



7257 PARKWAY DRIVE

HANOVER, MD 21076

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Excellent visibility from Route 100
- Building signage with visibility on Route 100 available for tenants over 4,000 sf
- LED lighting throughout
- Local landlord, professional management
- Plug and play

AVAILABLE:

SUITE 150: 8,459 SF
SUITE 200: 1,653 SF
SUITE 210: 1,312 SF
SUITE 230: 1,464 SF
SUITE 250: 1,523 SF
SUITE 260: 1,401 SF

PARKING RATIO:

3.4/1,000

ZONING:

W1

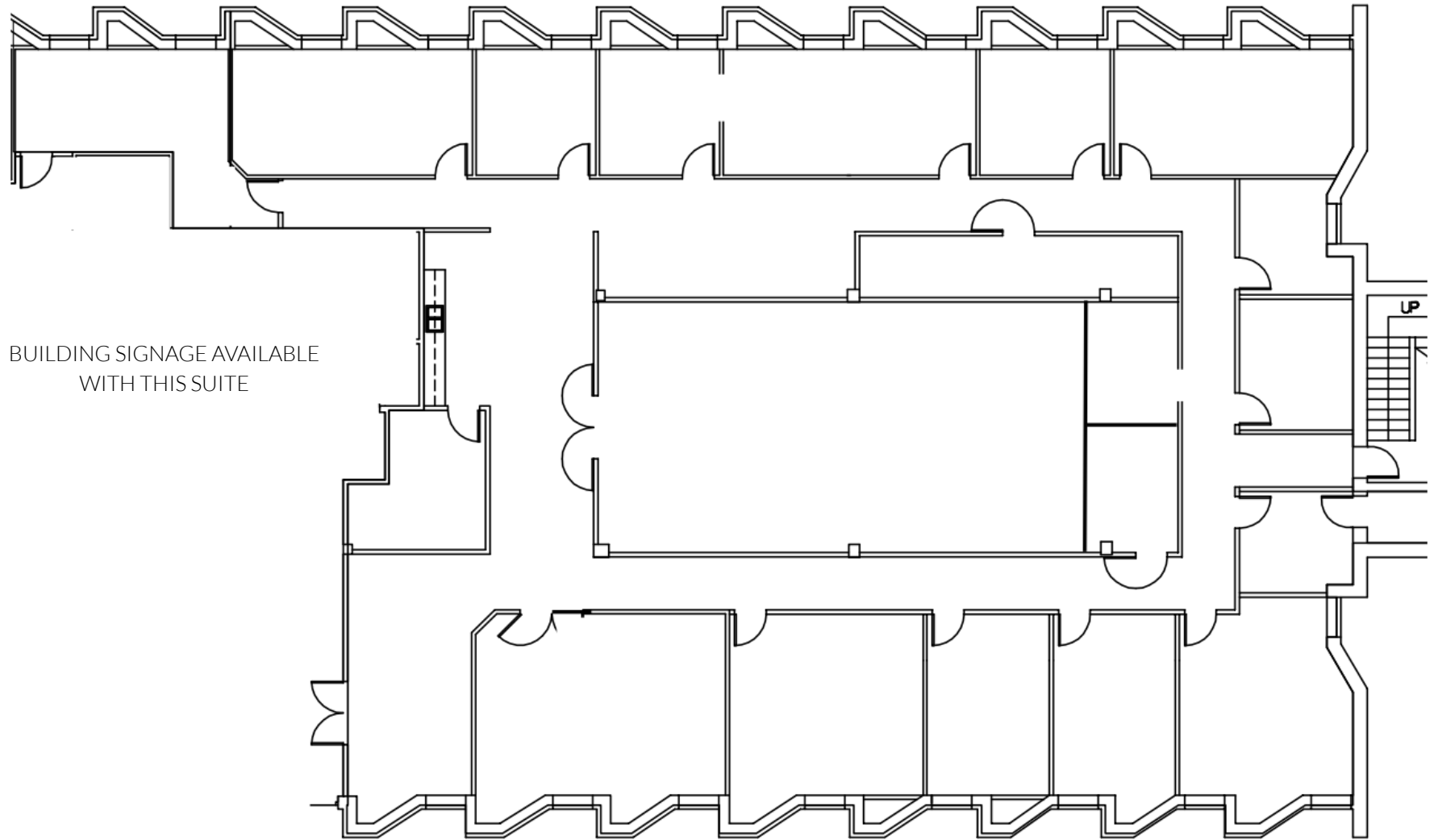
RENTAL RATE:

