



# 1411 MADISON PARK DRIVE

GLEN BURNIE, MARYLAND 21061

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1st floor medical space
- 7 exam rooms
- 2 bathrooms
- Direct access off of MD Route 100
- 1 mile from the University of Maryland Baltimore Washington Hospital

BUILDING SIZE:

7,652 SF ±

AVAILABLE:

SUITE 1B: 2,000 SF ±

TRAFFIC COUNT:

17,831 AADT (GRAIN HWY/RT. 3)

PARKING:

4.00/1,000 SF

ZONING:

C2 (COMMERCIAL OFFICE)

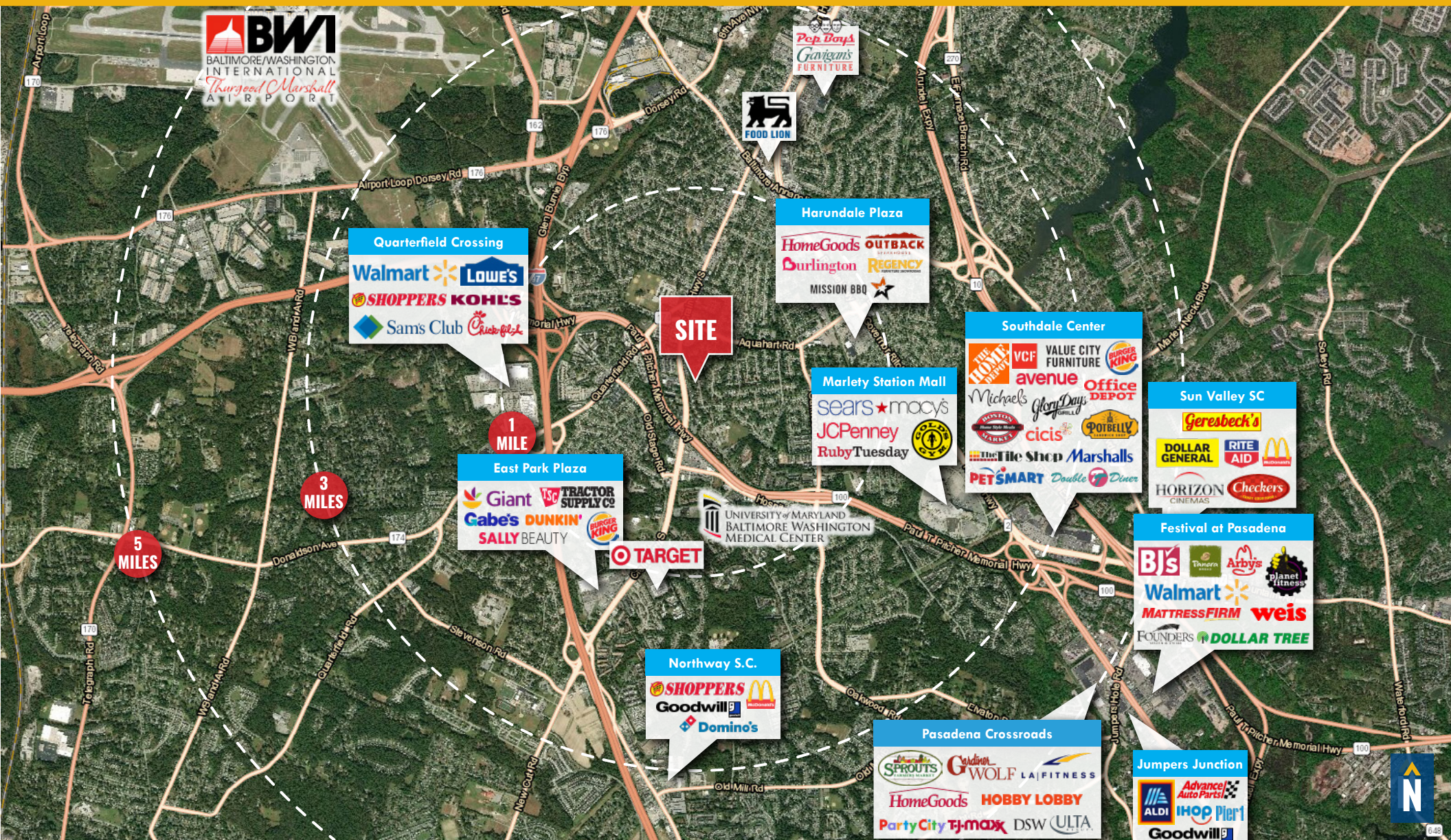


