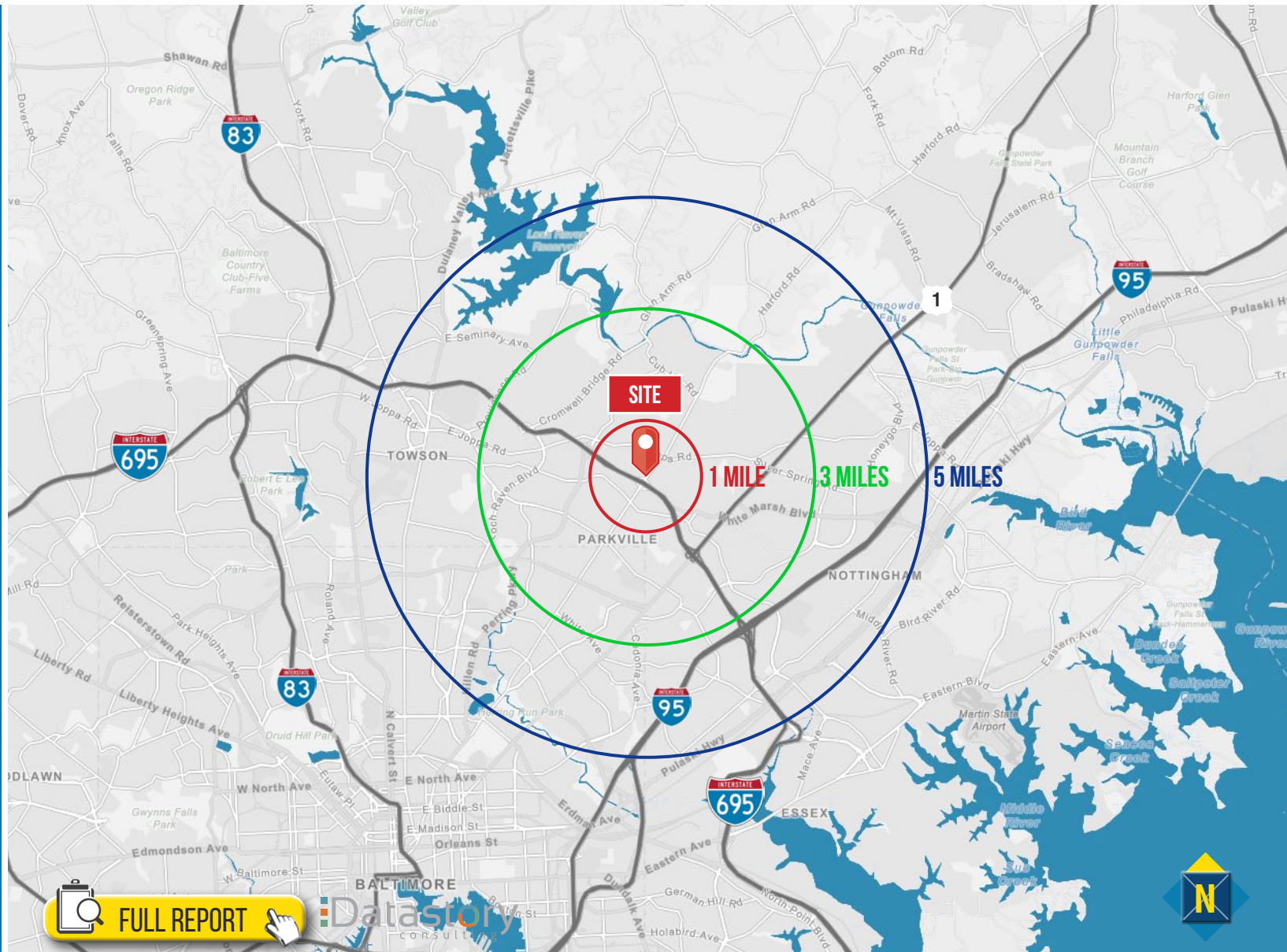
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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	18,736	132,146	316,684
Number of Households	8,257	54,702	125,902
Average Household Income	\$72,049	\$75,123	\$75,112
Daytime Employees	6,573	40,712	140,353

## RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$8.5M	\$58.4M	\$134.1M
Entertainment & Recreation	\$22.3M	\$153.6M	\$352.5M
Fashion & Clothing	\$15.3M	\$108.2M	\$249.5M
Food & Drink	\$23.4M	\$164.9M	\$379.4M



FULL REPORT

Datastory CONSULTANTS