AVAILABLE UPON REQUEST



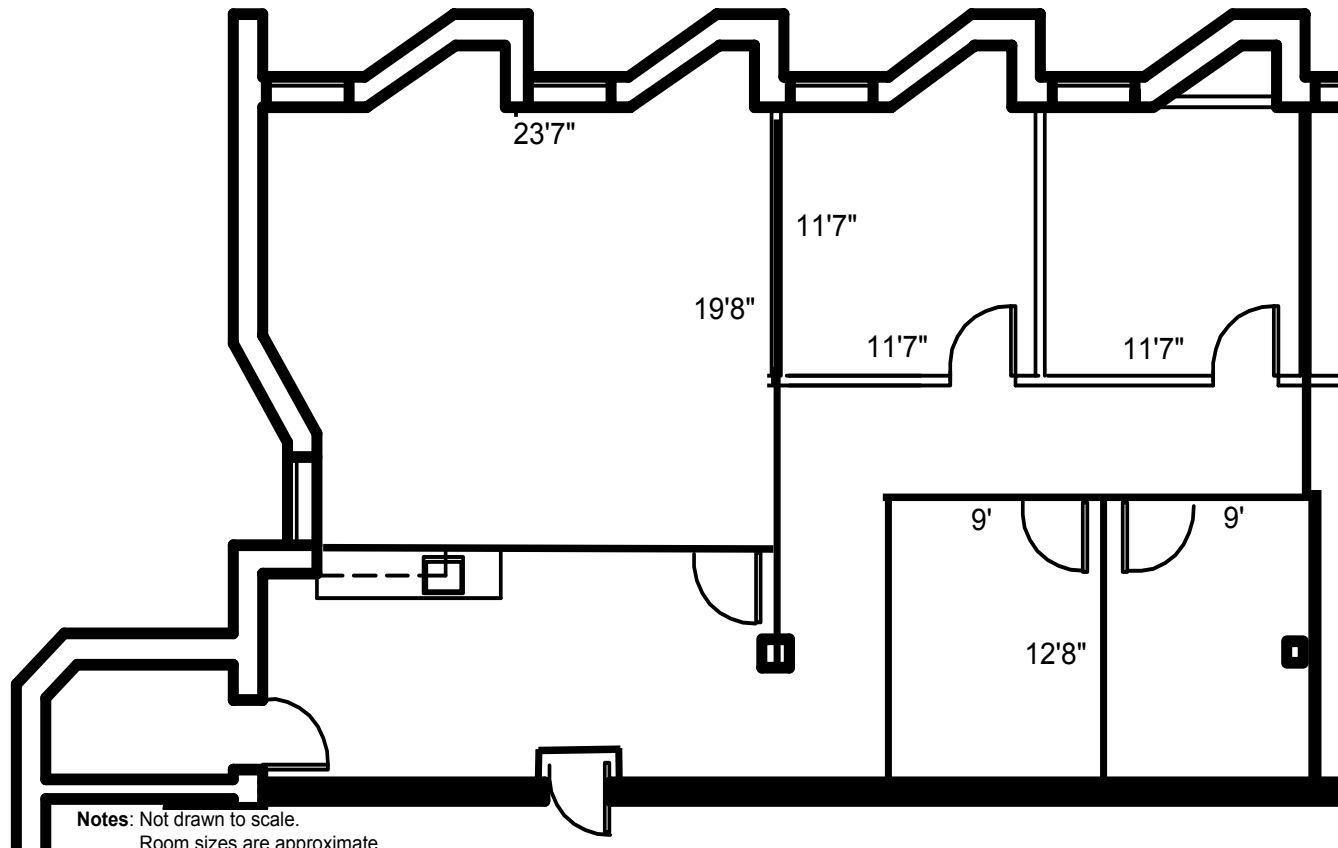
FLOOR PLAN

SUITE 150: 8,459 SF



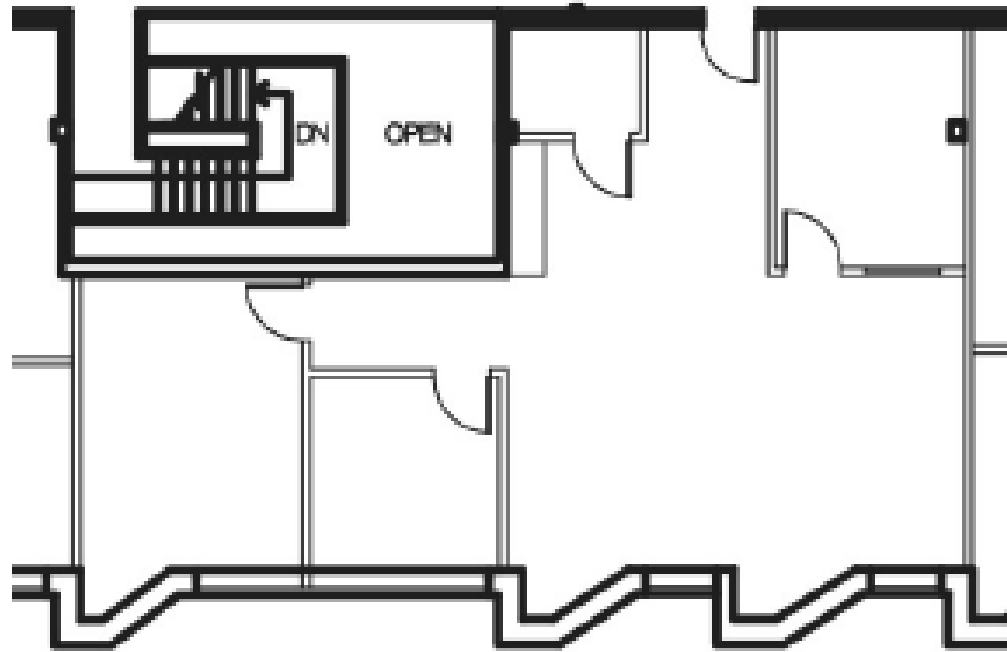
FLOOR PLAN

SUITE 200: 1,653 SF



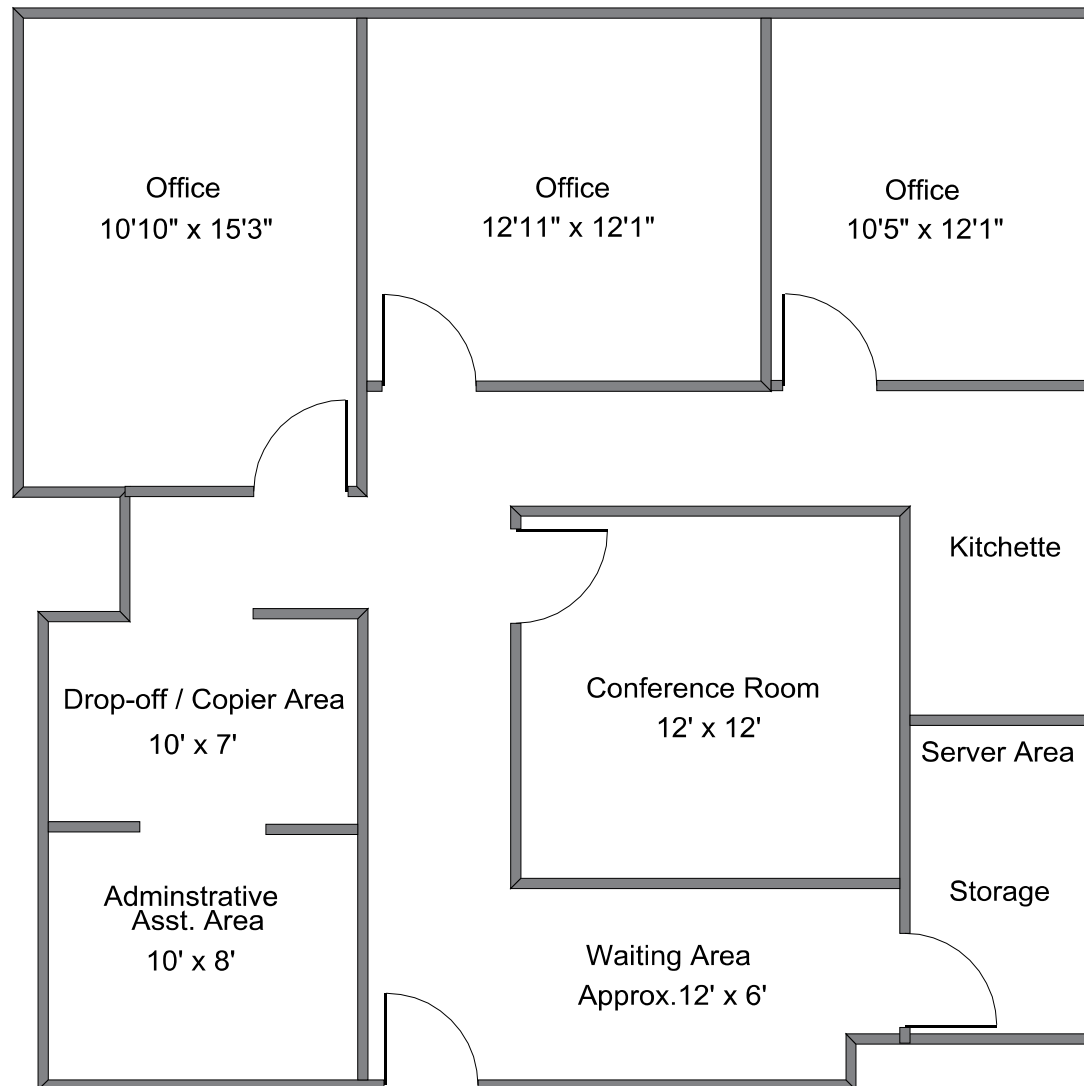
FLOOR PLAN

SUITE 210: 1,312 SF



