



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



**HARFORD COUNTY**  
**AIRPARK**

# FOR LEASE

 Harford County, Maryland

# HARFORD COUNTY AIRPARK

3538 ALDINO ROAD | CHURCHVILLE, MARYLAND 21028

## AVAILABLE

Ten 10,000 sf proposed buildings

## BUILDING DIMENSIONS

100' x 100'

## RENTAL RATE

\$9.50/sf, NNN

## HIGHLIGHTS

- ▶ Ten 10,000 square foot flex buildings to be built
- ▶ Ideal for companies that work on APG in the Aeronautical field
- ▶ Convenient location to Aberdeen Proving Ground and Interstate I-95
- ▶ Build-to-Suit opportunities available



COMMERCIAL REAL ESTATE SERVICES, LLC

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# SITE MAP

HARFORD COUNTY AIRPARK | 3538 ALDINO ROAD | CHURCHVILLE, MARYLAND 21028

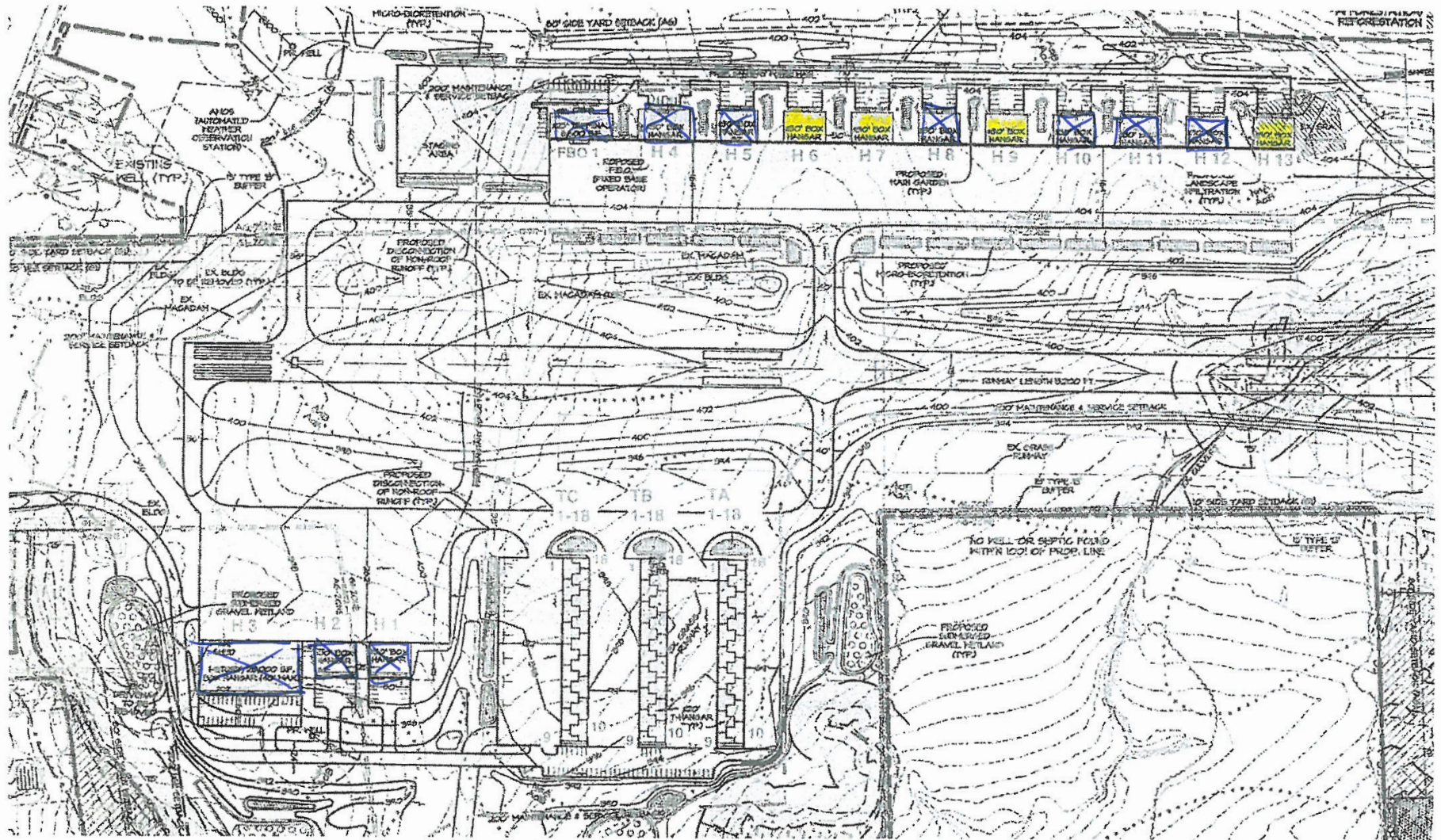


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# SITE PLAN

HARFORD COUNTY AIRPARK | 3538 ALDINO ROAD | CHURCHVILLE, MARYLAND 21028



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# LOCATION

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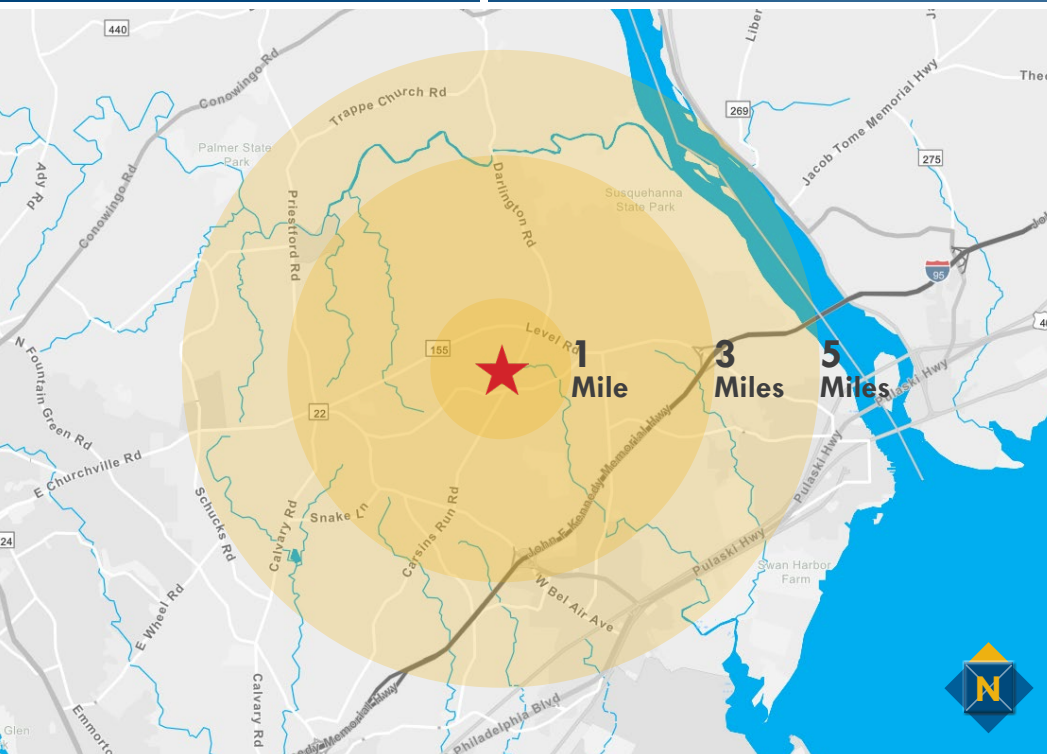


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# DEMOGRAPHICS

HARFORD COUNTY AIRPARK | 3538 ALDINO ROAD | CHURCHVILLE, MARYLAND 21028



<p><b>RESIDENTIAL POPULATION</b></p> <p><b>338</b> 1 MILE</p> <p><b>3,372</b> 3 MILES</p> <p><b>18,531</b> 5 MILES</p>	<p><b>NUMBER OF HOUSEHOLDS</b></p> <p><b>264</b> 1 MILE</p> <p><b>2,732</b> 3 MILES</p> <p><b>14,557</b> 5 MILES</p>	<p><b>AVERAGE HH SIZE</b></p> <p><b>2,39</b> 1 MILE</p> <p><b>2,56</b> 3 MILES</p> <p><b>2,61</b> 5 MILES</p>	<p><b>MEDIAN AGE</b></p> <p><b>51.5</b> 1 MILE</p> <p><b>50.3</b> 3 MILES</p> <p><b>42.9</b> 5 MILES</p>
