



STANDALONE RETAIL END CAP

2410 E JOPPA RD | BALTIMORE, MARYLAND 21234

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Current dry cleaning location
- Located in Royal Village North next to Royal Farms
- High visibility location with frontage on E Joppa Rd and Old Harford Road with entrances/exits on both sides
- Close proximity to Perring Plaza, Satyr Hill Shopping Center and North Plaza Shopping Center
- Easy access to I-695 and I-95

AVAILABLE SPACE:

1,940 SF ±

BUILDING SIZE:

5,000 SF ±

LOT SIZE:

0.64 ACRES ±

YEAR BUILT:

1990

PARKING:

5.60/1,000 SF

ZONING:

BL

RENTAL RATE:

NEGOTIABLE



LOCAL BIRDSEYE



North Plaza Shopping Center



JERRY'S

**HARFORD HILLS
ELEMENTARY SCHOOL**

SITE

32,830 AADT
PERRING PKWY
41

695

22,270 AADT
E JOPPA RD

11,155 AADT
OLD HARFORD RD

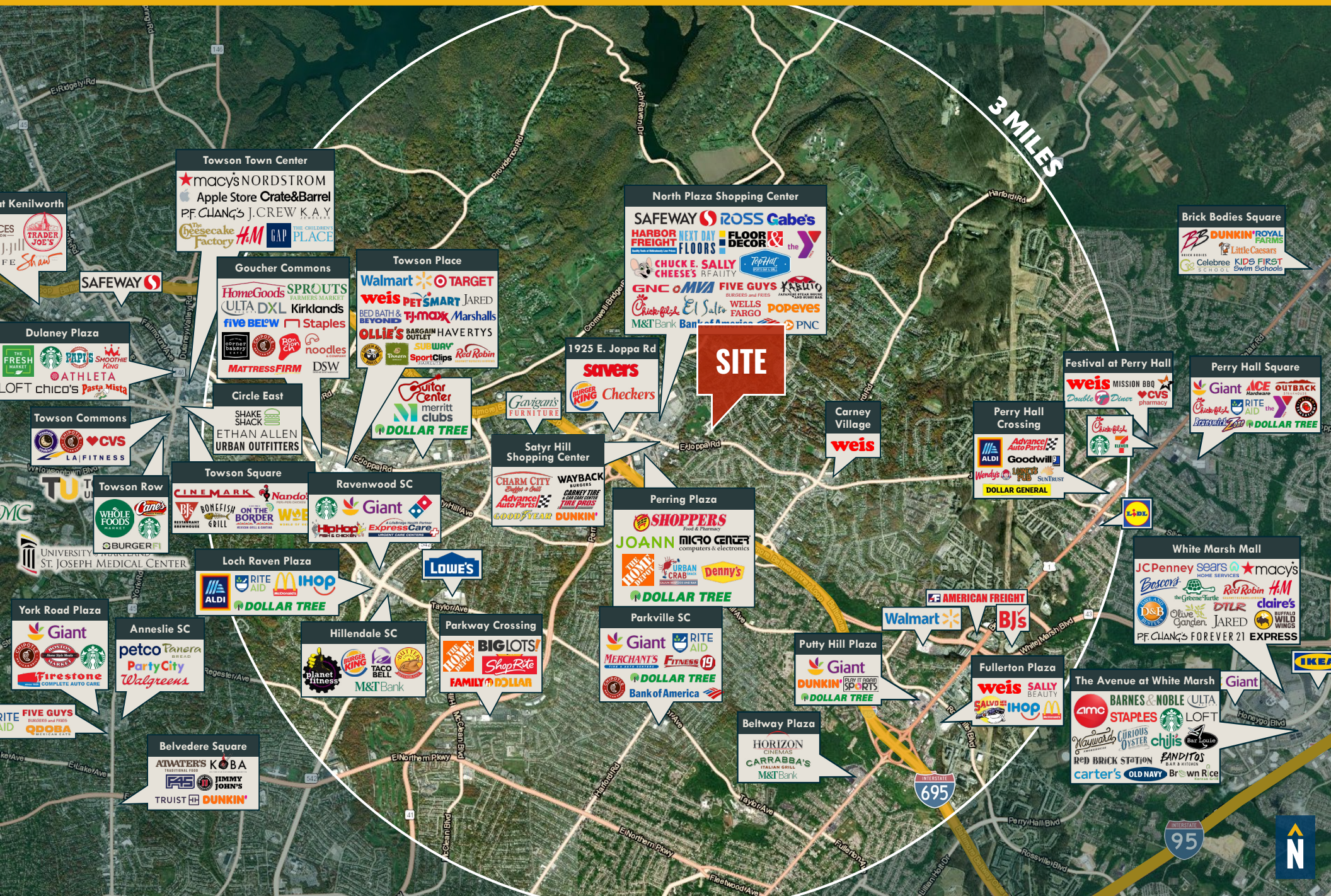
Perring Plaza



Satyr Hill Shopping Center



MARKET AERIAL



DEMOGRAPHICS

2026



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



13,723

70,415

203,560

DAYTIME POPULATION



22,744

132,454

397,740

AVERAGE HOUSEHOLD INCOME



\$106,799

\$113,658

\$117,281

NUMBER OF HOUSEHOLDS



11,748

61,541

162,944

MEDIAN AGE

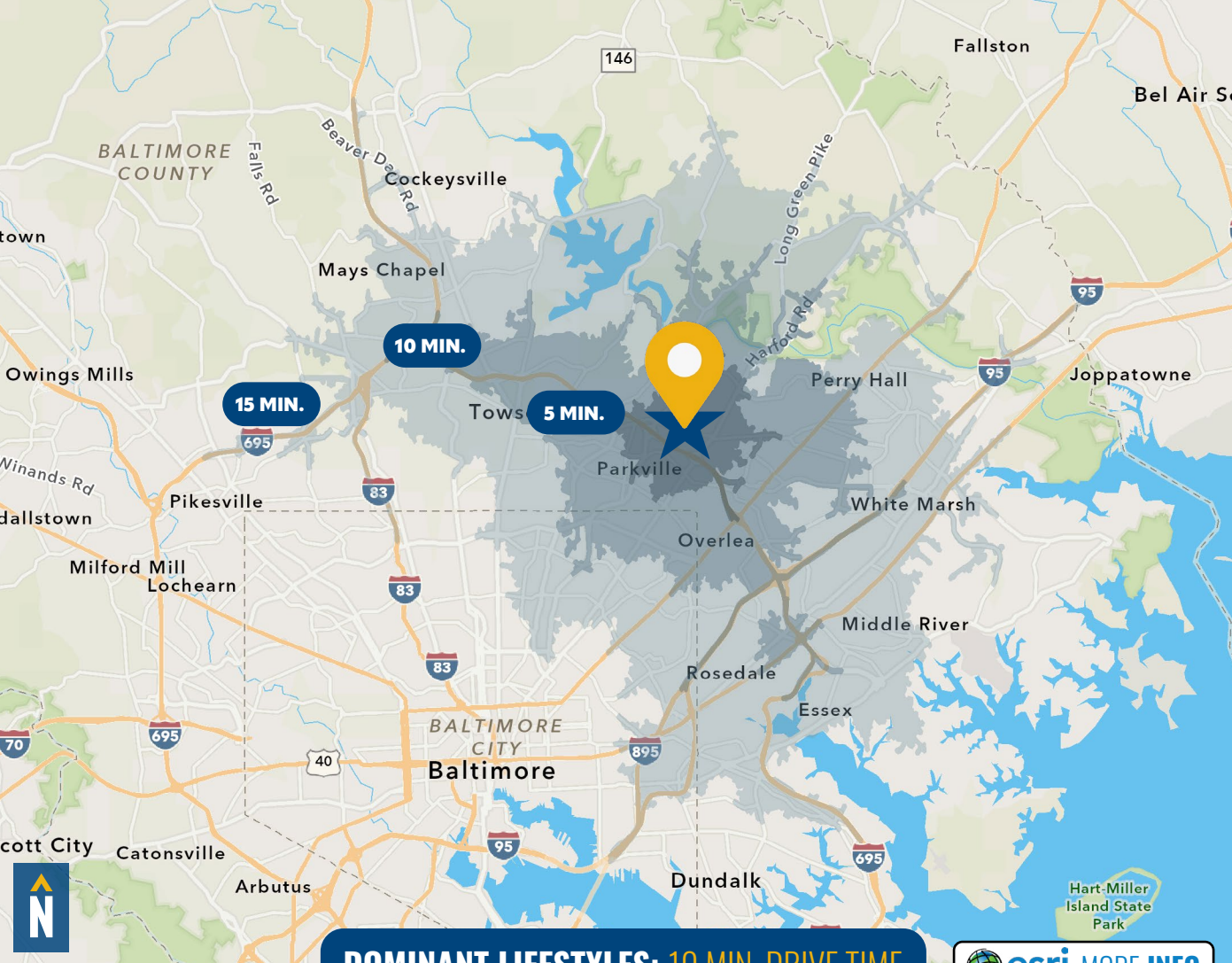


40.2

40.1

40.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri MORE INFO

12%

CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

11%

SAVVY
SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

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.

8%

MODERATE
METROS



MEDIAN

AGE: 38.1

HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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