

FOR LEASE

Baltimore County, MD

MILFORD MILL CENTER

3600 MILFORD MILL ROAD

WINDSOR MILL, MARYLAND 21244



Sean Langford

☎ 443.573.3218

✉ slangford@mackenziecommercial.com

John Schultz

☎ 410.494.4894

✉ jschultz@mackenziecommercial.com

John Harrington

☎ 410.494.4863

✉ jharrington@mackenziecommercial.com

Tim Harrington

☎ 410.494.4881

✉ timharrington@mackenziecommercial.com

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

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CONCEPTUAL SITE PLAN 'A'

- ▶ 11,564 sf (divisible)
- ▶ 12,420 sf (divisible)

CONCEPTUAL SITE PLAN 'B'

- ▶ 8,280 sf (divisible)
- ▶ 25,000 sf ± (divisible)

ZONING

BL CCC - Business Local
(Commercial, Community Core District)

TRAFFIC COUNT

39,261 AADT (Liberty Rd/Rt. 26)

HIGHLIGHTS

- ▶ New retail development coming to Baltimore County's busy Liberty Rd commercial corridor
- ▶ Signalized intersection with multiple points of ingress/egress
- ▶ Center fronted by a new Royal Farms gas/convenience store
- ▶ Quick and easy access to I-695
- ▶ Highly trafficked Liberty Road location: 39,261 cars per day
- ▶ Densely populated trade area



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CONCEPTUAL SITE PLAN 'A'

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CONCEPTUAL SITE PLAN 'B'

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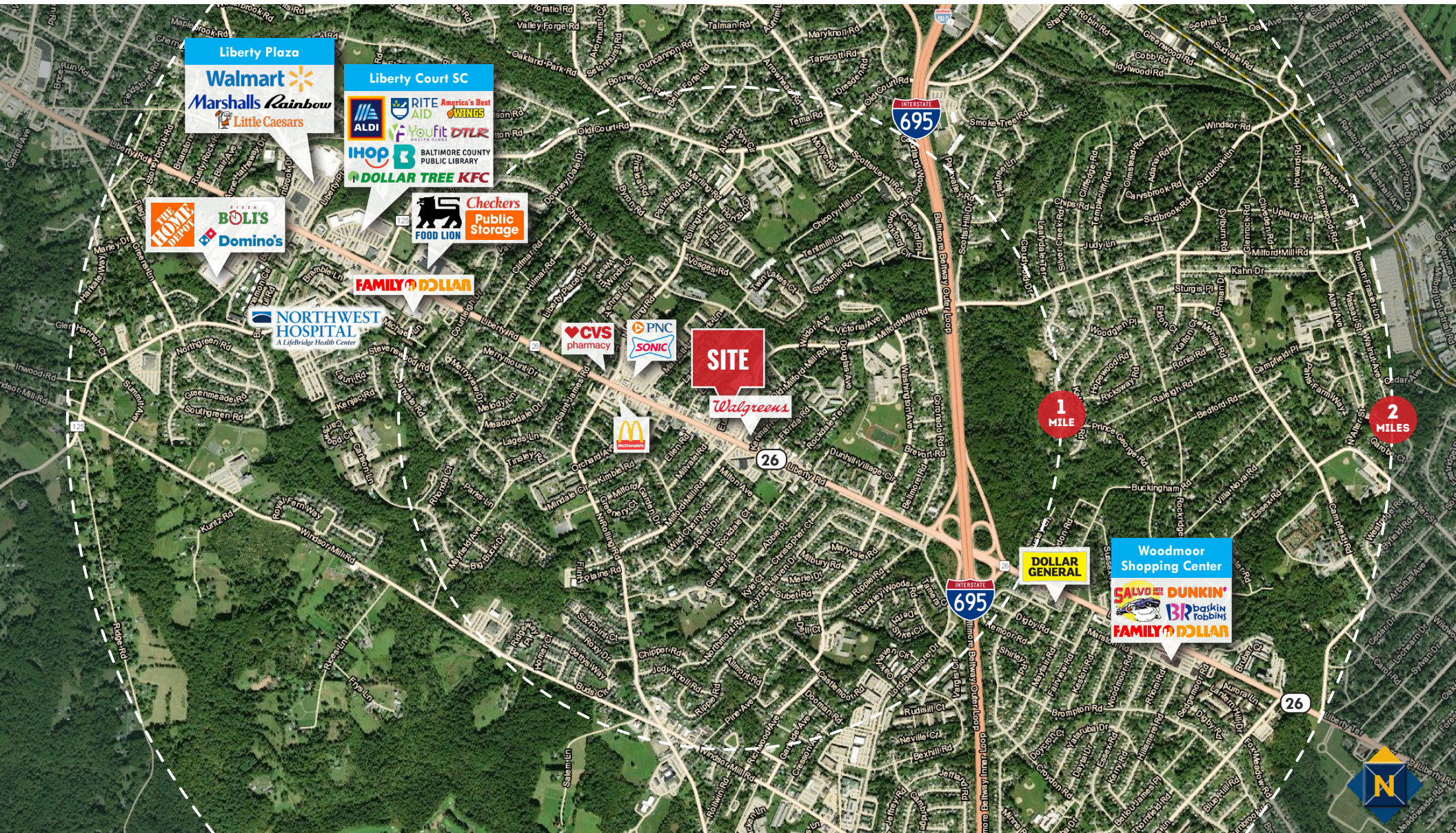