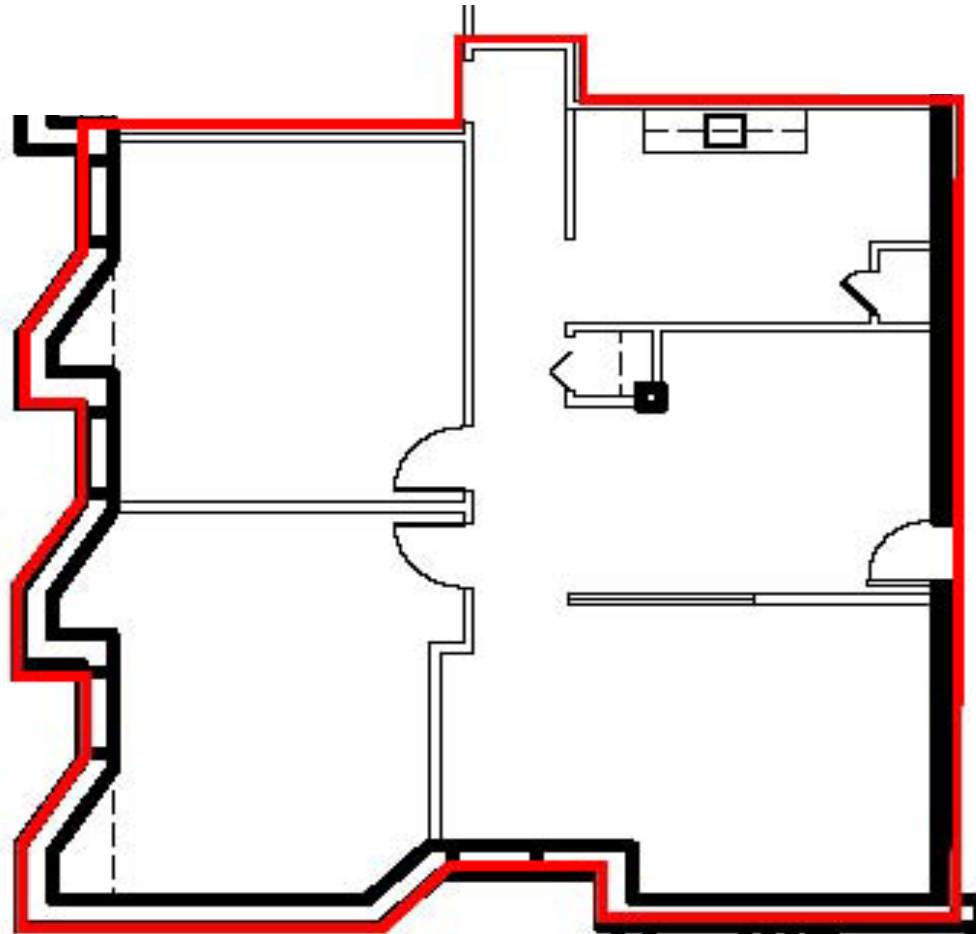
FLOOR PLAN

SUITE 230: 1,464 SF



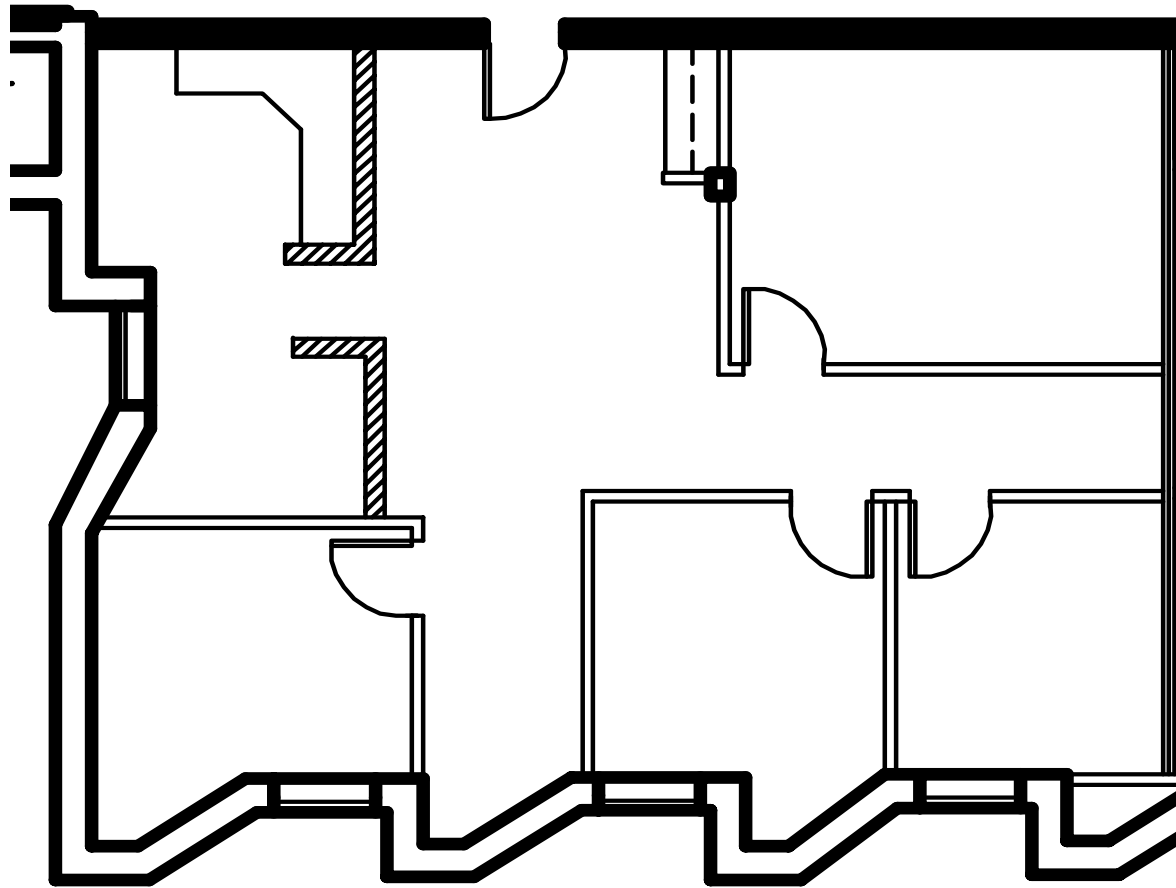
FLOOR PLAN

SUITE 250: 1,523 SF



FLOOR PLAN

SUITE 260: 1,401 SF



DEMOGRAPHICS

2026



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



