

FOR LEASE

Baltimore County, MD

FORK PLAZA

12600 HARFORD ROAD | HYDES, MARYLAND, 21082

AVAILABLE

▶ 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.



Skip Hearn | Senior Vice President

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Sean Langford | Vice President

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BIRDSEYE

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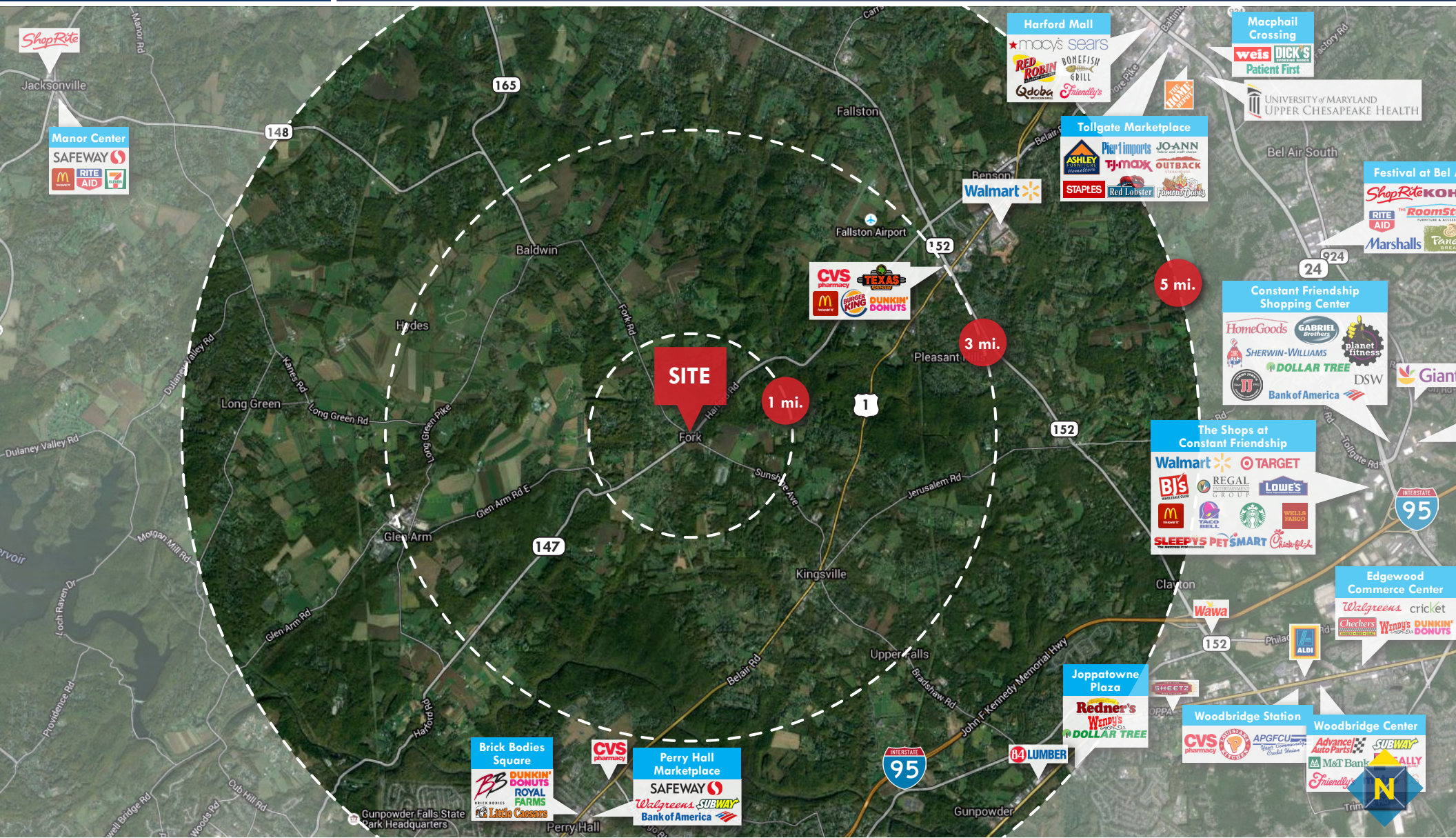


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TRADE AREA

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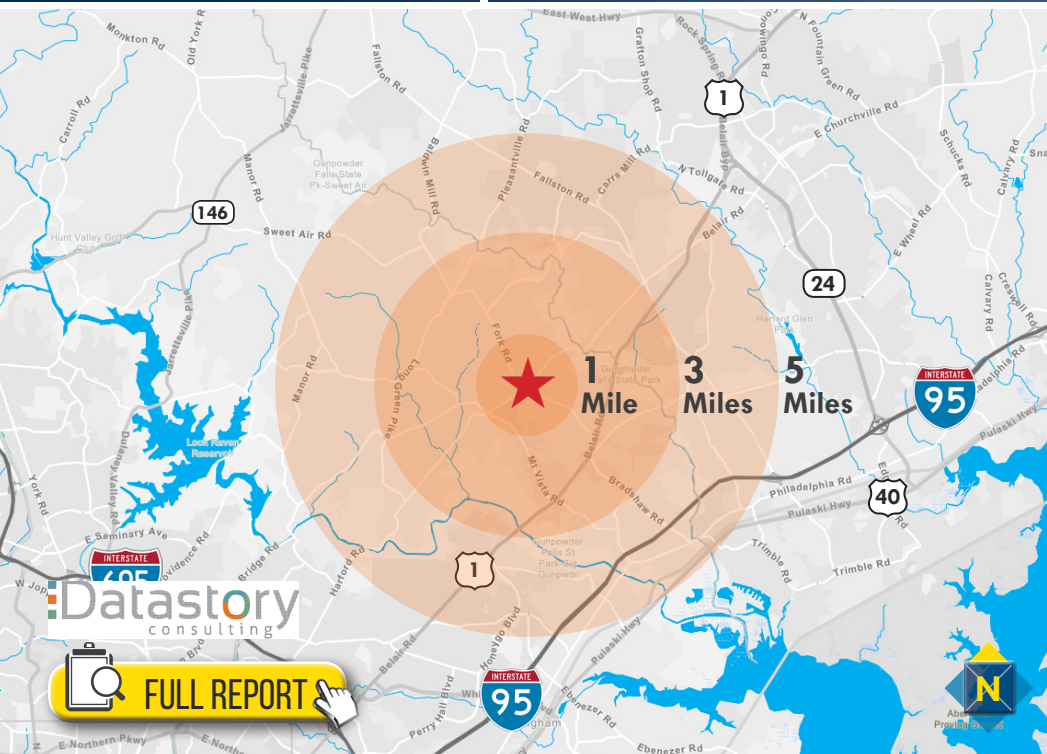


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
1,193 1 MILE	446 1 MILE	2.67 1 MILE	52.0 1 MILE
9,557 3 MILES	3,461 3 MILES	2.76 3 MILES	50.8 3 MILES
52,783 5 MILES	19,328 5 MILES	2.73 5 MILES	46.1 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$129,009 1 MILE	67.7% 1 MILE	97.3% 1 MILE	818 1 MILE
\$125,590 3 MILES	69.3% 3 MILES	96.6% 3 MILES	6,580 3 MILES
\$117,767 5 MILES	70.0% 5 MILES	96.6% 5 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 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

[LEARN MORE](#)

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

[LEARN MORE](#)

13%
COMFORTABLE
EMPTY NESTERS
10 MIN. DRIVE

These Baby Boomers are earning a comfortable living and benefiting 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

[LEARN MORE](#)

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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