11623 PHILADELPHIA ROAD

WHITE MARSH, MARYLAND 21162

FOR **LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

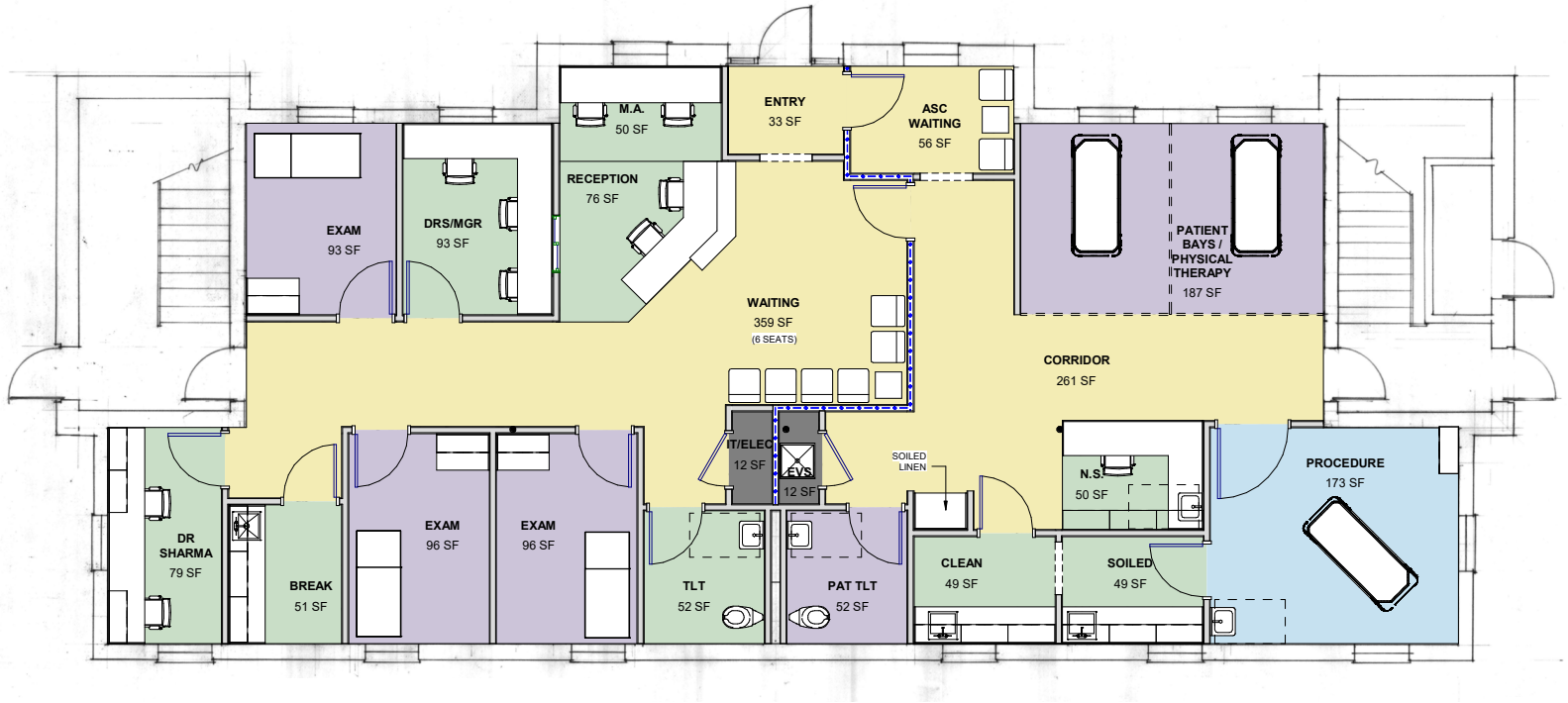
- Office building available for lease
- Entire first floor available: 3,000 SF ±
- Ample parking
- Easy access to I-95 and Pulaski Highway
- ASC certified
- Zoning permits medical offices and retail uses

AVAILABLE:	1ST FLOOR: 3,000 SF ±
PARKING:	25 SURFACE SPACES
TRAFFIC COUNT:	9,911 AADT (PHILADELPHIA RD)
ZONING:	BM
RENTAL RATE:	**NEGOTIABLE**





