



FLEX/RETAIL BUILDING

848 LYNN LEE DRIVE | ABERDEEN, MARYLAND 21001

FOR
LEASE



MACKENZIE

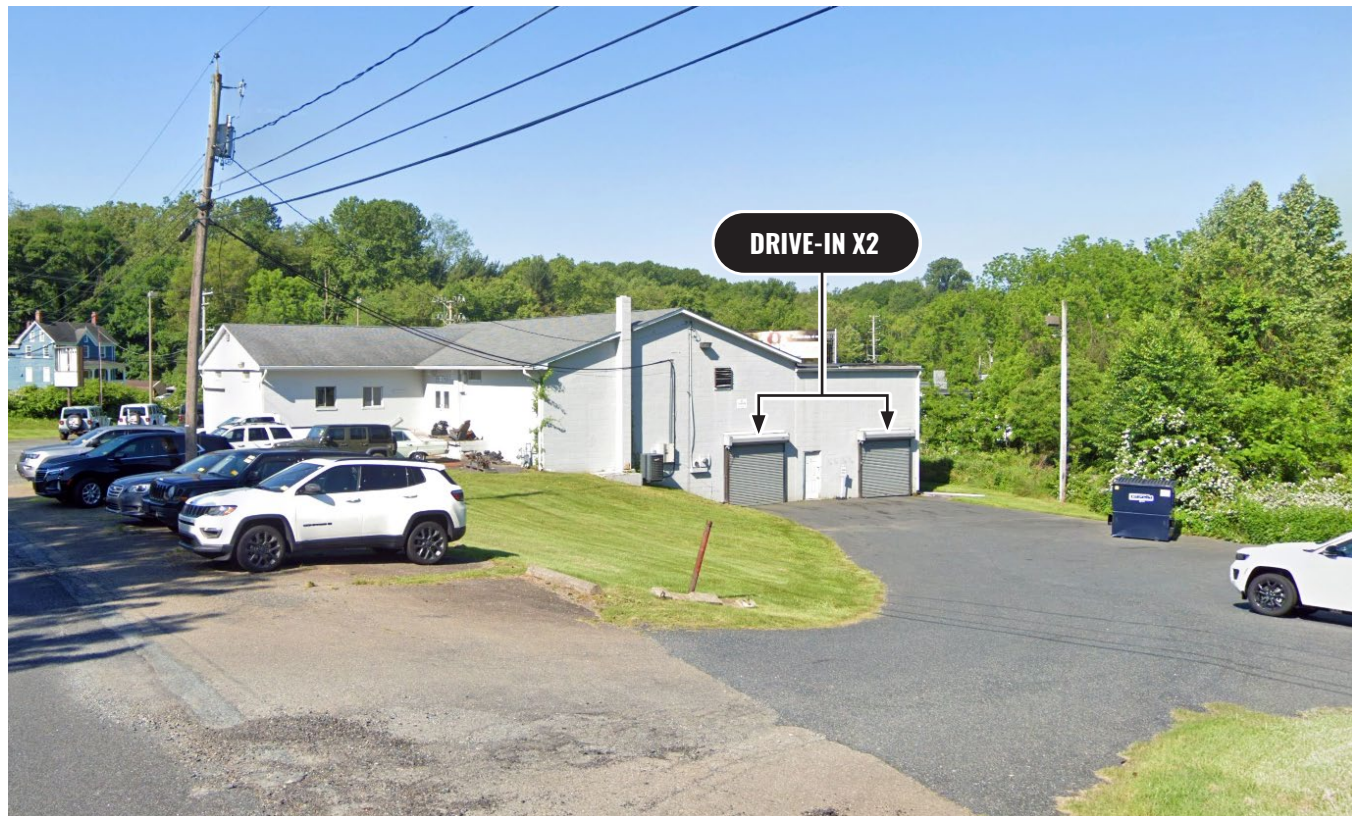
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 8,000 SF \pm over 2 floors
(spaces can be leased individually or together)
 - » 4,000 SF \pm Showroom (Street Level)
 - » 4,000 SF \pm Repair Shop (Basement Level)
- Two (2) drive-in doors
- Ample on-site parking
- Pylon sign
- High visibility corner location facing Churchville Road/Route 22 (18,480 cars per day)
- Ideal for contractor use
- Close proximity to I-95 and the heart of Aberdeen's retail/commercial corridor

BUILDING SIZE:	8,000 SF \pm (2 STORIES)
LOT SIZE:	1.05 ACRES \pm
DRIVE-INS:	2
TRAFFIC COUNT:	18,480 AADT (CHURCHVILLE RD)
ZONING:	B3 (GENERAL BUSINESS DISTRICT)
RENTAL RATE:	\$15.00 PSF, NNN (UPSTAIRS)
	\$12.00 PSF, NNN (DOWNSTAIRS)



