



OFFICE/RETAIL

8314 HARFORD ROAD | PARKVILLE, MARYLAND 21234

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2-story residential office/retail with a finished basement for additional open office space
- Total of 6 private offices, conference room, kitchenette, 3 bathrooms + basement storage
- Substantial parking (rear lot)
- High visibility location for businesses looking for streetfront exposure
- Easy access to I-695 and I-95



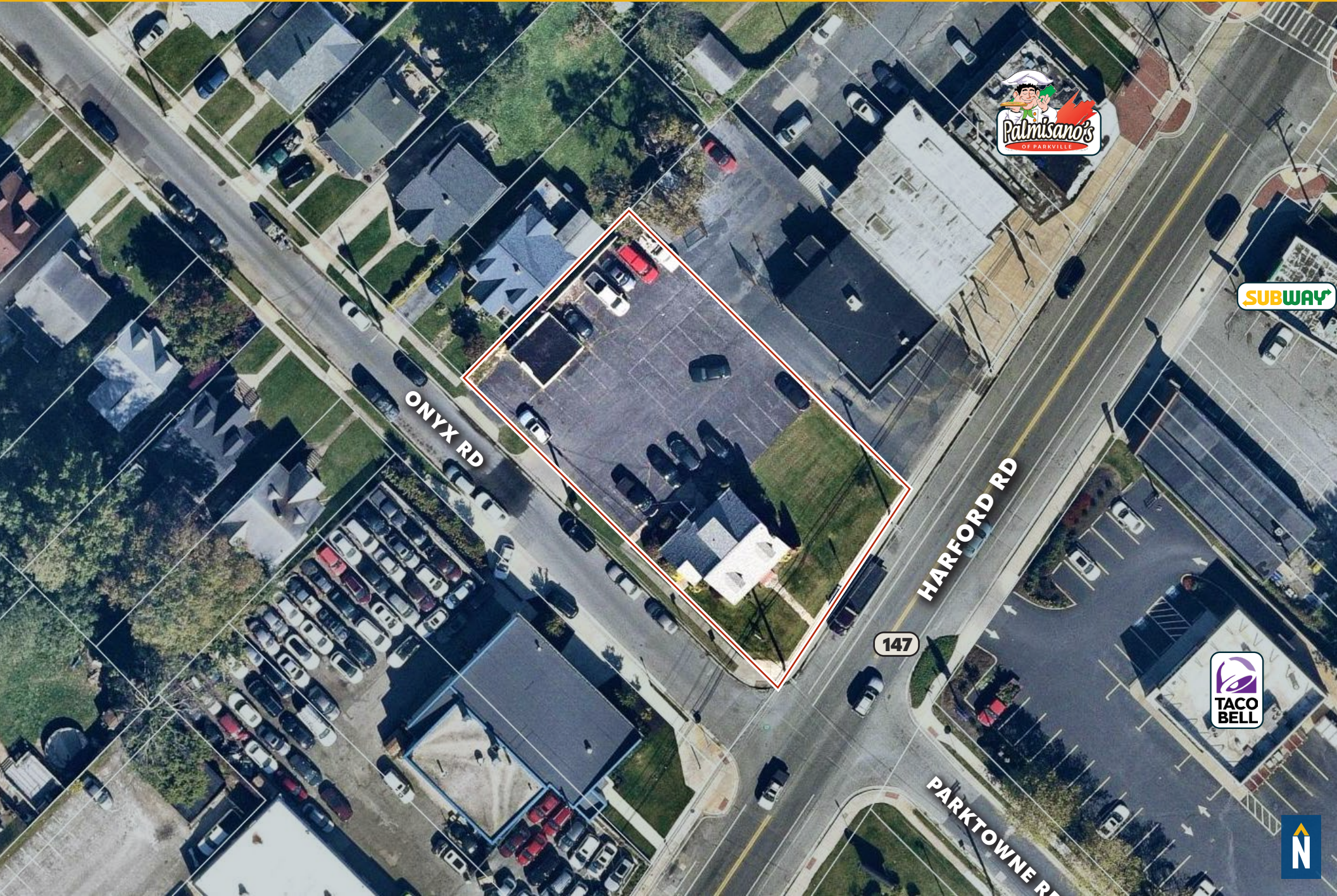
BUILDING SIZE:	1,536 SF ±
LOT SIZE:	.18 ACRES ±
YEAR BUILT:	1943
STORIES:	2 (+ BASEMENT)
PARKING:	25 SURFACE SPACES
ZONING:	BL (BUSINESS LOCAL)
RENTAL RATE:	\$2,500/MONTH + UTILITIES



