



100 RESONANCE WAY

HAVRE DE GRACE, MD 21078

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

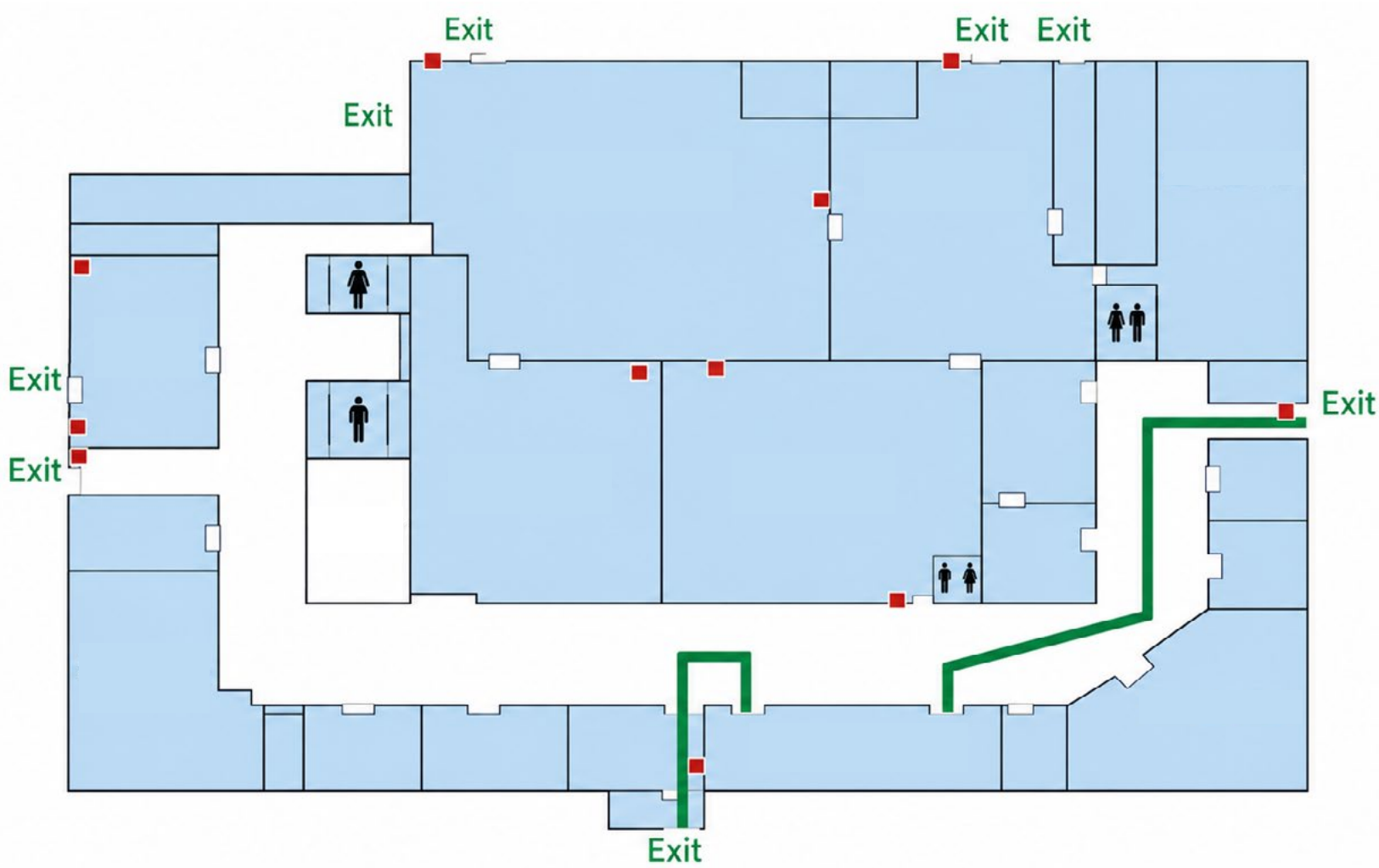
HIGHLIGHTS:

- Existing Laboratory Infrastructure with Casework and Lab Build-Out
- Flexible Office, Research, Testing, and Analytical Lab Areas
- Ideal for Life Sciences, R&D, Engineering, Government Contractors, and Defense Users Strategically Located Near Aberdeen Proving Ground (APG)
- Excellent Access to I-95 and Major Regional Transportation Corridors
- Secure, Campus-Like Setting in Havre de Grace, Maryland
- Abundant parking space
- Move-In Ready Opportunity for Specialized Users

