



2018 ROCK SPRING ROAD

FOREST HILL, MARYLAND 21050

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

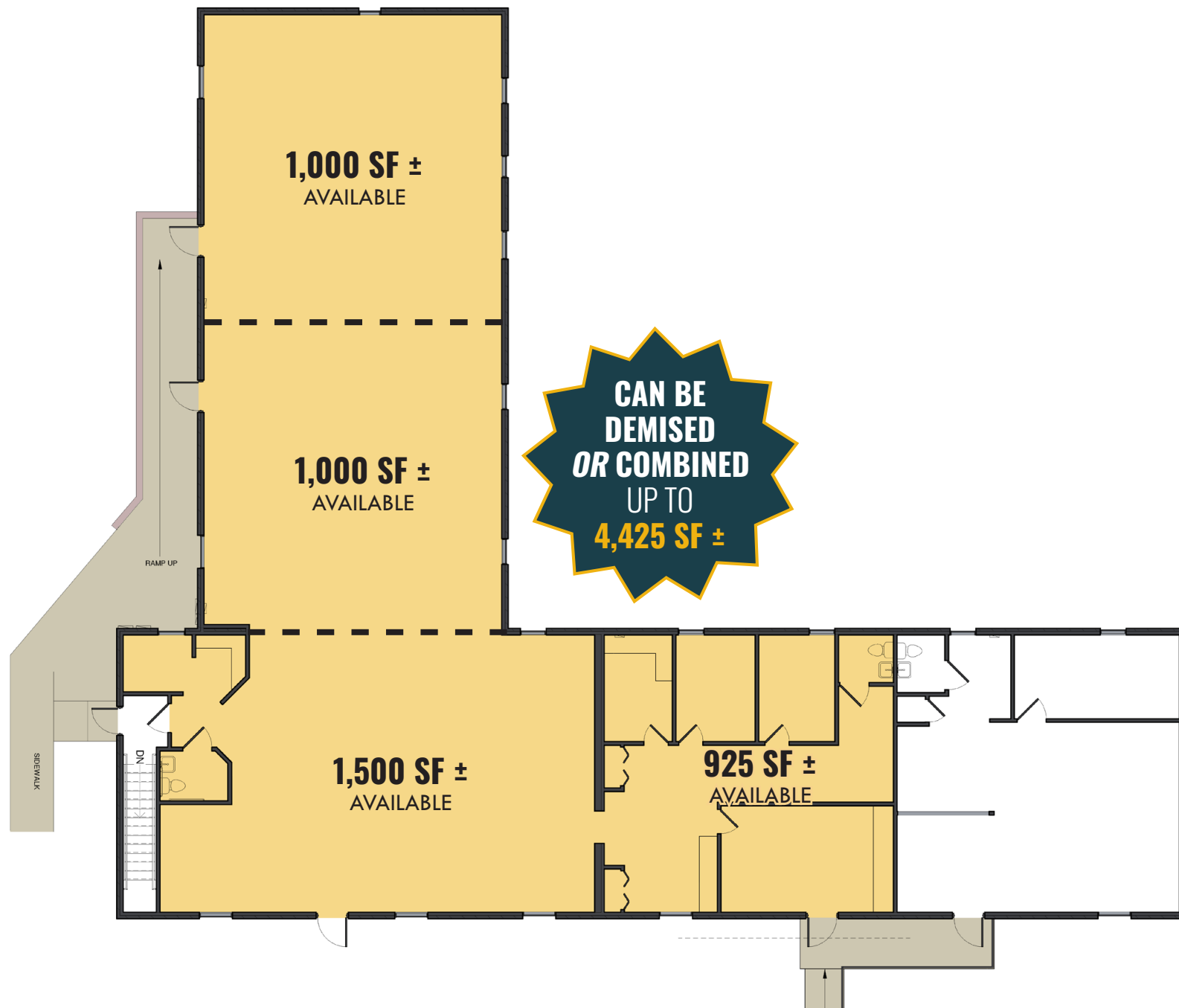
HIGHLIGHTS:

- 2-story retail/office property on Route 24 in Forest Hill, MD
- Excellent visibility
- Large pylon sign available
- Ample on-site parking
- 8 minute drive to Downtown Bel Air's Main Street district
- Easy access to Rt. 1, 22, 23, 924