AERIAL

 DRIVE-IN

22

CHURCHVILLE RD

PYLON SIGN

18,480 AADT

LYNN LE DR

MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,534

17,858

58,377

DAYTIME POPULATION



1,359

15,917

51,398

AVERAGE HOUSEHOLD INCOME



\$134,840

\$115,787

\$128,519

NUMBER OF HOUSEHOLDS



559

7,284

22,799

MEDIAN AGE

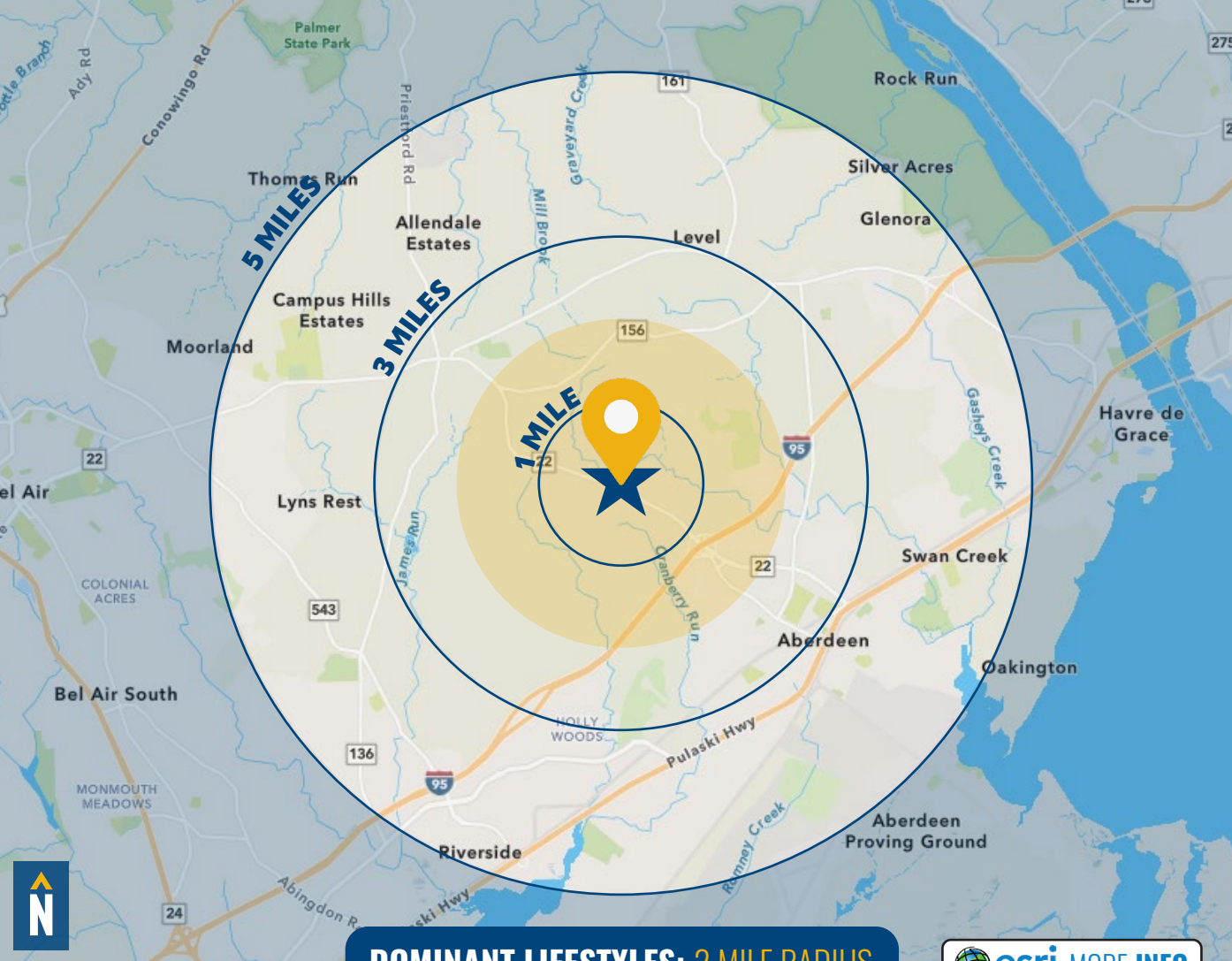


47.7

42.7

41.5

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

34% DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

30% LEGACY HILLS



MEDIAN

AGE: 45.6

HH INCOME: \$55,927

Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

17% METRO FUSION



MEDIAN

AGE: 32.8

HH INCOME: \$55,443

This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

FOR MORE INFO **CONTACT:**



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