



QUARTERFIELD STATION

7704 QUARTERFIELD ROAD | GLEN BURNIE, MARYLAND 21061

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

AVAILABLE:

SUITE I: 2,704 SF

BUILDING SIZE:

22,372 SF ±

LOT SIZE:

2.52 ACRES ±

ZONING:

C1 (COMMERCIAL - LOCAL)

HIGHLIGHTS:

- Great visibility on and immediate access to Quarterfield Road with building and pylon signage available
- Minutes to I-97 and Rt. 100
- Within a 30 minute drive time of a population of 1,719,063
- The Grill at Quarterfield Station: On-Site Restaurant
- 2 miles from UM Baltimore Washington Medical Center

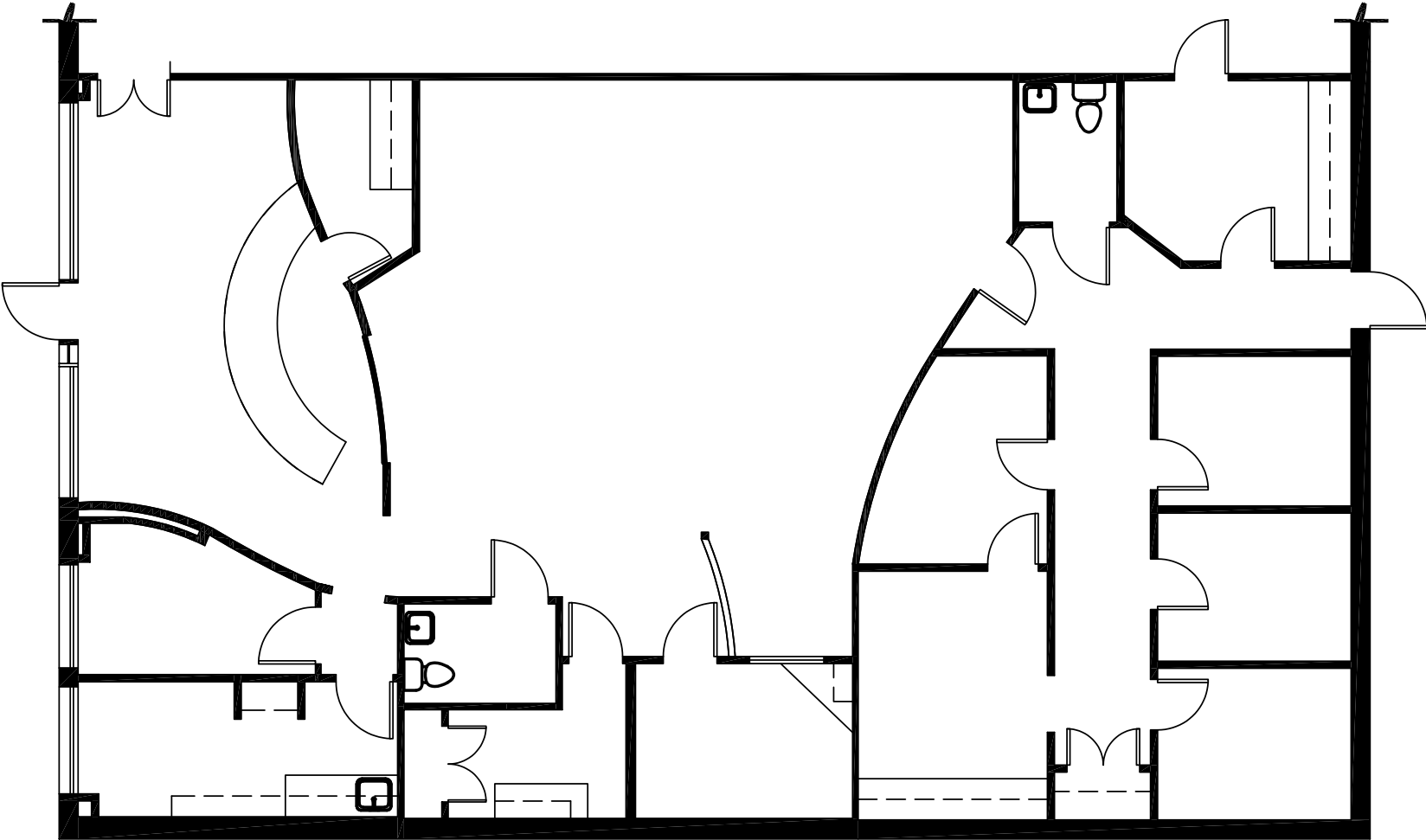
EXISTING TENANTS:

