



# ROCK SPRING COMMONS

1526-1528 ROCK SPRING ROAD  
FOREST HILL, MARYLAND 21050



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# FOR LEASE

Harford County, Maryland

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## AVAILABLE

1,300 - 2,784 sf ± (divisible)

## ZONING

B2 (Community Business District)

## TRAFFIC COUNT

21,930 AADT (Rock Spring Rd)

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ New construction with beautiful build-out
- ▶ Join Starbucks, Royal Farms, Smoothie King, SportClips, Chipotle, Venus Salon and ChoiceOne Urgent Care
- ▶ Last remaining shopping center available on Route 24 corridor
- ▶ High visibility location
- ▶ Access to signalized intersection at Route 24 and Forest Valley Drive



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# SITE PLAN

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# FLOOR PLAN

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# TRADE AREA

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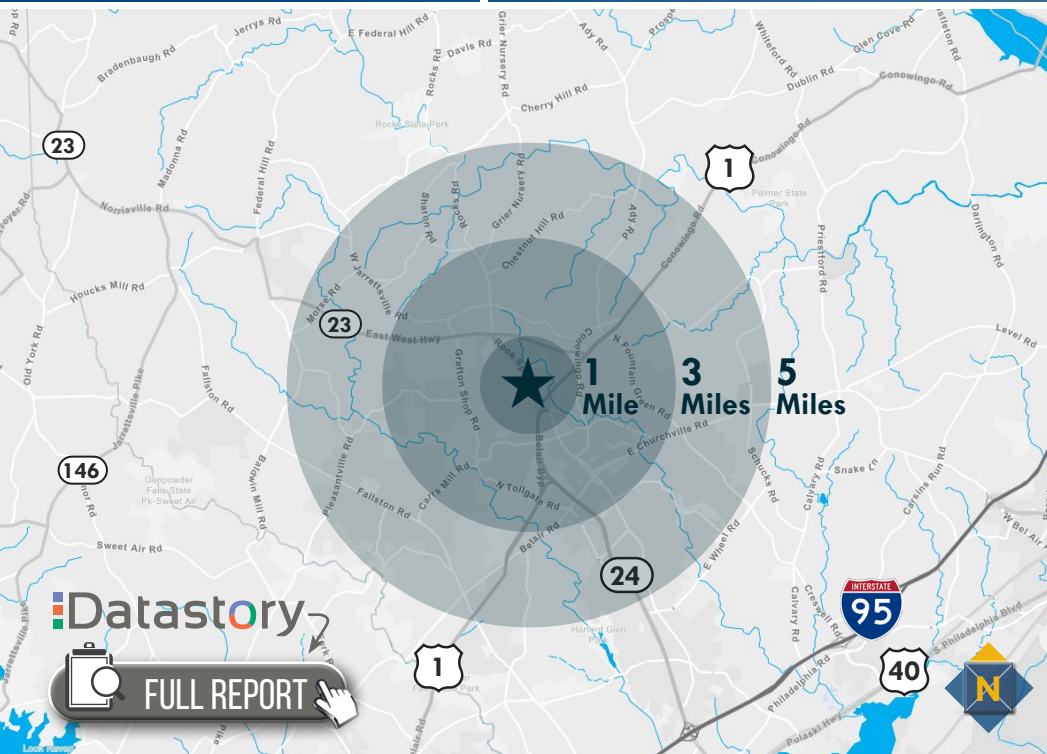


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# LOCATION / DEMOGRAPHICS

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<b>RESIDENTIAL POPULATION</b> 12,016 (1 MILE) 47,009 (3 MILES) 86,532 (5 MILES)	<b>NUMBER OF HOUSEHOLDS</b> 4,388 (1 MILE) 17,399 (3 MILES) 31,387 (5 MILES)	<b>AVERAGE HH SIZE</b> 2.63 (1 MILE) 2.65 (3 MILES) 2.72 (5 MILES)	<b>MEDIAN AGE</b> 40.8 (1 MILE) 40.9 (3 MILES) 42.6 (5 MILES)
<b>AVERAGE HH INCOME</b> \$101,065 (1 MILE) \$110,199 (3 MILES) \$114,306 (5 MILES)	<b>EDUCATION (COLLEGE+)</b> 70.3% (1 MILE) 71.8% (3 MILES) 71.8% (5 MILES)	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 96.7% (1 MILE) 97.2% (3 MILES) 96.9% (5 MILES)	<b>DAYTIME POPULATION</b> 9,052 (1 MILE) 49,505 (3 MILES) 82,178 (5 MILES)

**16% SAWY SUBURBANITES**  
2 MILES

**LEARN MORE**

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

**15% PROFESSIONAL PRIDE**  
2 MILES

**LEARN MORE**

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

**3.13**  
AVERAGE HH SIZE

**40.8**  
MEDIAN AGE

**\$138,100**  
MEDIAN HH INCOME

**14% OLD AND NEWCOMERS**  
2 MILES

**LEARN MORE**

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

**2.12**  
AVERAGE HH SIZE

**39.4**  
MEDIAN AGE

**\$44,900**  
MEDIAN HH INCOME

**14% SOCCER MOMS**  
2 MILES

**LEARN MORE**

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME