TOWER CENTER

2025-2027 SUFFOLK RD | FINKSBURG, MARYLAND 21048

FOR **LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

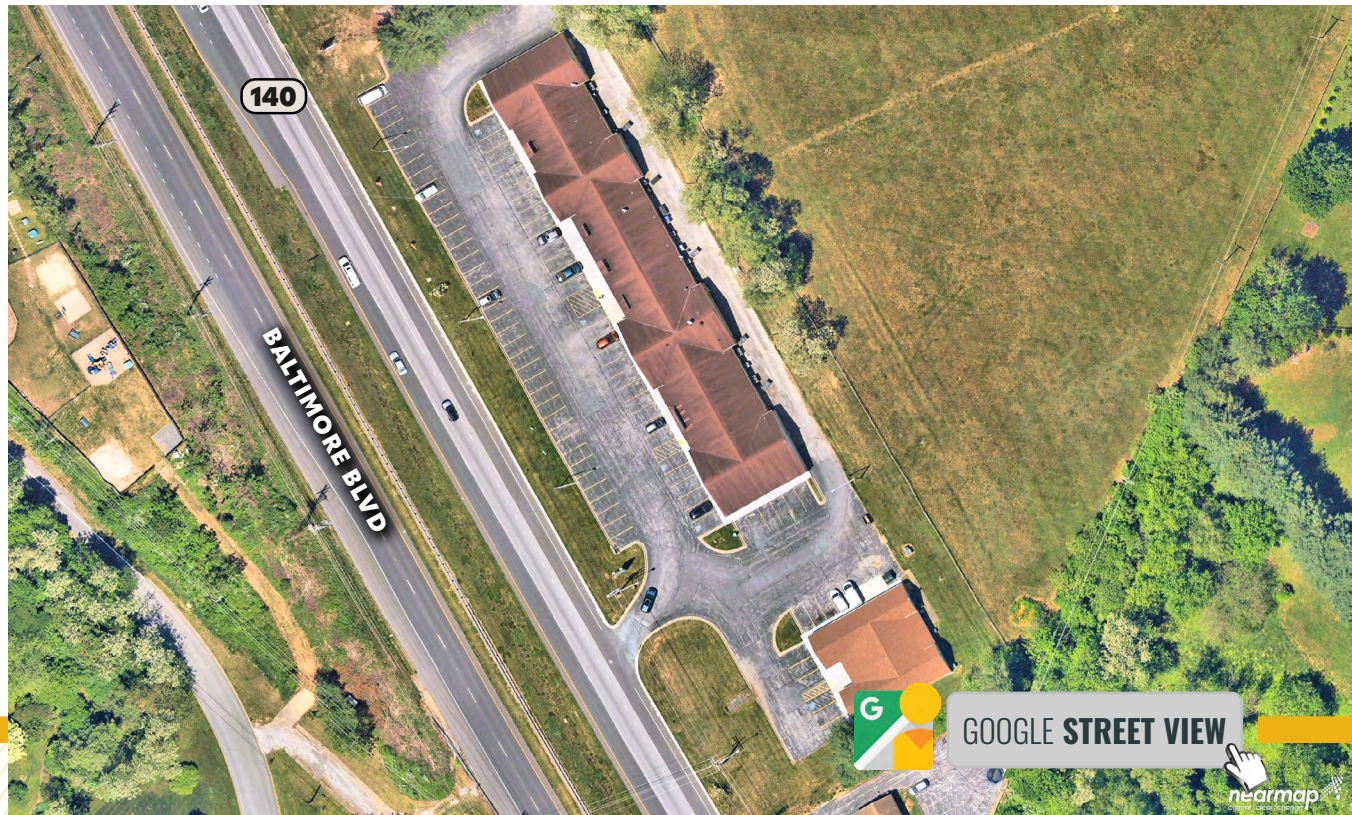
PROPERTY OVERVIEW

HIGHLIGHTS:

- Prime location on Route 140 with easy access to I-795 and a high traffic count
- Access to entry/exit at signalized intersection
- Affordable rental rates
- C-2 zoning offers many allowed uses
- 2 suites can be combined to make 5,200 SF



AVAILABLE:	2027 SUITE 8: 2,500 SF ± SUITE 9: 2,700 SF ± *CAN BE COMBINED TO 5,200 SF
BUILDING SIZE:	21,695 SF ±
TRAFFIC COUNT:	36,907 AADT (BALTIMORE BLVD)
ZONING:	C-2 (COMMERCIAL)
RENTAL RATE:	**$16.00/SF NNN**



PHOTOS: 2027 SUFFOLK RD





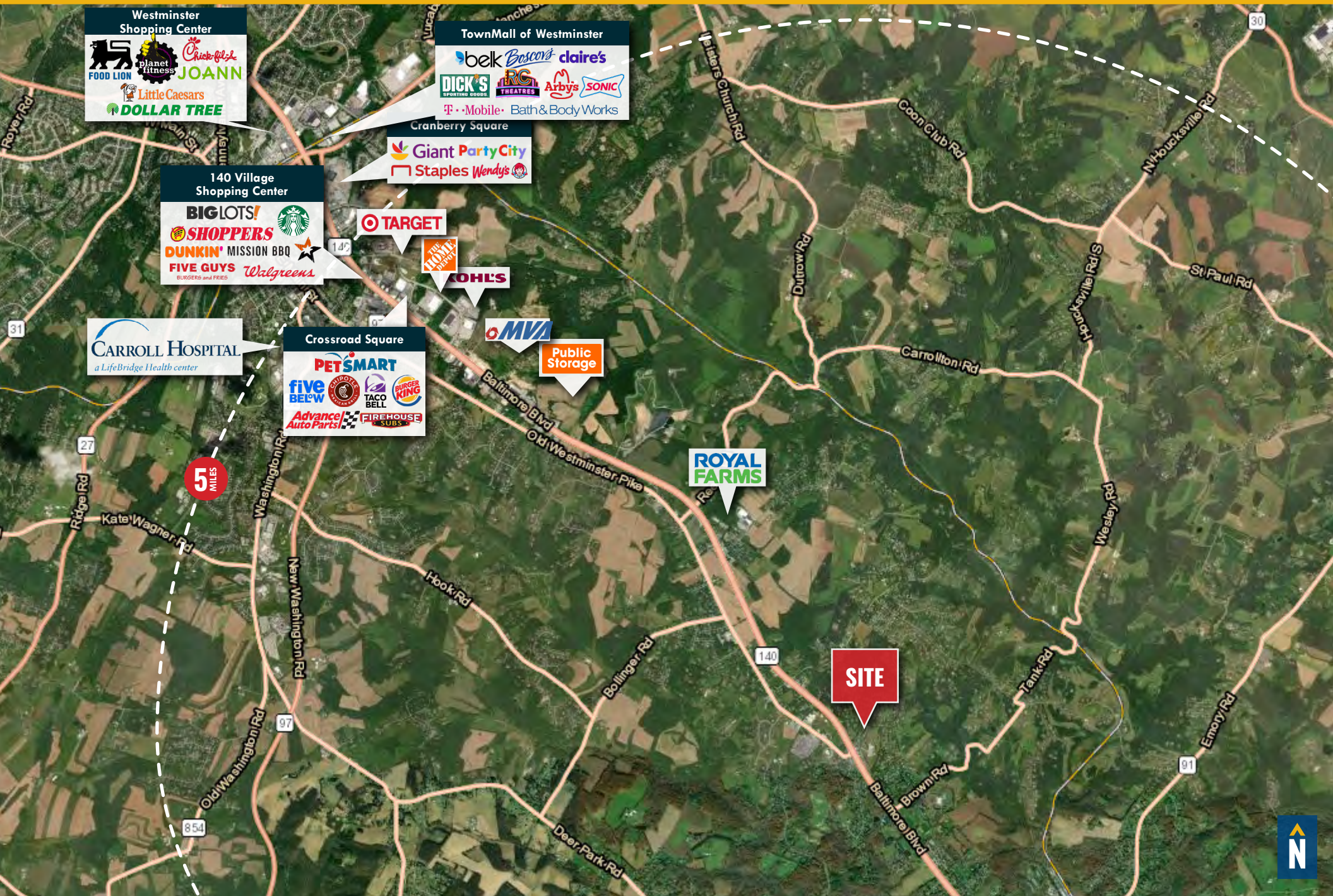
INTERIOR **PHOTOS**

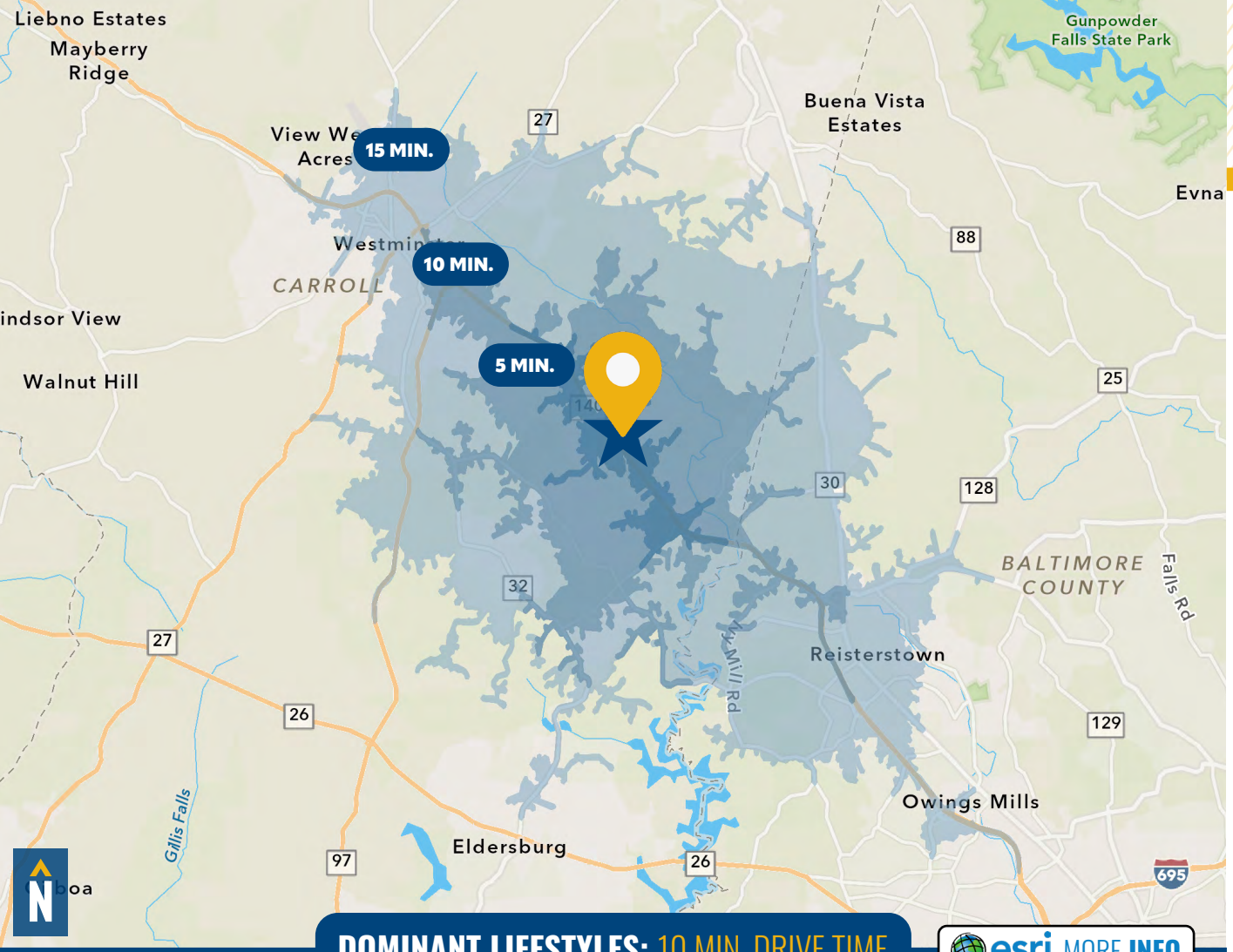






TRADE **AREA**


Westminster Shopping Center
FOOD LION
planet fitness
Chick-fil-A
JOANN
Little Caesars
DOLLAR TREE
TownMall of Westminster
belk
Boscov's
claire's
DICK'S SPORTING GOODS
RC THEATRES
Arby's
SONIC
T-Mobile
Bath & Body Works
Cranberry Square
Giant
Party City
Staples
Wendy's
140 Village Shopping Center
BIG LOTS!
SHOPPERS
DUNKIN'
MISSION BBQ
FIVE GUYS
BURGERS and FRIES
Walgreens
TARGET
THE HOME DEPOT
KOHL'S
MVA
Public Storage
CARROLL HOSPITAL
a LifeBridge Health center
Crossroad Square
PETSMART
five BELOW
CHIPOTLE MEXICAN GRILL
TACO BELL
BURGER KING
Advance Auto Parts
FIREHOUSE SUBS
ROYAL FARMS
5 MILES
SITE
Fisher's Church Rd
Coon Club Rd
N Houcksville Rd
Dutrow Rd
S Houcksville Rd
St Paul Rd
Carrollton Rd
Baltimore Blvd
Old Westminster Pike
Ridge Rd
Kate Wagner Rd
Washington Rd
New Washington Rd
Hook Rd
Bollinger Rd
Tank Rd
Wesley Rd
Emory Rd
Brown Rd
Old Washington Rd
Deer Park Rd
Royer Rd
Main St
30
31
27
140
97
91
854
N



DEMOGRAPHICS

2026

	5 MIN.	10 MIN.	15 MIN.
RESIDENTIAL POPULATION	2,204	15,901	74,301
DAYTIME POPULATION	2,019	18,112	78,289
AVERAGE HOUSEHOLD INCOME	$167,554	$150,758	$133,129
NUMBER OF HOUSEHOLDS	846	5,953	27,850
MEDIAN AGE	44.8	45.0	41.4

DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri MORE INFO

71% SAVVY SUBURBANITES



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

13% BURBS AND BEYOND



Nearly half of this population is aged 55 or above, and most households are composed of married couples without children, with incomes typically middle- to upper-tier. They tend to frequent fine dining establishments.

7% LEGACY HILLS



Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

FULL DEMOS REPORT

FOR MORE INFO
CONTACT:



DENNIS BOYLE, SIOR
SENIOR VICE PRESIDENT
443.798.9339
DBOYLE@mackenziecommercial.com



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400
10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044

OFFICES IN: ANNAPOLIS, MD | BALTIMORE, MD | BEL AIR, MD | COLUMBIA, MD | LUTHERVILLE, MD | CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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.