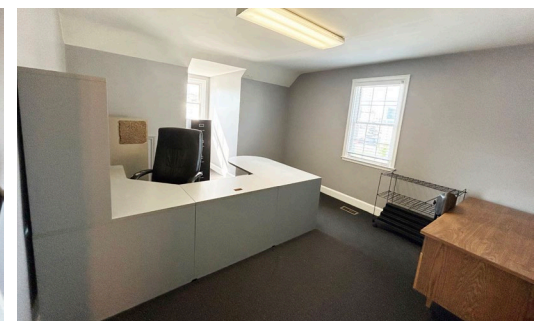
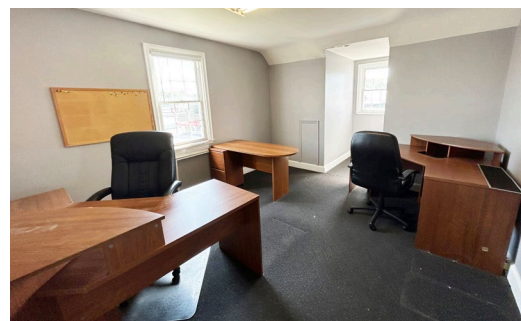
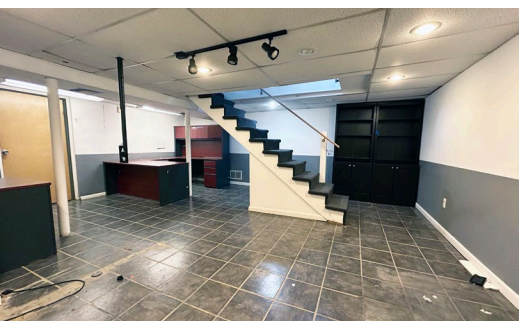
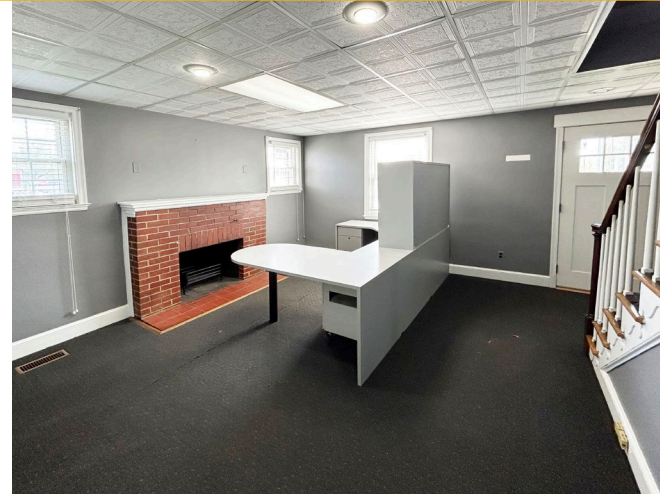
GOOGLE STREET VIEW