41

9,633

102,871

DAYTIME POPULATION



1,892

13,399

110,688

AVERAGE HOUSEHOLD INCOME



\$174,316

\$172,131

\$176,285

NUMBER OF HOUSEHOLDS



24

3,572

38,039

MEDIAN AGE

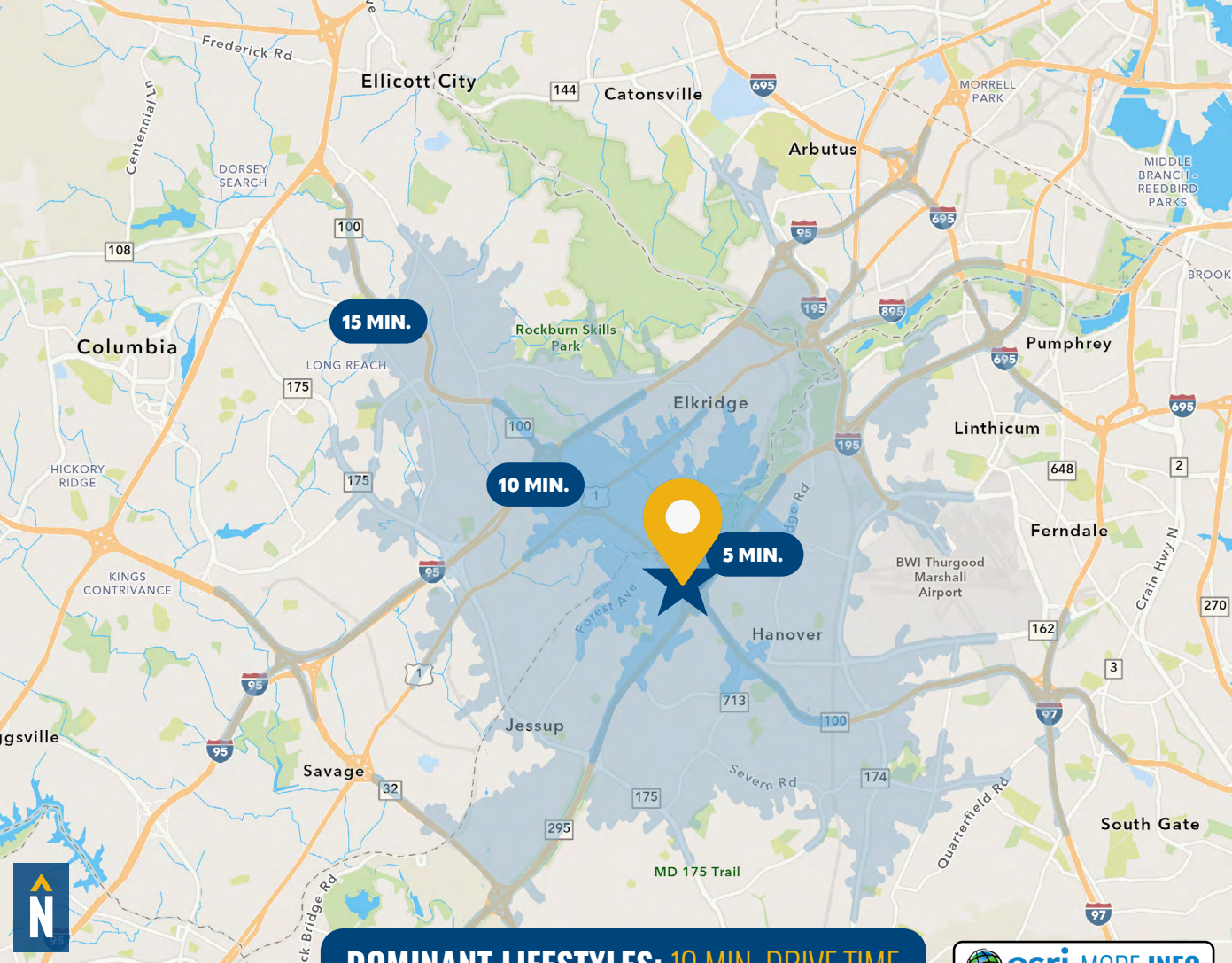


40.8

35.9

37.6

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[esri MORE INFO](#)

72%

MODERN MINDS

MEDIAN

AGE: 34.6

HH INCOME: \$91,039



Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

15%

PROFESSIONAL PRIDE

MEDIAN

AGE: 38.6

HH INCOME: \$187,750



Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

7%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

LOCAL BIRDSEYE



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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