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TRADE AREA

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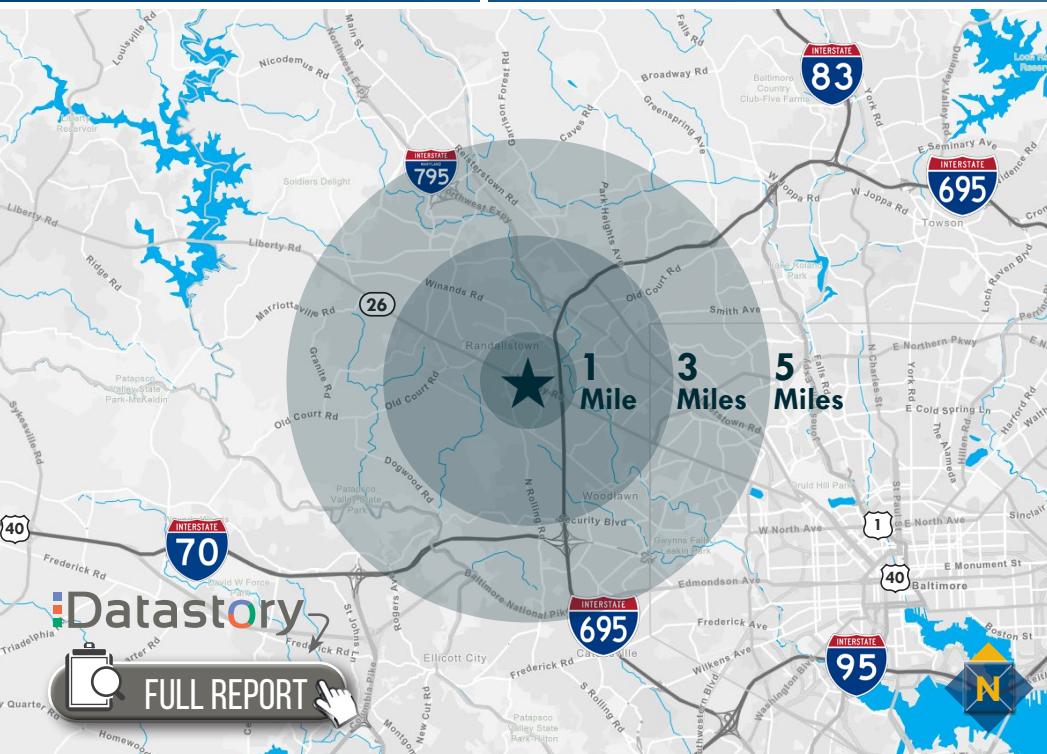
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LOCATION / DEMOGRAPHICS (2021)

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Datastory

FULL REPORT

RESIDENTIAL POPULATION

17,644
1 MILE
100,092
3 MILES
263,365
5 MILES

NUMBER OF HOUSEHOLDS

6,670
1 MILE
39,529
3 MILES
106,922
5 MILES

AVERAGE HH SIZE

2.60
1 MILE
2.49
3 MILES
2.48
5 MILES

MEDIAN AGE

38.7
1 MILE
40.9
3 MILES
40.3
5 MILES

AVERAGE HH INCOME

\$82,924
1 MILE
\$90,722
3 MILES
\$93,205
5 MILES

EDUCATION (COLLEGE+)

59.3%
1 MILE
65.2%
3 MILES
66.5%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.4%
1 MILE
93.6%
3 MILES
93.4%
5 MILES

DAYTIME POPULATION

13,952
1 MILE
100,254
3 MILES
256,934
5 MILES

23%

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

22%

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

16%

FAMILY FOUNDATIONS

2 MILES

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.71
AVERAGE HH SIZE
39.6
MEDIAN AGE
\$43,100
MEDIAN HH INCOME

LEARN MORE

13%

PLEASANTVILLE

2 MILES

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.

2.88
AVERAGE HH SIZE
42.6
MEDIAN AGE
\$92,900
MEDIAN HH INCOME

LEARN MORE



SEAN LANGFORD

VICE PRESIDENT
MACKENZIE RETAIL, LLC

443.573.3218

SLANGFORD@MACKENZIECOMMERCIAL.COM

JOHN SCHULTZ

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4894

JSCHULTZ@MACKENZIECOMMERCIAL.COM

JOHN HARRINGTON

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4863

JHARRINGTON@MACKENZIECOMMERCIAL.COM

TIM HARRINGTON

REAL ESTATE ADVISOR
MACKENZIE RETAIL, LLC

410.494.4855

TIMHARRINGTON@MACKENZIECOMMERCIAL.COM

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