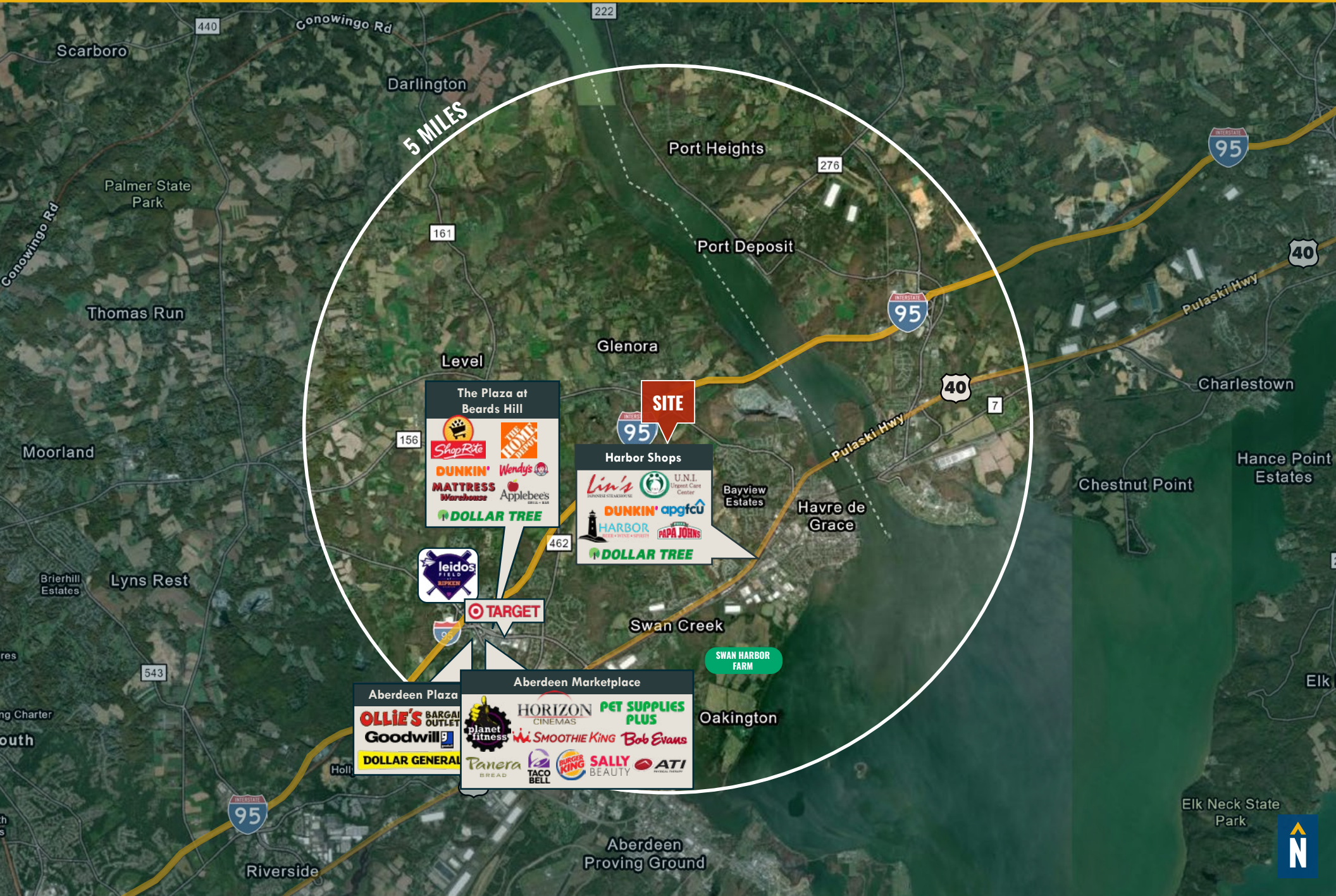
BUILDING SIZE:	12,362 SF ±
LOT SIZE:	3.36 ACRES ±
YEAR BUILT:	2005
ZONING:	MOE
SALE PRICE:	\$2,150,000
RENTAL RATE:	\$15.00 PSF NNN



FLOOR PLAN



AERIAL



5 MILES

SITE

The Plaza at Beards Hill

- ShopRite
- THE HOME DEPOT
- DUNKIN'
- Wendy's
- MATTRESS Warehouse
- Applebees
- DOLLAR TREE

Harbor Shops

- Lin's
- U.N.I. Urgent Care Center
- DUNKIN'
- apgfcd
- HARBOR
- PAPA JOHN'S
- DOLLAR TREE

leidos FIELD SERVICE

TARGET

Aberdeen Plaza

- OLLIE'S BARGAIN OUTLET
- Goodwill
- DOLLAR GENERAL

Aberdeen Marketplace

- HORIZON CINEMAS
- PET SUPPLIES PLUS
- planet fitness
- SMOOTHIE KING
- Bob Evans
- Panera BREAD
- TACO BELL
- BURGER KING
- SALLY BEAUTY
- ATI