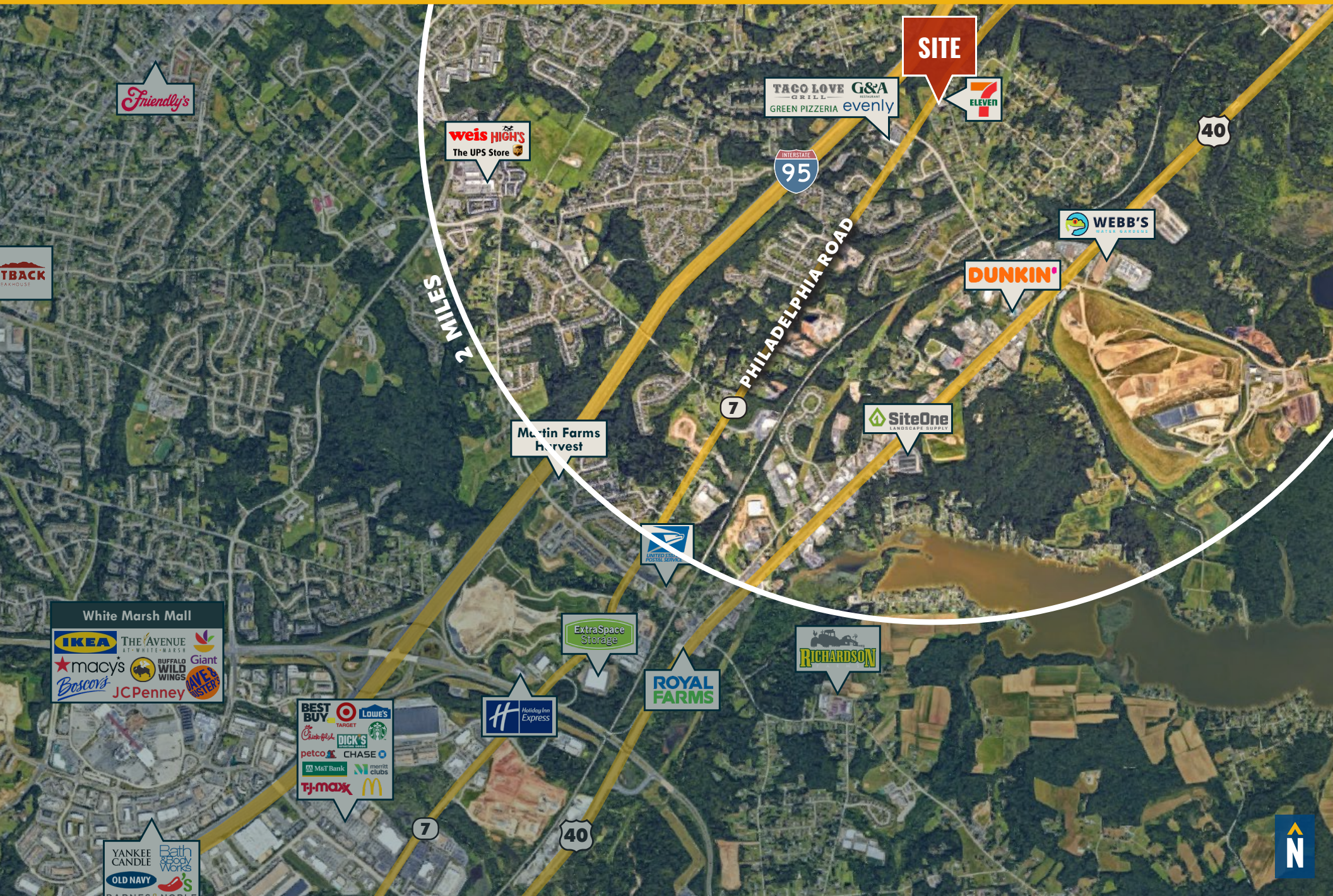
FLOOR **PLAN: FIRST FLOOR**

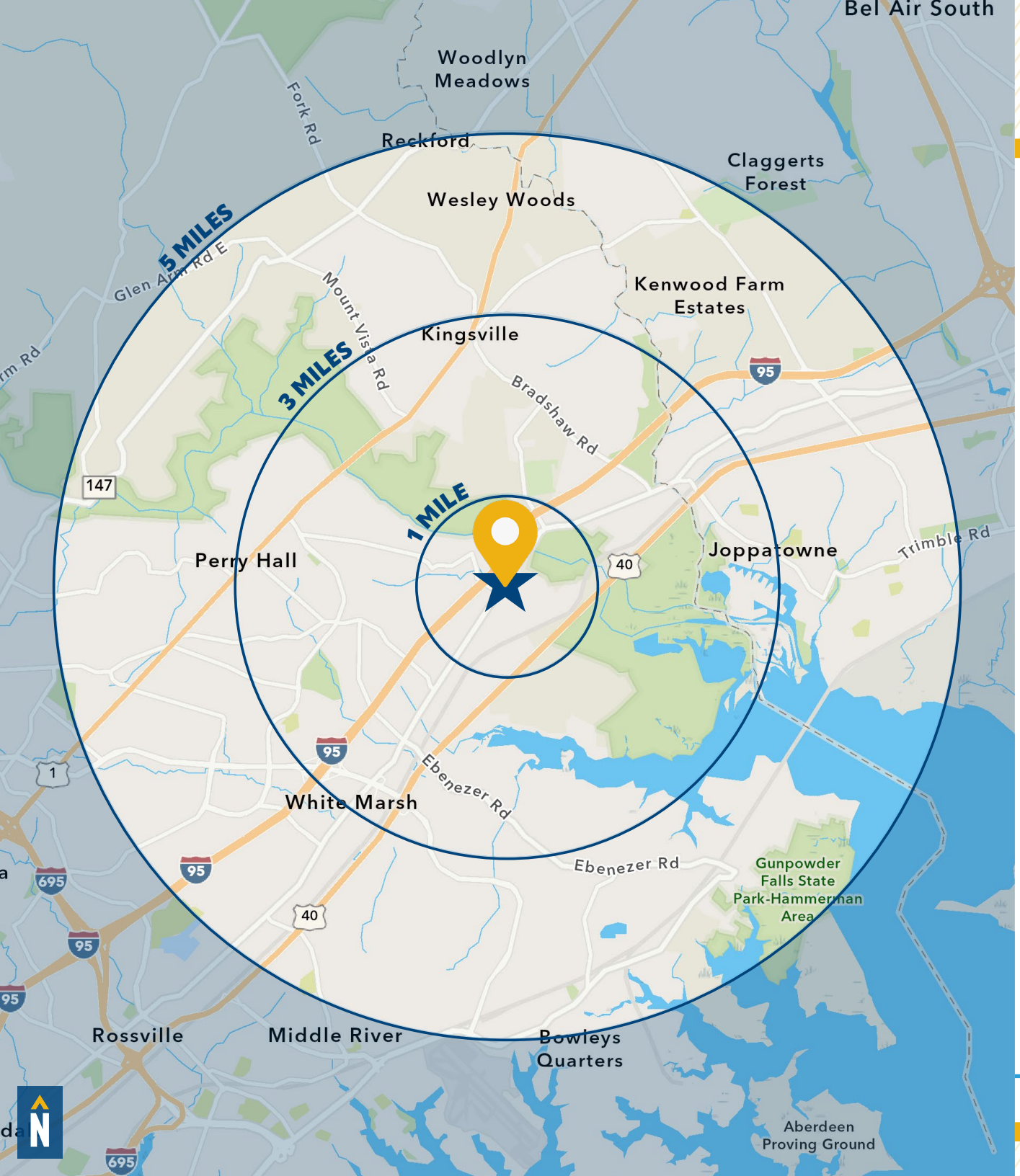


3,000 SF ±

AVAILABLE

MARKET AERIAL





DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	4,320	31,010	117,169
DAYTIME POPULATION	2,912	23,550	97,184
AVERAGE HOUSEHOLD INCOME	$207,375	$157,091	$136,114
NUMBER OF HOUSEHOLDS	1,284	11,390	44,657
MEDIAN AGE	38.7	43.2	41.0

FULL **DEMOS REPORT**

FOR MORE INFO
CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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