

FOR LEASE

 Baltimore County, MD



KING'S COURT SHOPPING CENTER

9504-9544 PHILADELPHIA ROAD
ROSEDALE, MARYLAND 21237



Chris Walsh | Senior Vice President

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

☎ 410.494.4857

✉ cwalsh@mackenziecommercial.com

FOR LEASE

Baltimore County, MD

AVAILABLE

► 1,653 SF

TRAFFIC COUNT

20,861 AADT (Philadelphia Rd)

PARKING RATIO

6.5 : 1,000 sf

HIGHLIGHTS

- Well-established 6.9-Acre community shopping center anchored by Tractor Supply Co.
- Recently renovated and newly landscaped
- Fully signalized intersection
- Tremendous visibility on Philadelphia Road/Route 7
- Join Tractor Supply Co., Dunkin', Baltimore Medical System, and the Olde Philadelphia Inn
- Nearby retailers include Big Lots!, The Home Depot, CVS, JCPenney, Lowe's, Giant Food



STREET VIEW

KING'S COURT SHOPPING CENTER

9504-9544 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



Chris Walsh | Senior Vice President

410.494.4857

cwalsh@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Baltimore County, MD

SITE PLAN

KING'S COURT SHOPPING CENTER | 9504-9544 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

- A Pizza Hut
- B Dunkin'
- C Kings Court Liquors
- D Olde Philadelphia Inn
- E Baltimore Medical System
- F Innovative Physical Therapy
- G American Taekwondo Association
- H Dry Cleaners
- I AVAILABLE: 1,653 SF
- J King's Nails and Tan
- K Tractor Supply Co.



FOR LEASE



Baltimore County, MD

TRADE AREA

KING'S COURT SHOPPING CENTER | 9504-9544 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



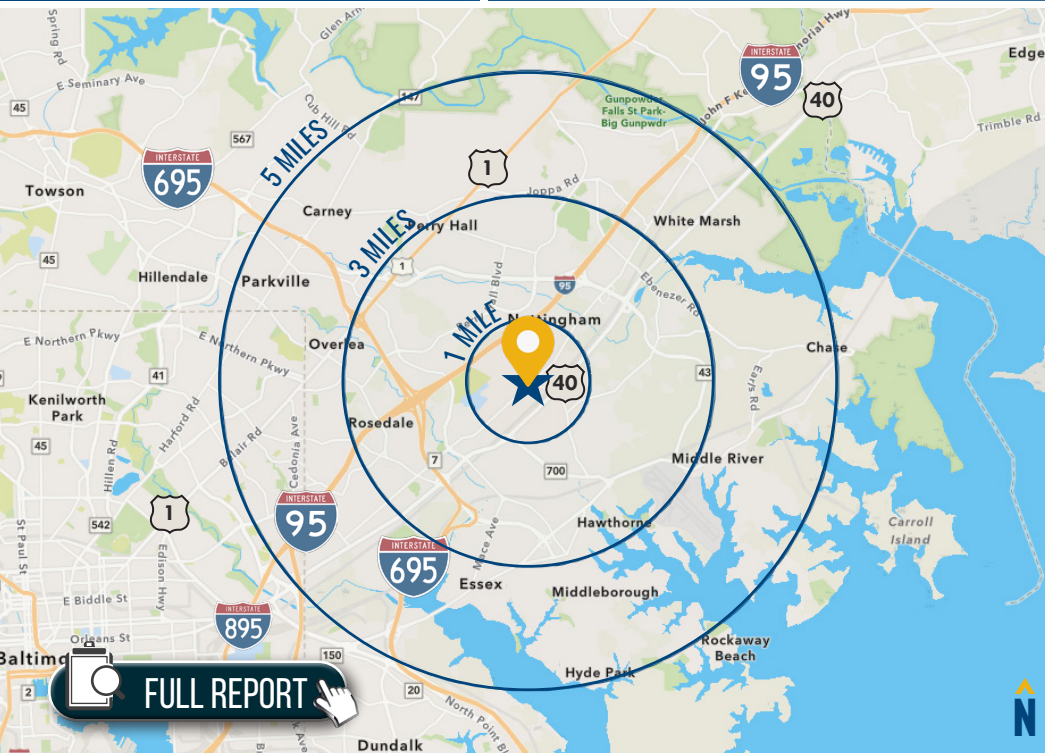
FOR LEASE



Baltimore County, MD

LOCATION / DEMOGRAPHICS

KING'S COURT SHOPPING CENTER | 9504-9544 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



RESIDENTIAL POPULATION

11,830
1 MILE
89,209
3 MILES
249,076
5 MILES

NUMBER OF HOUSEHOLDS

4,744
1 MILE
34,251
3 MILES
97,821
5 MILES

AVERAGE HH SIZE

2.47
1 MILE
2.59
3 MILES
2.53
5 MILES

MEDIAN AGE

37.3
1 MILE
39.2
3 MILES
40.1
5 MILES

AVERAGE HH INCOME

\$100,753
1 MILE
\$104,064
3 MILES
\$103,546
5 MILES

EDUCATION (COLLEGE+)

62.1%
1 MILE
60.4%
3 MILES
58.7%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.9%
1 MILE
96.5%
3 MILES
96.0%
5 MILES

DAYTIME POPULATION

14,328
1 MILE
87,055
3 MILES
203,325
5 MILES

36%
BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

LEARN MORE

19%
ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

LEARN MORE

11%
FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

LEARN MORE

6%
PARKS AND REC

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

LEARN MORE



CHRIS WALSH
SENIOR VICE PRESIDENT
MACKENZIE RETAIL, LLC

410.494.4857

CWALSH@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.