SWAN HARBOR FARM



DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



2,696

14,725

29,387

DAYTIME POPULATION



3,496

28,335

57,145

AVERAGE HOUSEHOLD INCOME



\$152,979

\$125,347

\$114,951

NUMBER OF HOUSEHOLDS



2,254

13,356

25,714

MEDIAN AGE

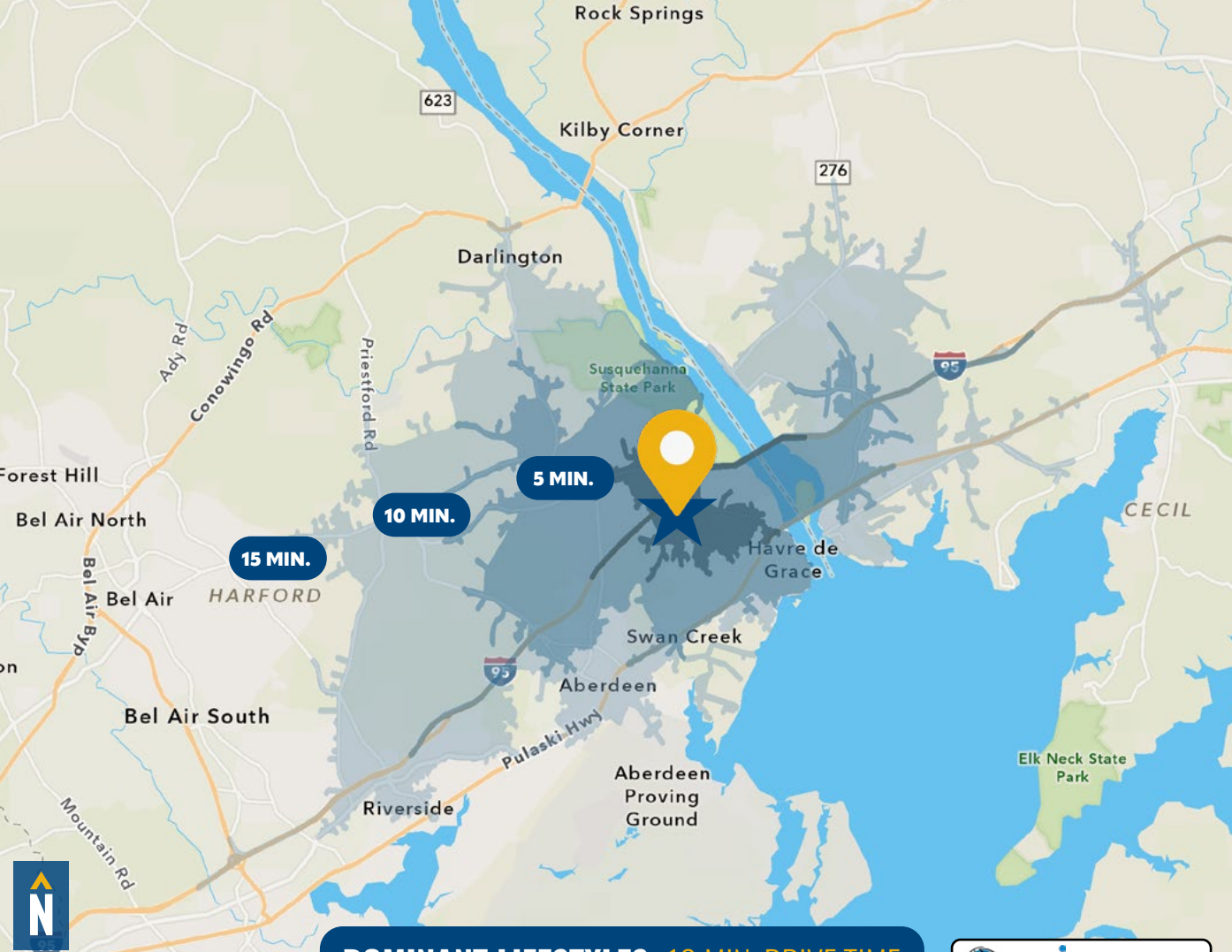


45.0

45.0

42.4

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[esri MORE INFO](#)

20% LEGACY HILLS

MEDIAN
AGE: 45.6
HH INCOME: \$55,927

Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

20% DREAMBELT

MEDIAN
AGE: 41.5
HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

16% SAVVY SUBURBANITES

MEDIAN
AGE: 44.0
HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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