- The Grill at Quarterfield
- EndoCentre
- LifeForce Chiropractor
- Clearway Pain Management (Coming 2024, Under Construction)

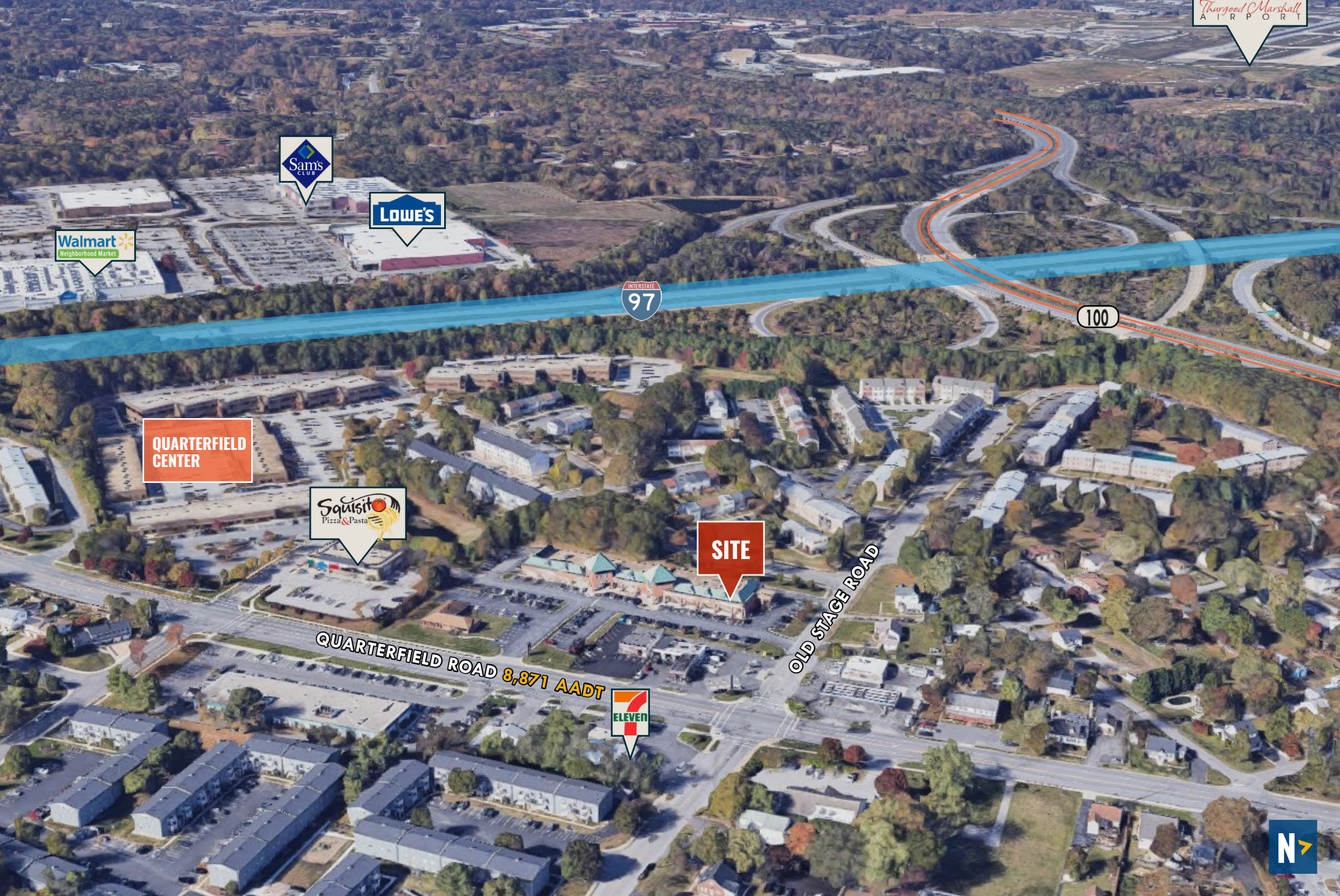


FLOOR PLAN

Suite I: 2,704 sf



LOCAL BIRDSEYE



QUARTERFIELD CENTER



SITE

QUARTERFIELD ROAD 8,871 AADT



OLD STAGE ROAD



LOCAL BIRDSEYE



