



RETAIL/OFFICE SPACE

11415 EASTERN AVENUE | MIDDLE RIVER, MARYLAND 21220

FOR
LEASE

.5 AC ±
ALSO AVAILABLE
TO **GROUND
LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Multiple retail/office suites available (402 SF $\pm$ to 1,800 SF $\pm$)
- Building has been completely renovated
- Ample on-site parking (24 spaces $\pm$)
- .5 acres $\pm$ of adjacent land also available
- Public utilities
- Minutes from Martin State Airport, a new 600K SF logistics industrial center, as well as "Aviation Station," a new Walmart-anchored retail development
- Easy access to Route 40, I-695 and I-95

AVAILABLE:

856 SF $\pm$ (SUITE A)

402 SF $\pm$ (SUITE B)

1,800 SF $\pm$ (SUITE C)

0.5 AC $\pm$ (GROUND LEASE)

BUILDING SIZE:

3,100 SF $\pm$

TRAFFIC COUNT:

9,992 AADT (EASTERN AVE)

ZONING:

BM / BL

RENTAL RATE:

NEGOTIABLE



AERIAL



EASTERN AVE
150
9,992 AADT

GROUND LEASE:
.5 AC ± AVAILABLE



GOOGLE STREET VIEW



FLOOR PLAN

1ST FLOOR



2ND FLOOR



INTERIOR PHOTOS



LOCAL BIRDSEYE



HARBOR FREIGHT
Leading Tools at Manufacturing Low Prices

America's Best
WINGS

SAFE HARBOR
CARROLL ISLAND

Walmart

BENGIES
DRIVE-IN

BY THE DOCKS

McDonald's

CROWN

M
MARATHON

CARROLL ISLAND RD



GROUND LEASE:

.5 AC ± AVAILABLE

9,992 AADT

EASTERN AVE

150



MARKET AERIAL



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,291

48,263

120,419

DAYTIME POPULATION



4,724

36,788

110,220

AVERAGE HOUSEHOLD INCOME



\$99,052

\$115,472

\$113,352

NUMBER OF HOUSEHOLDS



2,296

18,788

46,722

MEDIAN AGE

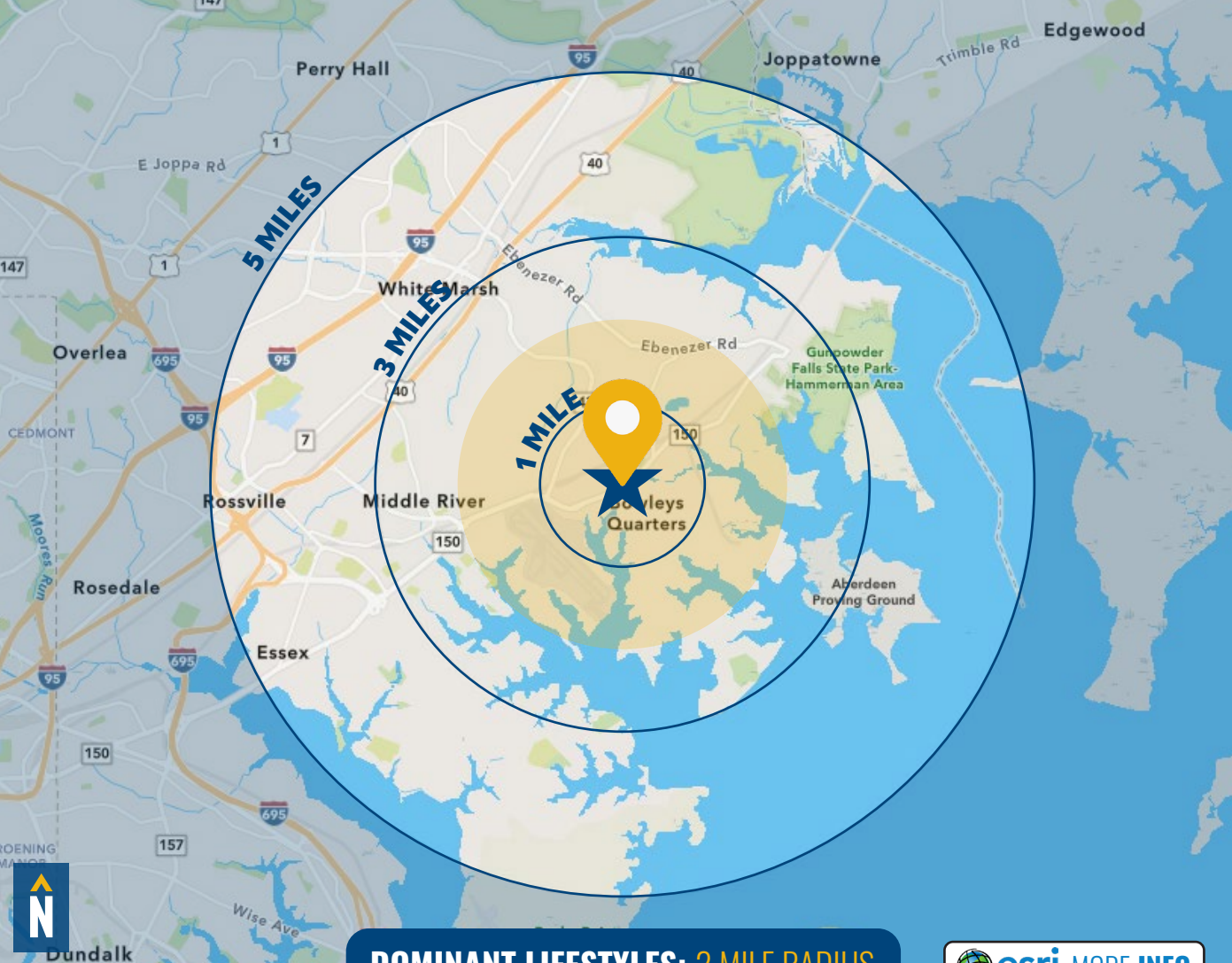


42.7

39.3

39.3

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

30%

MODERN MINDS

MEDIAN

AGE: 34.6

HH INCOME: \$91,039

13%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516

12%

UP-AND-COMING
FAMILIES

MEDIAN

AGE: 33.6

HH INCOME: \$89,093

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

These are large, young families in a variety of household structures. Residents tend to spend money on their children, pets and homes. They often frequent movie theaters, zoos, aquariums and theme parks.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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