

FOR LEASE

Baltimore County, MD

UNDER-MARKET RENT!



OFFICE/MEDICAL SUITE
@ SEVEN SQUARE CORPORATE PARK
9114 PHILADELPHIA ROAD
ROSEDALE, MARYLAND 21237

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OFFICE/MEDICAL SUITE

SEVEN SQUARE CORPORATE PARK | 9114 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

UNDER-MARKET RENT!

AVAILABLE

4,379 sf (Suite 308)

RENTAL RATE

\$16.00 psf, Modified Gross

HIGHLIGHTS

- ▶ Located within a 7-acre medical office park at the entrance to Franklin Square Hospital in Rosedale, Maryland
- ▶ Ample on-site parking
- ▶ Great visibility and frontage on Philadelphia Road (Route 7)
- ▶ Easy access to Pulaski Hwy (Rt. 40), I-95 and I-695
- ▶ Ideal location to serve multiple markets including Rosedale, Nottingham/White Marsh, Middle River and Essex
- ▶ Nearby retailers include Target, Walmart, Costco, Sam's Club, ALDI, The Home Depot, IHOP, Panera Bread, Chipotle, Arby's, Dunkin', McDonald's and more!



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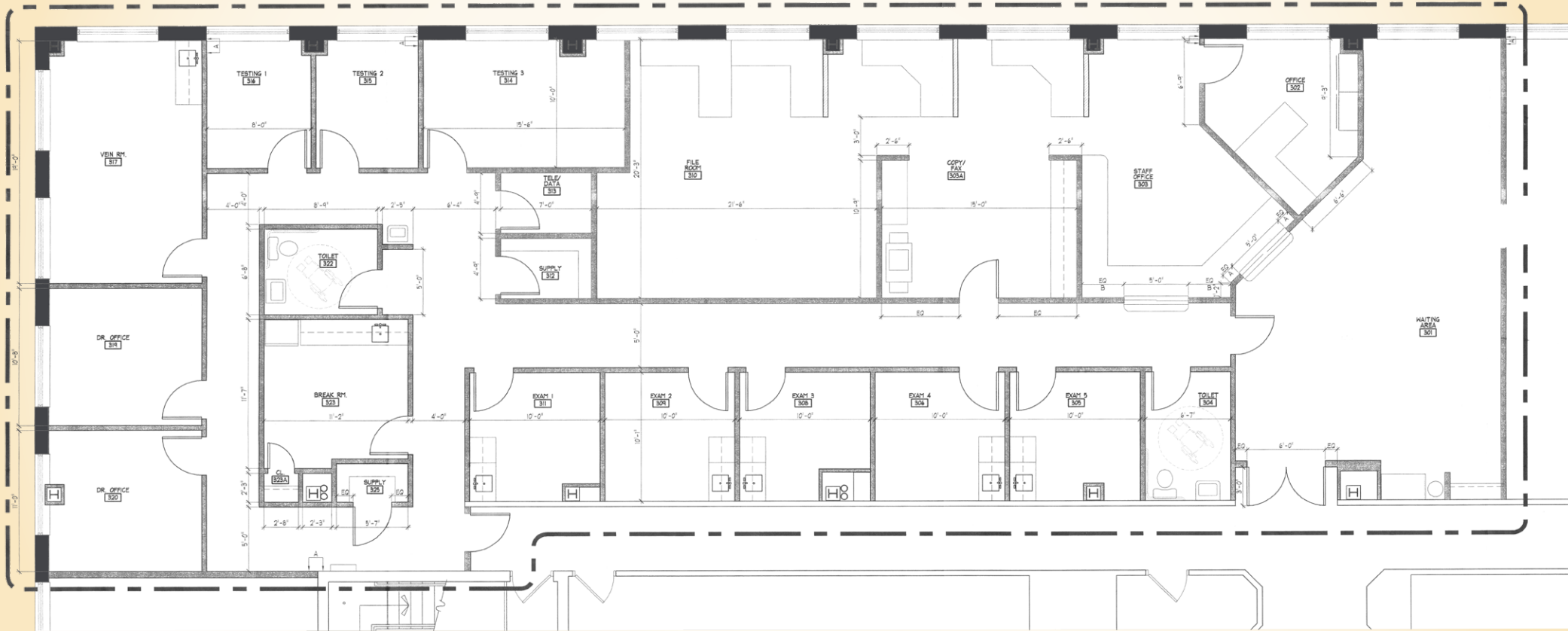