<p><b>AVERAGE HH INCOME</b></p> <p><b>\$105,389</b> 1 MILE</p> <p><b>\$107,244</b> 3 MILES</p> <p><b>\$96,113</b> 5 MILES</p>	<p><b>EDUCATION (COLLEGE+)</b></p> <p><b>35.1%</b> 1 MILE</p> <p><b>42.4%</b> 3 MILES</p> <p><b>40.3%</b> 5 MILES</p>	<p><b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b></p> <p><b>89.5%</b> 1 MILE</p> <p><b>94.6%</b> 3 MILES</p> <p><b>95.3%</b> 5 MILES</p>	<p><b>DAYTIME POPULATION</b></p> <p><b>1,105</b> 1 MILE</p> <p><b>5,820</b> 3 MILES</p> <p><b>32,627</b> 5 MILES</p>

**45.2%**  
COMFORTABLE EMPTY NESTERS  
2 MILES

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Residents in this segment are older, with nearly half of all householders aged 55 or older. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living.

**2.52**  
AVERAGE HH SIZE

**48.0**  
MEDIAN AGE

**\$75,000**  
MEDIAN HH INCOME

**30.3%**  
SAVVY SUBURBANITES  
2 MILES

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Residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

**17.5%**  
PLEASANTVILLE  
2 MILES

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Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

**7.1%**  
MIDLIFE CONSTANTS  
2 MILES

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Residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities.

**2.31**  
AVERAGE HH SIZE

**47.0**  
MEDIAN AGE

**\$53,200**  
MEDIAN HH INCOME