



1305 GOVERNOR COURT

ABINGDON, MD 21009

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Available: 3,450 sf
- LED lighting throughout
- Wet Sprinkler system
- 20' Clear Height
- Dock and ramped drive-in
- 28'x30' column spacing
- Easy access to 95 and Route 40
- 800-amp, 480/277-volt

AVAILABLE:

SUITE A: 3,450 SF
(EXISTING OFFICE SPACE = 1,022 SF)

LOADING:

SUITE A: 1 DOCK DOOR

OPERATING
EXPENSES:

SUITE A: \$2.53



Suite A
3,450 sf
 (existing office = 1,022 sf)

Overall dimensions:
 Top: 28'-8" (left), 89'-7" (right)
 Left side (vertical): 27'-9"

Room dimensions (Suite A):
 Reception: 11'-6" x 9'-10"
 Office 1: 10'-11" x 7'-4"
 Office 2: 10'-6" x 12'-3"
 Office 3: 9'-4" x 10'-6"
 Bathroom: 5'-11" x 5'-2"
 Corridor: 7'-4" x 13'-6"

Room dimensions (Adjacent Office):
 Kitchen: 10'-1" x 12'-0"
 Office: 10'-1" x 11'-7"
 Bathroom: 5'-0" x 7'-1"
 Corridor: 13'-1" x 22'-1"
 Other: 6'-9" x 5'-2", 7'-2" x 7'-1", 7'-5" x 7'-1", 5'-0" x 7'-5"

Section lines: A B, C D

LOCAL BIRDSEYE



Walmart Neighborhood Market
Lowe's
Target
PetSmart
ExtraSpace Storage
Chick-fil-A
WILLIE B. YANGO
TACO BELL

Hyatt
Denny's
WINGATE
Waffle House
Dunkin' Donuts

Acos Home Style
Pijuana Mexican Cuisine

ROYAL FARMS

ICE WORLD

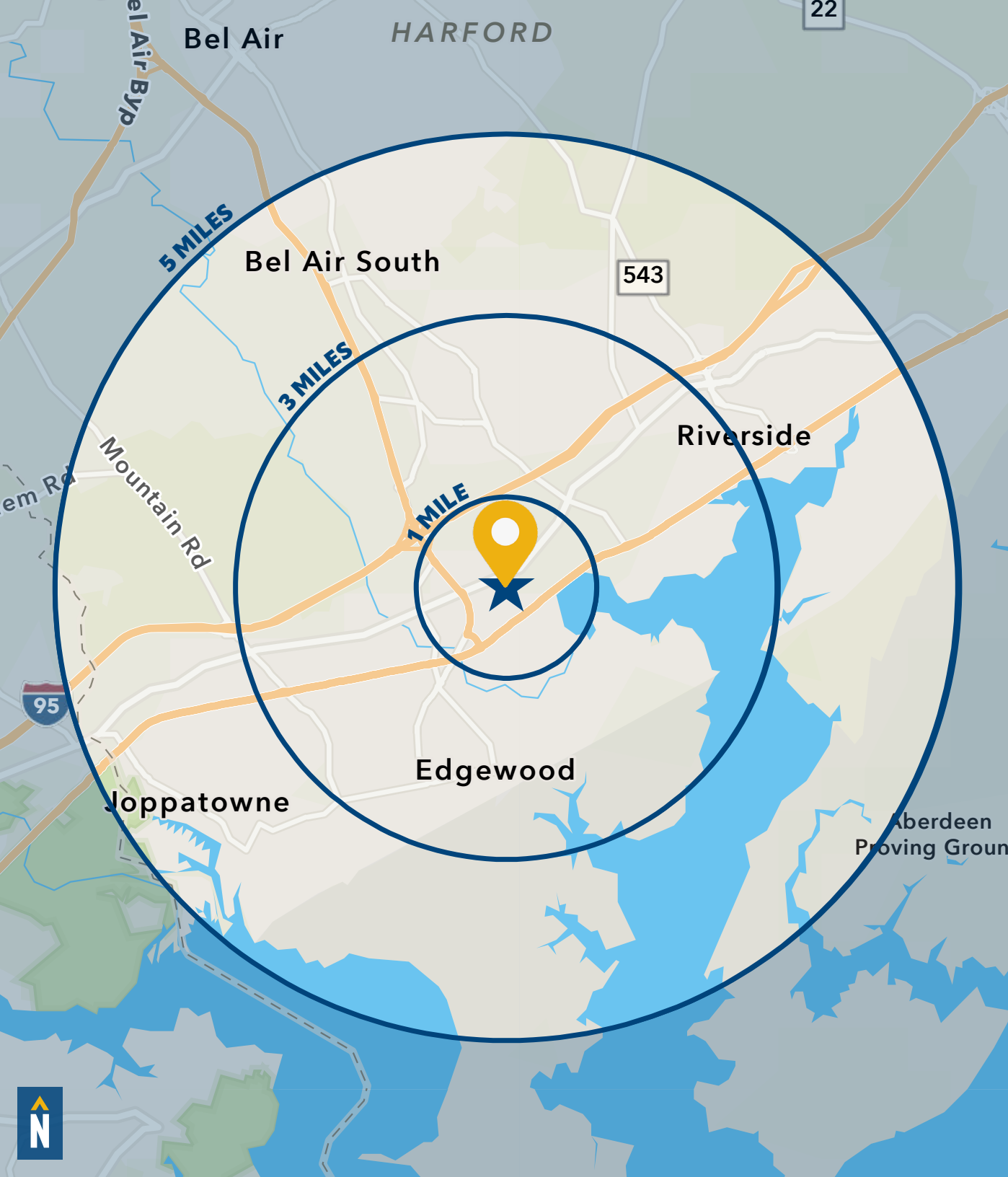
DSW Designer Shoe Warehouse
planet fitness
HomeGoods
Hobby Lobby
DOLLAR TREE
LOFT
Lemon N' Ginger Asian Grille
ALDI
UPTOWN Cheapskate
OLD NAVY
at home
Boulevard at Box Hill

PULASKI HWY 24,140 AADT



INTERIOR PHOTOS





DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,700

27,335

46,871

DAYTIME POPULATION



4,205

45,014

81,424

AVERAGE HOUSEHOLD INCOME



\$145,247

\$106,241

\$118,830

NUMBER OF HOUSEHOLDS



1,204

21,707

37,972

MEDIAN AGE



39.0

35.8

38.1

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



CHRIS BOLAND

VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com



PATRICK SMITH, SIOR

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

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