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,394

41,210

90,681

DAYTIME POPULATION



11,579

90,022

199,488

AVERAGE HOUSEHOLD INCOME



\$104,062

\$117,543

\$130,919

NUMBER OF HOUSEHOLDS



5,411

34,168

74,603

MEDIAN AGE

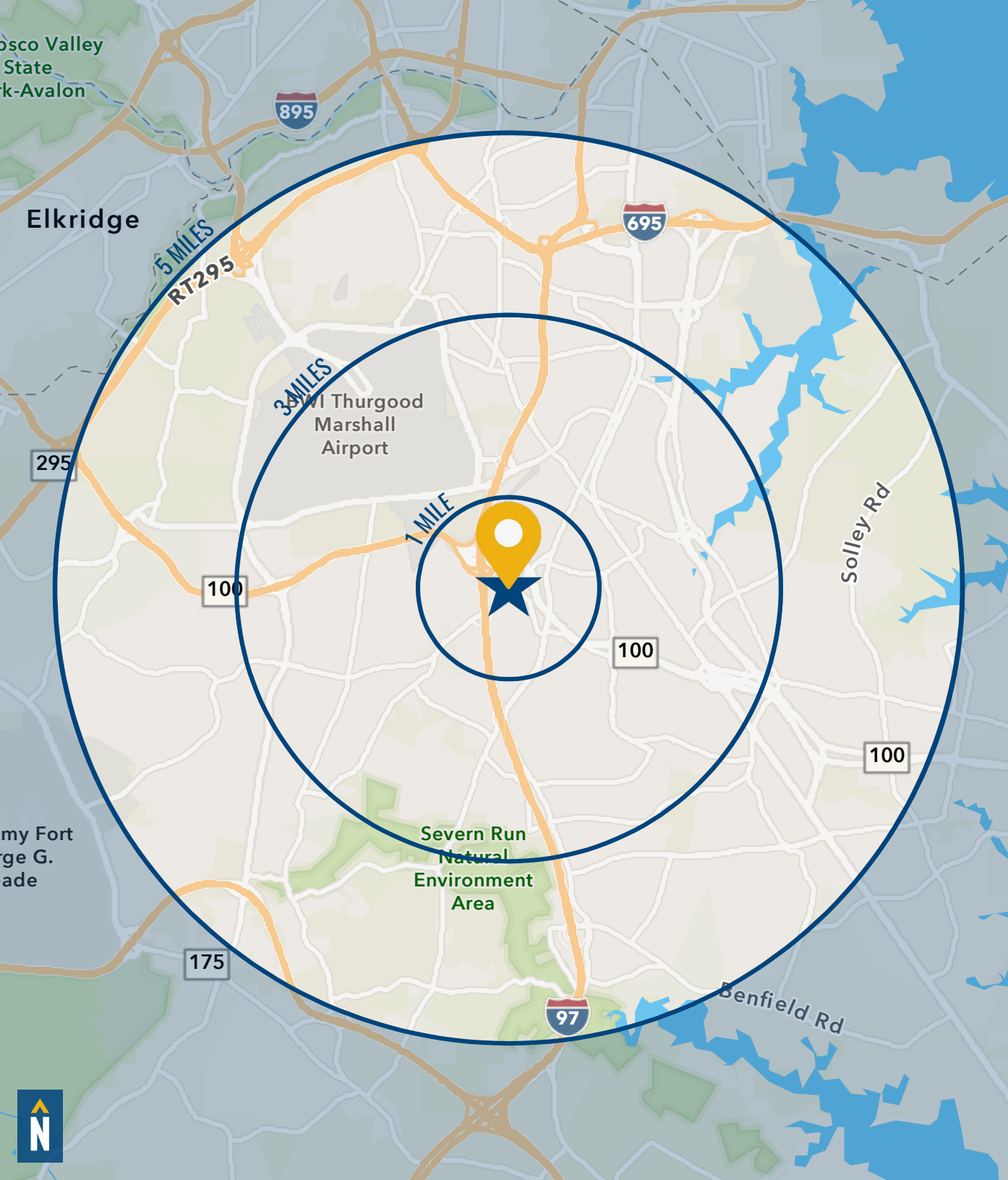


37.6

38.9

39.0

[FULL DEMOS REPORT](#)



