



7564 MAIN STREET

SYKESVILLE, MARYLAND 21784

FOR
LEASE



**2ND STORY
OFFICE SPACE ON
MAIN STREET**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Open floorplan featuring plenty of light
- Second story office space
- Large conference room
- Two bathrooms and a kitchenette
- Great location in the center of downtown Sykesville, on Main Street
- Abundant parking
- Close proximity to I-70

AVAILABLE SPACE:

2,300 SF ±

FLOORS:

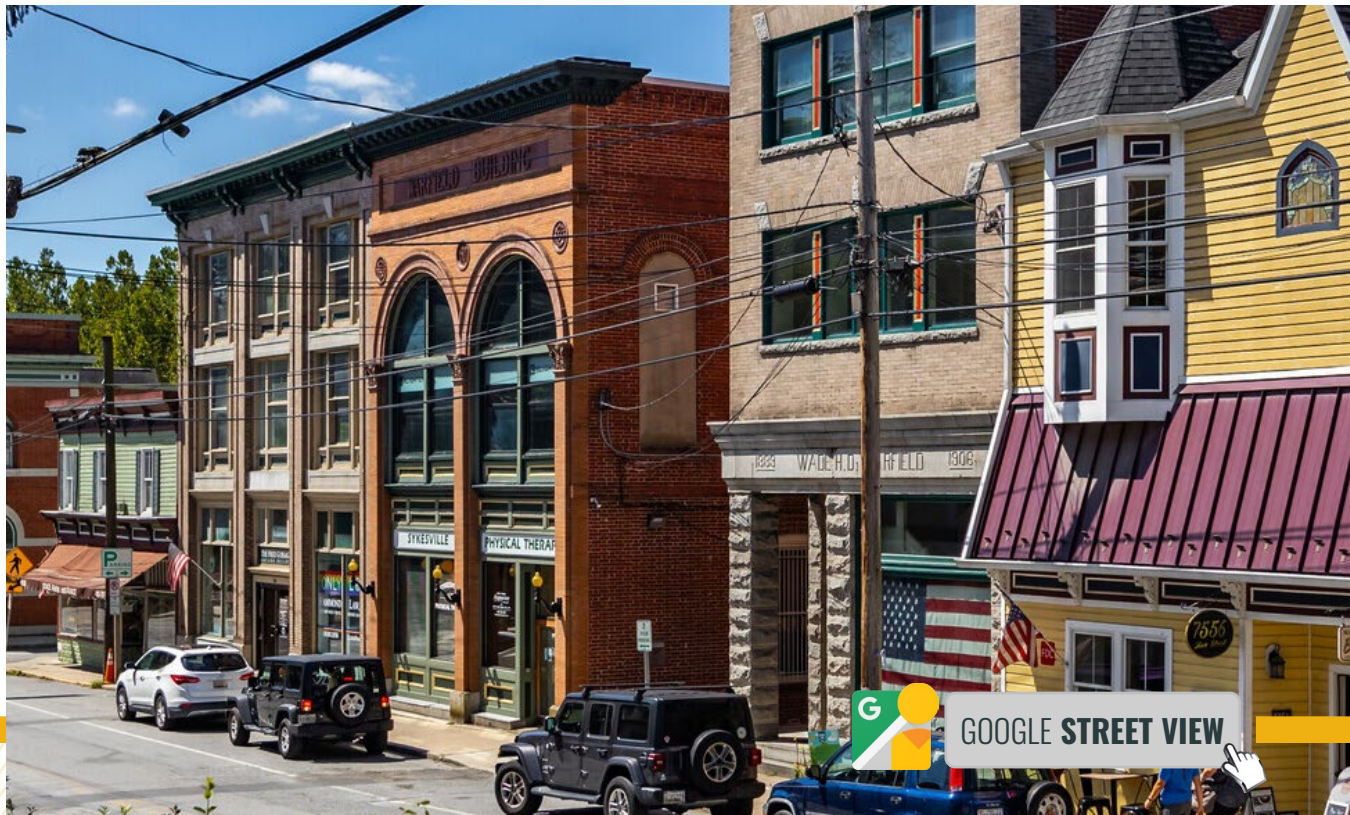
2

ZONING:

LOCAL BUSINESS

RENTAL RATE:

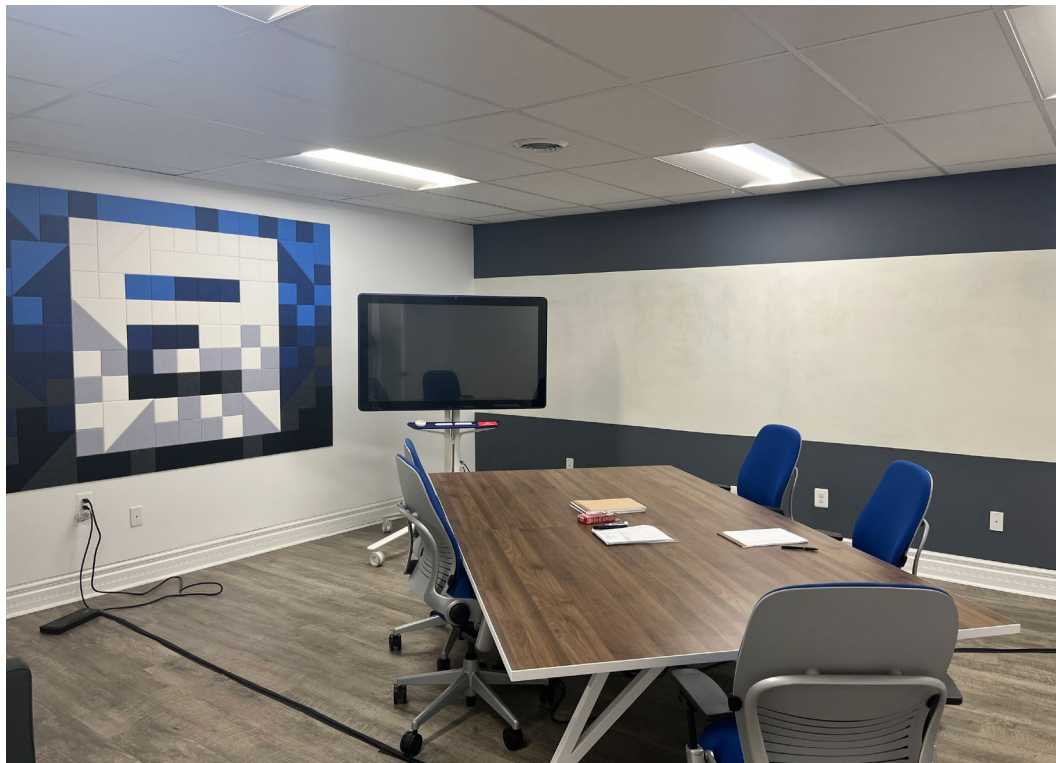
\$17.50 PSF, MG



INTERIOR PHOTOS



ADDITIONAL PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,903

10,396

21,090

DAYTIME POPULATION



3,037

17,193

37,918

AVERAGE HOUSEHOLD INCOME



\$149,030

\$182,432

\$193,897

NUMBER OF HOUSEHOLDS



1,569

8,376

16,098

MEDIAN AGE

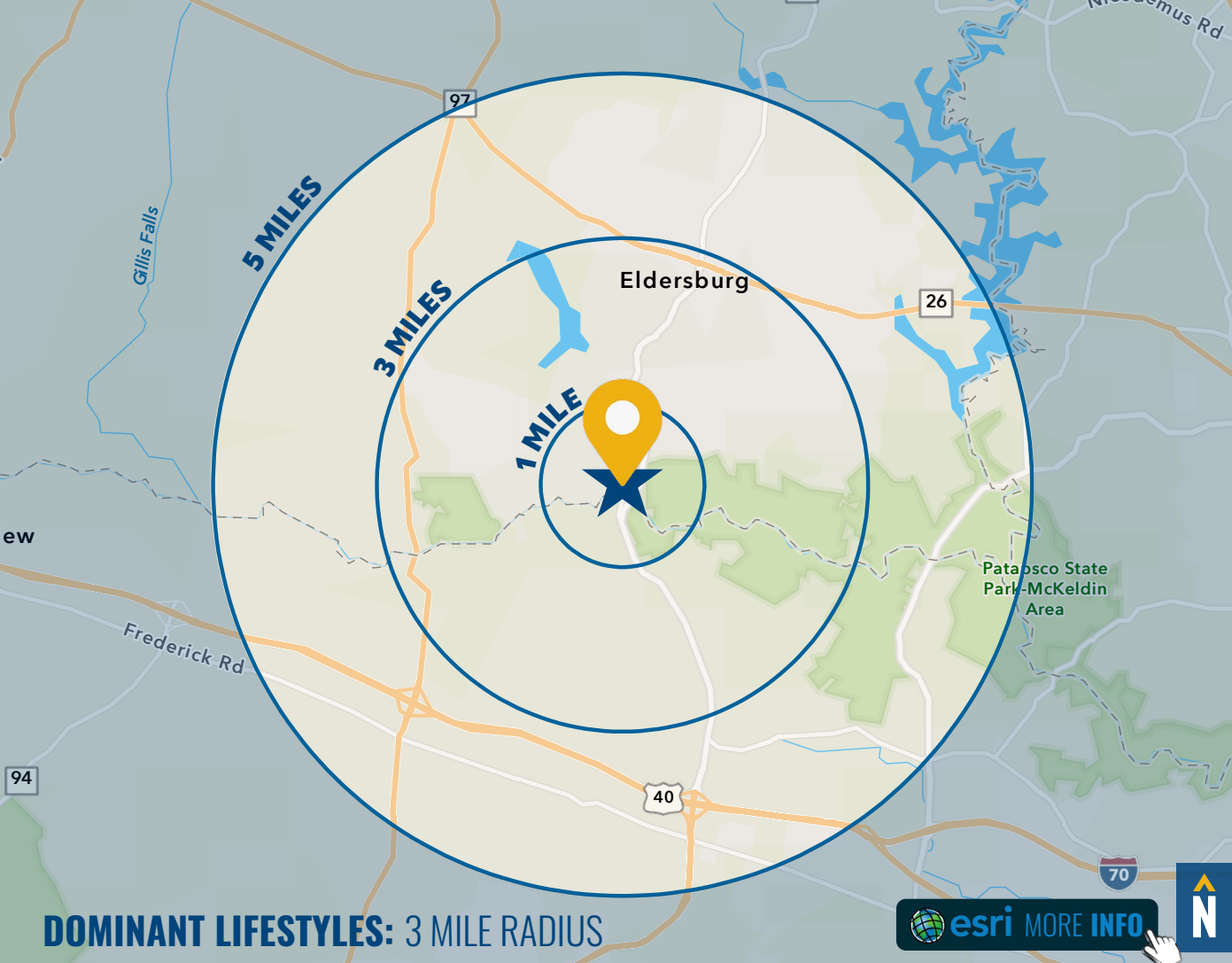


41.5

40.9

42.3

FULL DEMOS REPORT



19%
SAVVY
SUBURBANITES



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

Median Age: **45.1**
Median Household Income: **\$108,700**

16%
WORKDAY
DRIVE



Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers.

Median Age: **37.0**
Median Household Income: **\$90,500**

12%
PROFESSIONAL
PRIDE



Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours.

Median Age: **40.8**
Median Household Income: **\$138,100**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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