



# STEVENSON STATION

1925 OLD VALLEY ROAD | STEVENSON, MARYLAND 21153

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Free and ample surface parking
- Retail Shopping Center within walking distance
- Great access to I-695
- Beautiful scenic/rural views from private offices
- Potential storage space available
- In close proximity to multiple private schools

AVAILABLE:

FIRST FLOOR: 1,000 SF  
EXECUTIVE SUITE AVAILABLE:  
SUITE 1  
2ND FLOOR: 2,507 SF

BUILDING SIZE:

19,278 SF

ZONING:

BL (BUSINESS LOCAL)

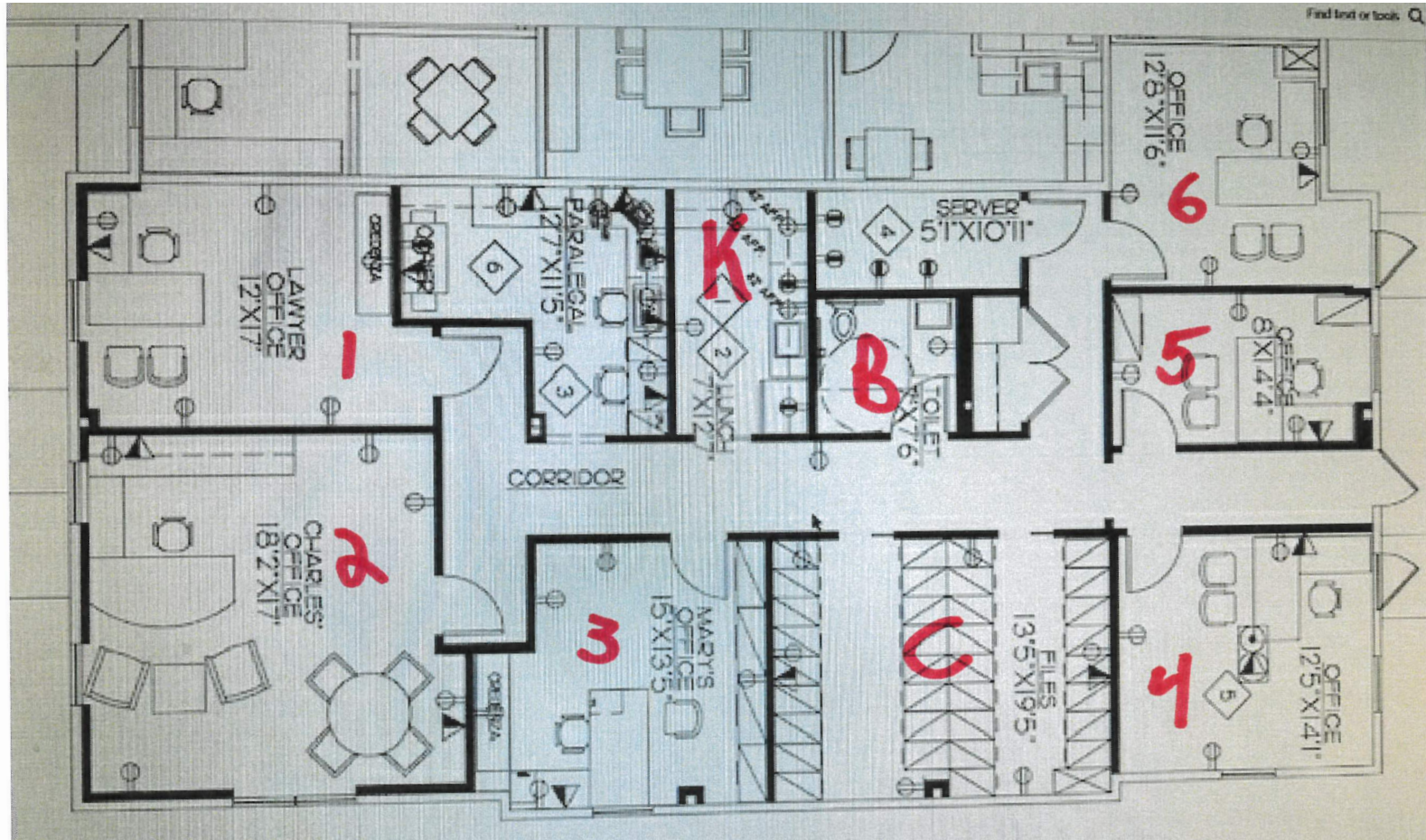
RENTAL RATE:

NEGOTIABLE





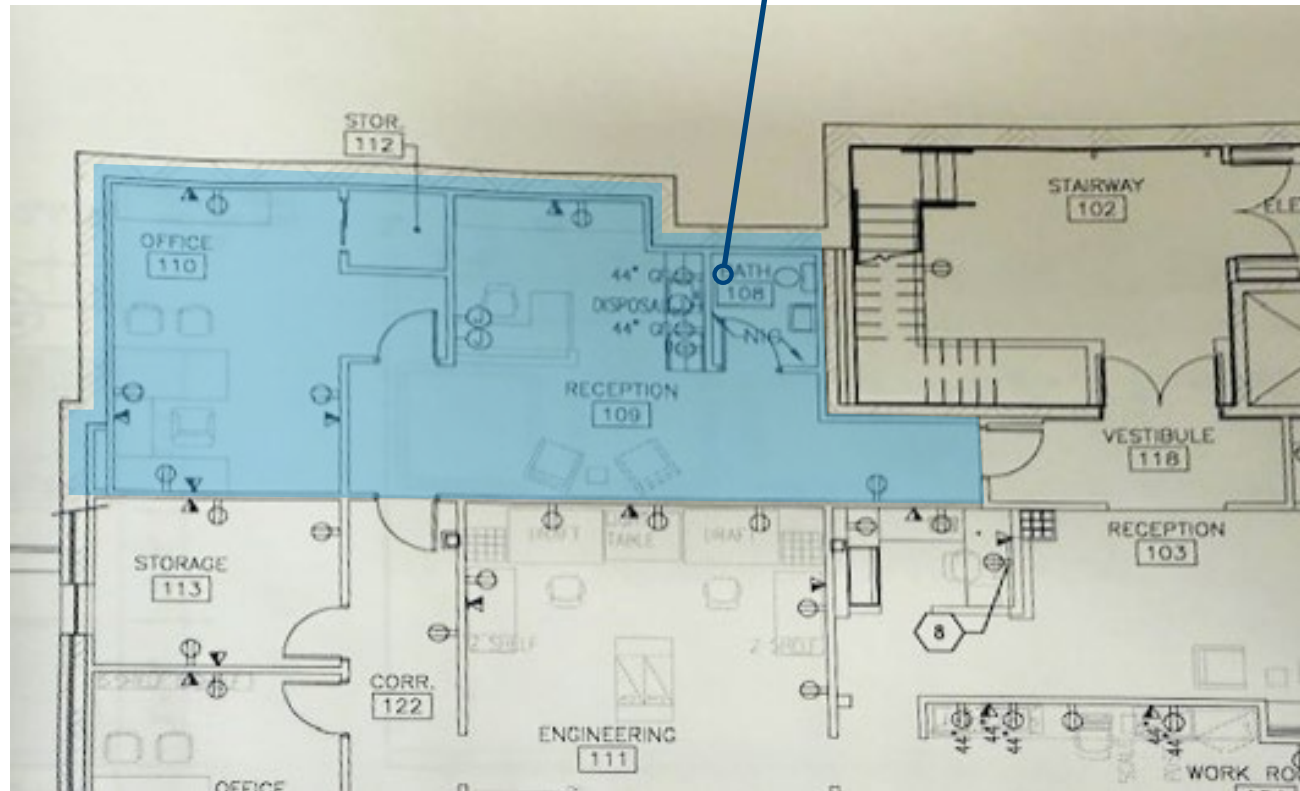
# FLOOR PLAN: **EXECUTIVE SUITES**



# FLOOR PLAN: **FIRST FLOOR**

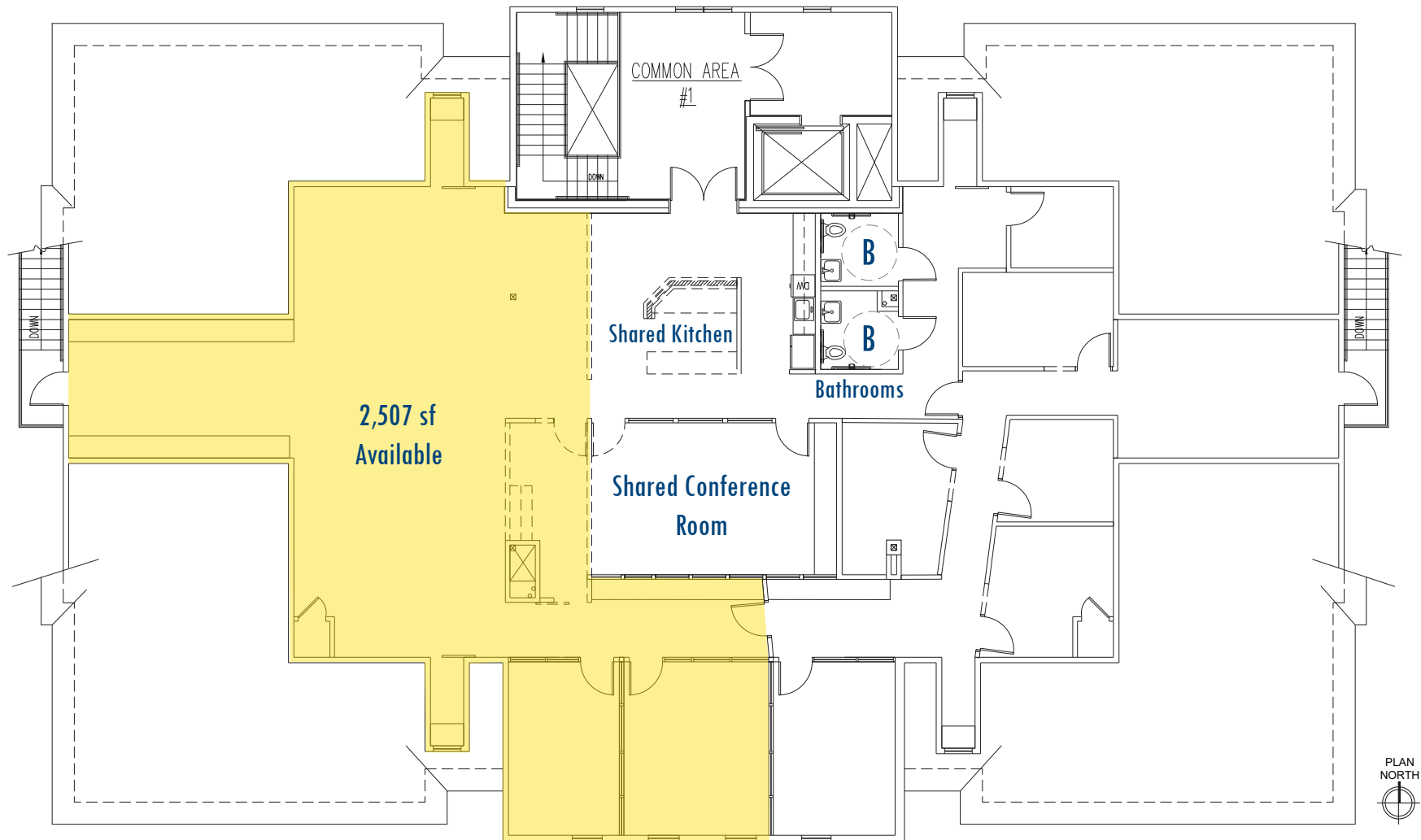
\*\*\$1,000/month - all in

Kitchen and Bath





# FLOOR PLAN: 2ND FLOOR





# LOCAL AERIAL



Jones Falls

Stevenson Village Shopping Center  
CHESSIE'S FOOD WORKS  
SHINE NAIL BOUTIQUE  
SALON O  
PAPERS PLUS STATIONARY  
THE FRENCH PARADOX WINES  
HILLSIDE NEEDLE ARTS  
STEVENSON GAMES

THE VELVET CHOCOLATIER  
JULIYA'S CUSTOM TAILORING  
& ALTERATIONS

SITE

Old Valley Rd

Cottage Ln

Hillside Rd

Stevenson Rd

RATCLIFFE  
ARCHITECTS  
STONE HOUSE  
BUILDERS





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



1,875

43,480

208,665

## DAYTIME POPULATION



1,769

48,982

213,515

## AVERAGE HOUSEHOLD INCOME



\$279,482

\$159,396

\$131,196

## NUMBER OF HOUSEHOLDS



741

18,049

84,769

## MEDIAN AGE



55.2

47.2

42.3

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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