FOR MORE INFO CONTACT:



CHRIS BENNETT
EXECUTIVE VICE PRESIDENT & PRINCIPAL

410.953.0352
CBENNETT@mackenziecommercial.com



MORGAN WIMBROW
REAL ESTATE ADVISOR

410.494.4846
MWIMBROW@mackenziecommercial.com

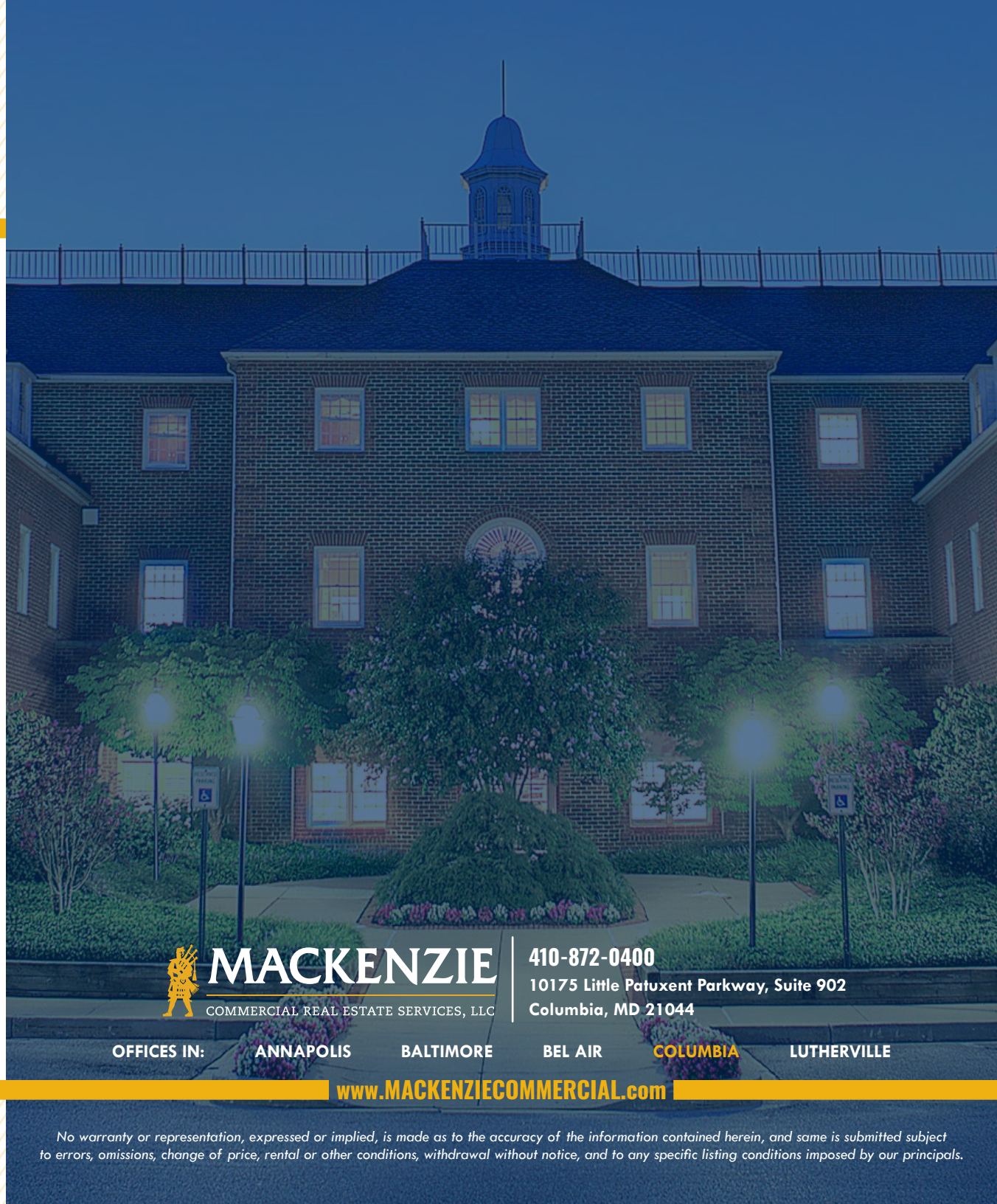


GINNY VERNICK
VICE PRESIDENT

410.953.0368
GVERNICK@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.