AVAILABLE:	925-4,425 SF ± (STREET LEVEL)
BUILDING SIZE:	10,669 SF ± (2 STORIES)
TRAFFIC COUNT:	21,930 AADT (ROCK SPRING RD_
PARKING:	50 SURFACE SPACES
ZONING:	B2 (COMMUNITY BUSINESS DISTRICT)
RENTAL RATE:	NEGOTIABLE



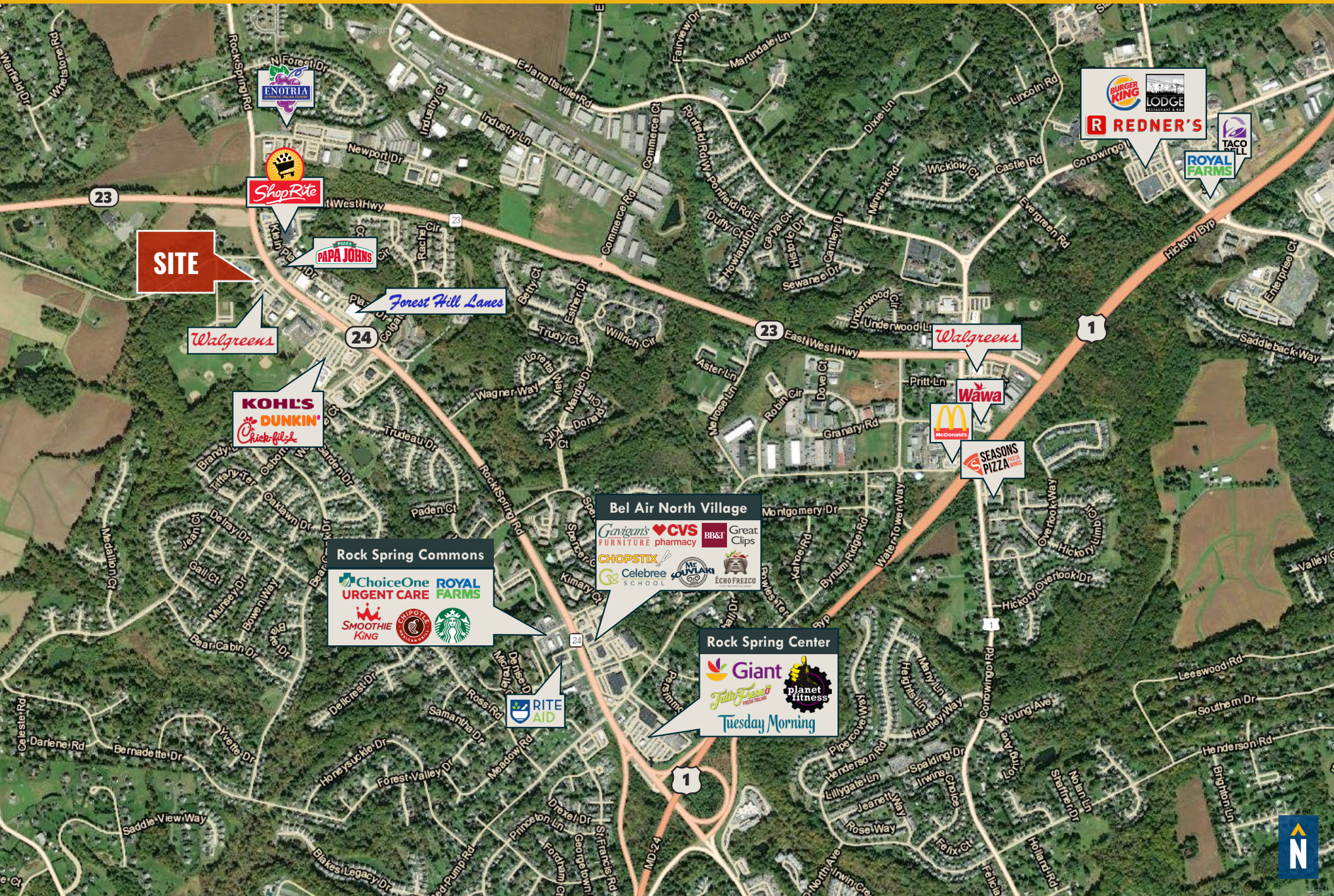
FLOOR PLAN: **STREET LEVEL**



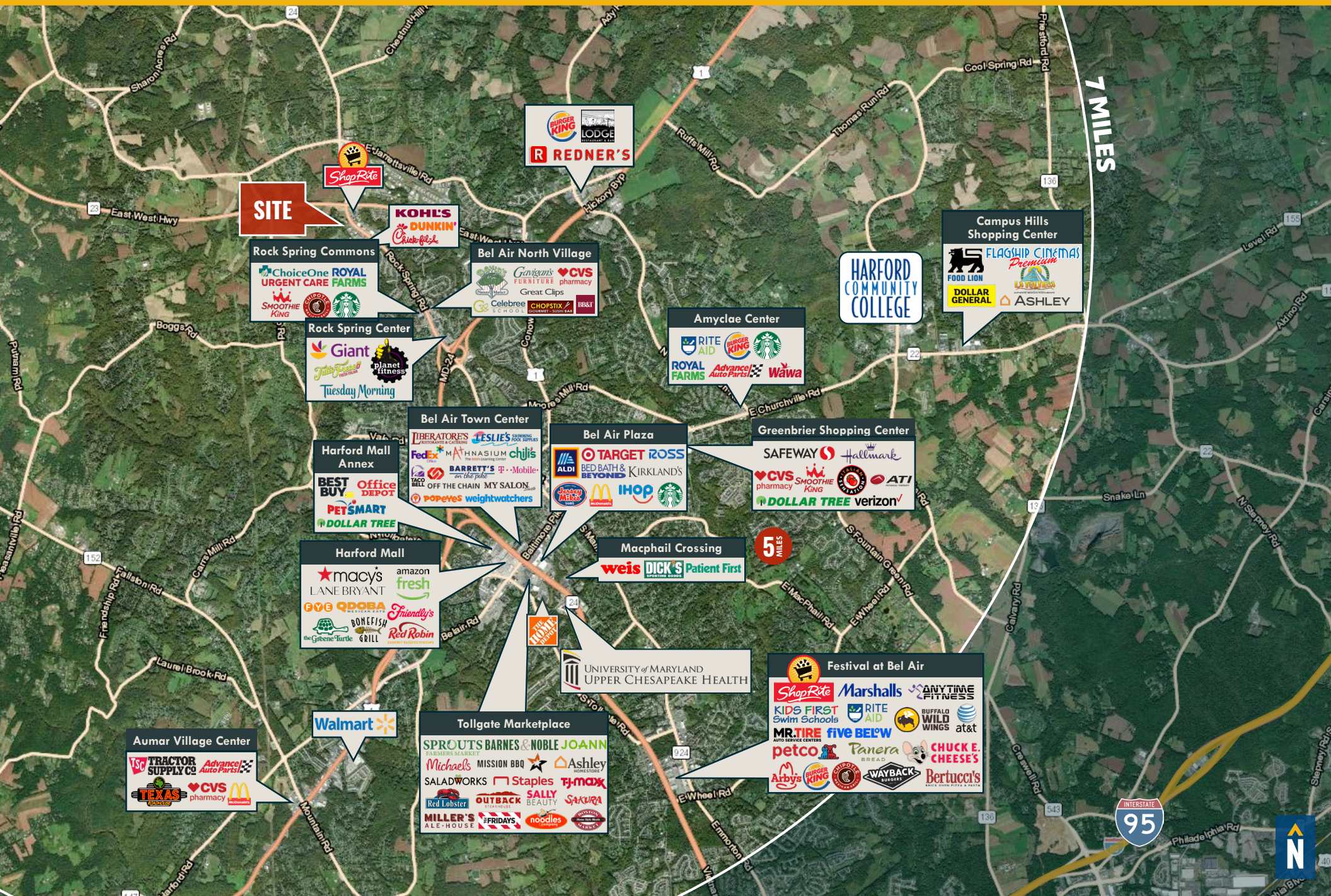
LOCAL BIRDSEYE



LOCAL TRADE AREA



REGIONAL TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,966

35,870

79,325

DAYTIME POPULATION



5,843

28,854

78,829

AVERAGE HOUSEHOLD INCOME



\$148,261

\$151,310

\$149,619

NUMBER OF HOUSEHOLDS



1,939

13,368

29,910

MEDIAN AGE



43.4

42.0

42.5

FULL DEMOS REPORT

DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

26%
SAVVY
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: **45.1**
Median Household Income: **\$108,700**

14%
PROFESSIONAL
PRIDE



These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: **40.8**
Median Household Income: **\$138,100**

13%
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**
Median Household Income: **\$92,900**

FOR MORE INFO **CONTACT:**



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