AERIAL / PARCEL OUTLINE



INTERIOR PHOTOS



LOCAL BIRDSEYE



Evans
FUNERAL CHAPEL &
CREMATION SERVICES

147

PUTTY HILL AVE

Southern Blues

SITE

Palmsano's
OF PARKVILLE

SUNOCO

ONYX RD

SUBWAY

EMERALD RD

TACO BELL

Maryland
COLLISION CENTER

Emerald
TAVERN

DOMINICK'S

AutoZone

GARNET RD

M&T Bank

ROYAL FARMS

HARFORD RD

PARKTOWNE RD

VFW
VETERANS OF FOREIGN WARS

UNITED STATES
POSTAL SERVICE

WOODSIDE AVE

147



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



17,301

148,351

352,320

DAYTIME POPULATION



12,629

111,806

316,731

AVERAGE HOUSEHOLD INCOME



\$99,076

\$100,252

\$104,327

NUMBER OF HOUSEHOLDS



7,214

61,717

141,274

MEDIAN AGE

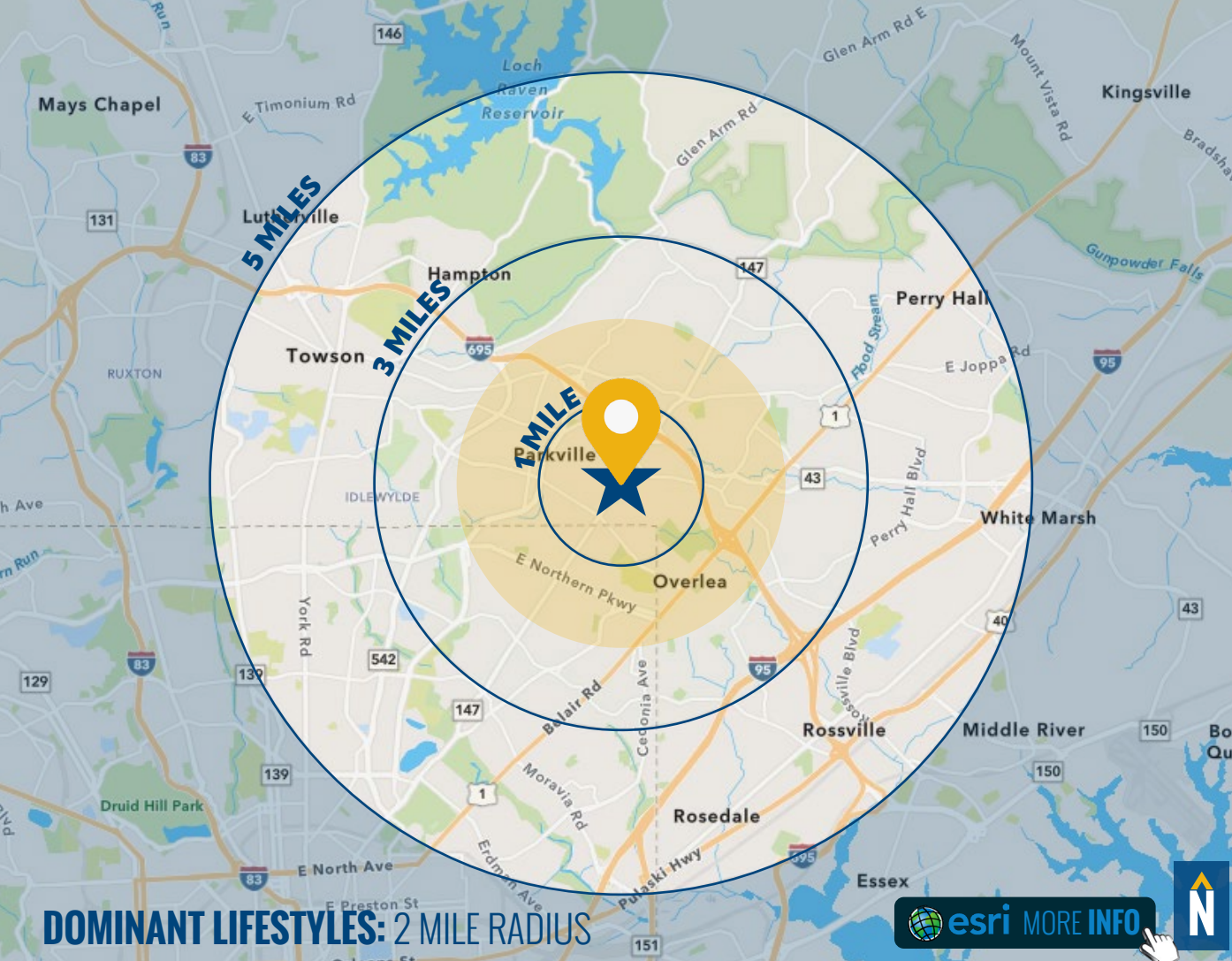


43.5

40.1

39.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

32%
PARKS
AND REC



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.

Median Age: **40.9**
Median Household Income: **\$60,000**

17%
BRIGHT YOUNG
PROFESSIONALS



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.

Median Age: **33.0**
Median Household Income: **\$54,000**

7%
PLEASANTVILLE



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.

Median Age: **42.6**
Median Household Income: **\$92,900**

FOR MORE INFO **CONTACT:**



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