GOOGLE STREET VIEW





# TRADE AREA





# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



8,278

41,328

90,502

## DAYTIME POPULATION



16,264

90,590

193,583

## AVERAGE HOUSEHOLD INCOME



\$102,561

\$119,585

\$134,418

## NUMBER OF HOUSEHOLDS



7,313

34,698

74,365

## MEDIAN AGE

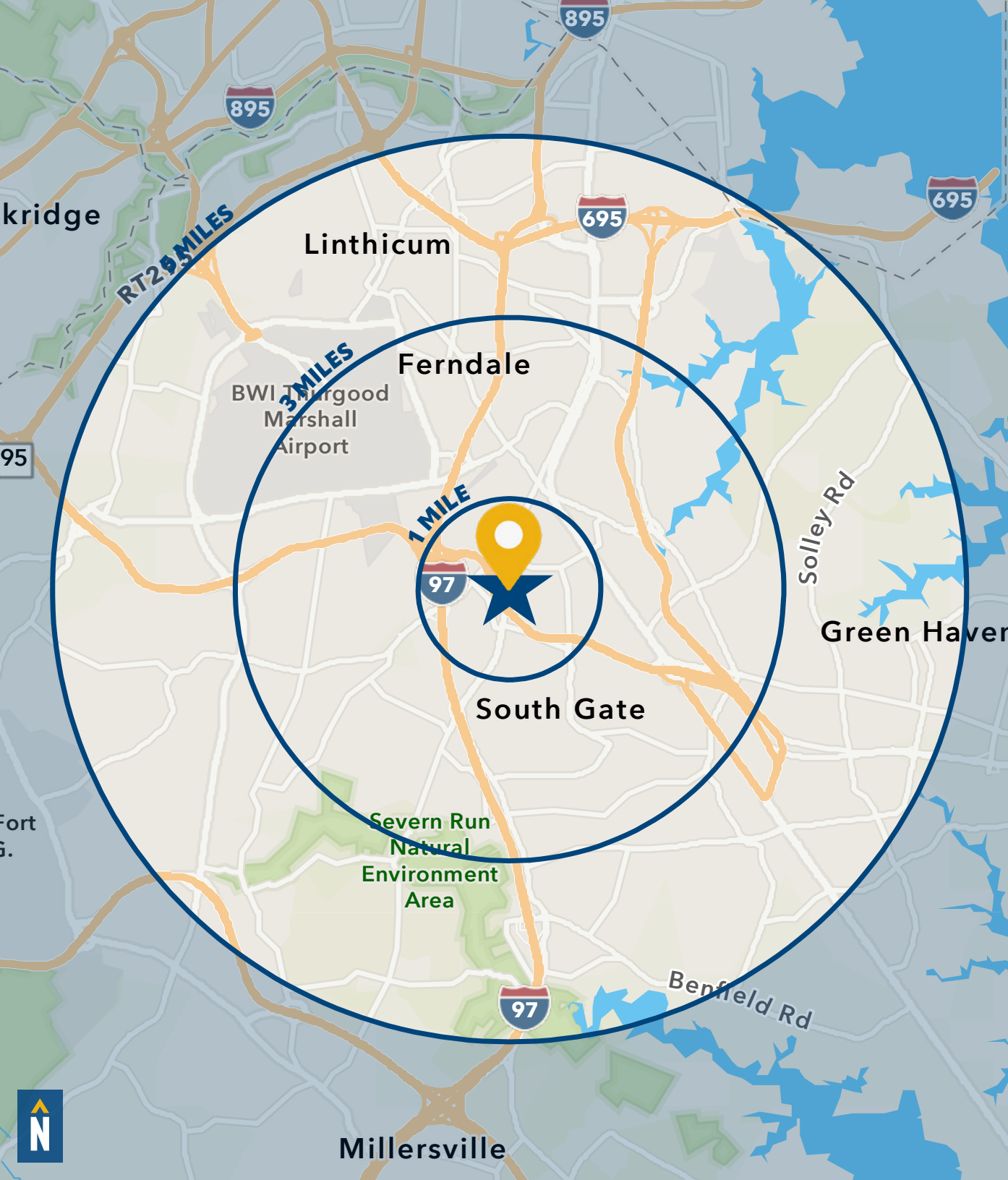


36.5

38.3

38.1

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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