

FOR LEASE

Anne Arundel County, MD

LOT SIZE

.727 Acres ±

BUILDING SIZE

3,743 sf ±

ZONING

C1 (Local Commercial District)

C2 (Commercial Office District)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ .727 Acre ± commercially zoned building/pad site at the entrance to Quarterfield Station
- ▶ Great visibility with over 165 feet of frontage on Rt. 174
- ▶ Ingress and egress on Quarterfield Road/ Rt. 174
- ▶ Easy access to Rt. 3, Rt. 100, Rt. 2, Rt. 10 and I-97
- ▶ Ample parking
- ▶ Permitted C1 uses include bank, barbershop, convenience, general office, medical, restaurant, specialty retail, gym, salon, shipping store
- ▶ Join The Grill at Quarterfield Station, Life Force Chiropractic, Maryland Plastic Surgery and Endocentre at Quarterfield Station



STREET VIEW

STAND ALONE OFFICE/RETAIL/PAD SITE @ QUARTERFIELD STATION

7706 QUARTERFIELD ROAD | GLEN BURNIE, MARYLAND 21061



Ginny Vernick | Vice President

☎ 410.953.0368 ✉ gvernick@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

Chris Bennett | Executive Vice President & Principal

☎ 410.953.0352 ✉ cbennett@mackenziecommercial.com

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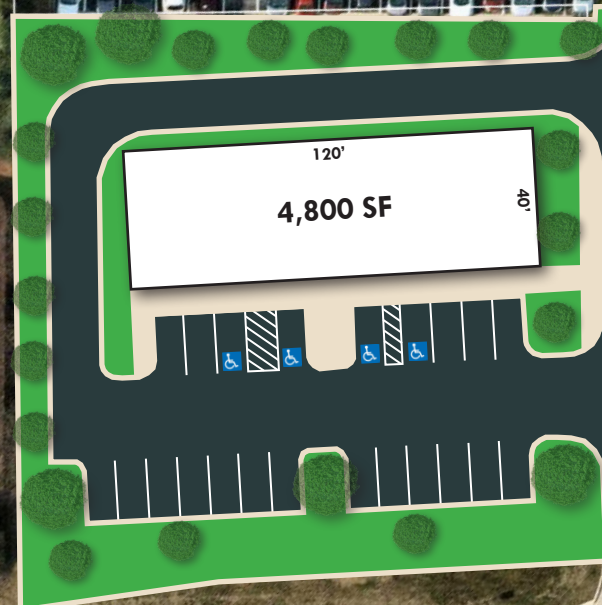
CONCEPTUAL SITE PLANS

7706 QUARTERFIELD ROAD | GLEN BURNIE, MARYLAND 21061

CONCEPT
'A'



CONCEPT
'B'



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BIRDSEYE

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TRADE AREA

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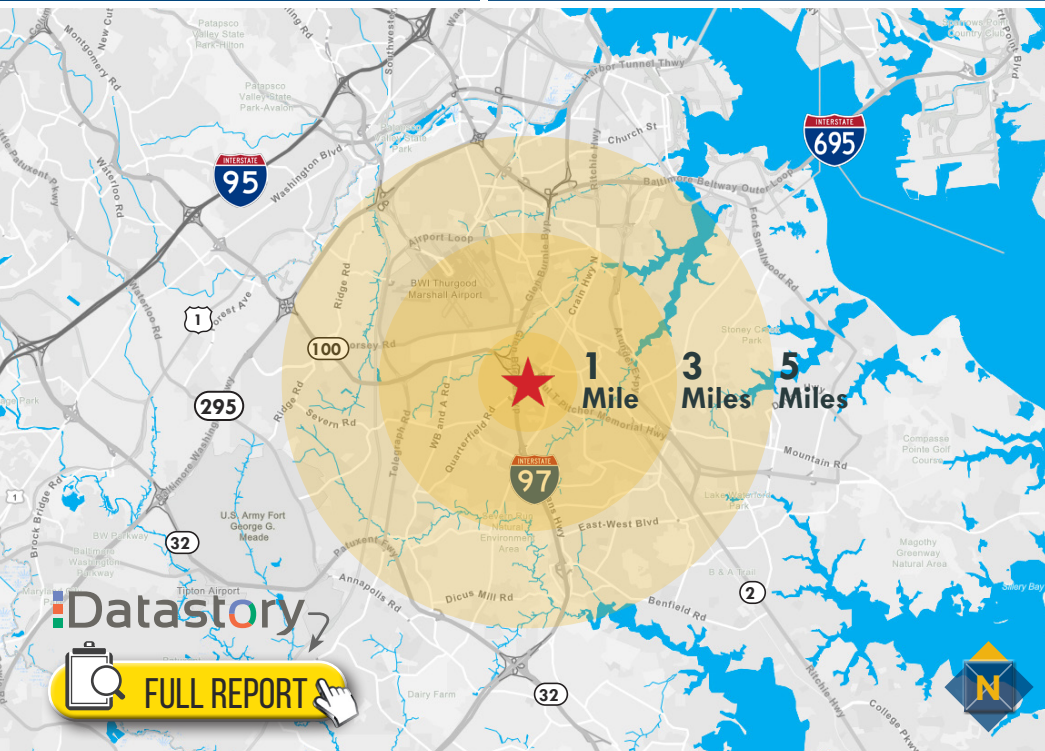


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LOCATION / DEMOGRAPHICS

7706 QUARTERFIELD ROAD | GLEN BURNIE, MARYLAND 21061



RESIDENTIAL POPULATION

15,241

1 MILE

86,697

3 MILES

190,363

5 MILES

NUMBER OF HOUSEHOLDS

6,009

1 MILE

32,930

3 MILES

70,234

5 MILES

AVERAGE HH SIZE

2.53

1 MILE

2.62

3 MILES

2.69

5 MILES

MEDIAN AGE

36.5

1 MILE

38.4

3 MILES

38.5

5 MILES

AVERAGE HH INCOME

\$85,248

1 MILE

\$95,682

3 MILES

\$107,242

5 MILES

EDUCATION (COLLEGE+)

54.9%

1 MILE

57.9%

3 MILES

62.1%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.8%

1 MILE

95.5%

3 MILES

95.7%

5 MILES

DAYTIME POPULATION

11,006

1 MILE

89,185

3 MILES

197,296

5 MILES

40%

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

19%

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

12%

YOUNG AND
RESTLESS

2 MILES

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.04

AVERAGE HH SIZE

29.8

MEDIAN AGE

\$40,500

MEDIAN HH INCOME

7%

SAVVY
SUBURBANITES

2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85

AVERAGE HH SIZE

45.1

MEDIAN AGE

\$108,700

MEDIAN HH INCOME