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FLOOR PLAN: SUITE 308

SEVEN SQUARE CORPORATE PARK | 9114 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

4,379 SF ±



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AERIAL

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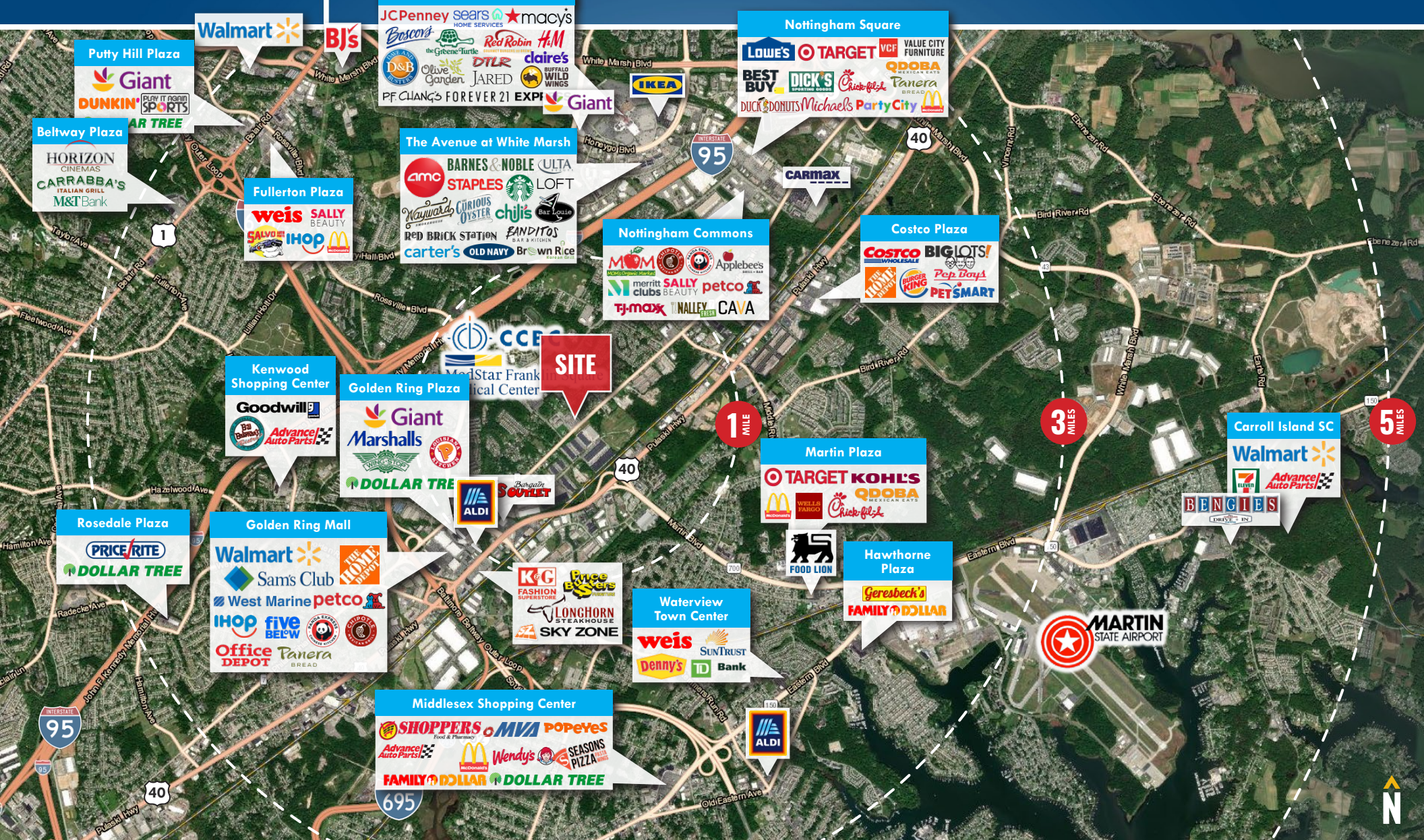


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TRADE AREA

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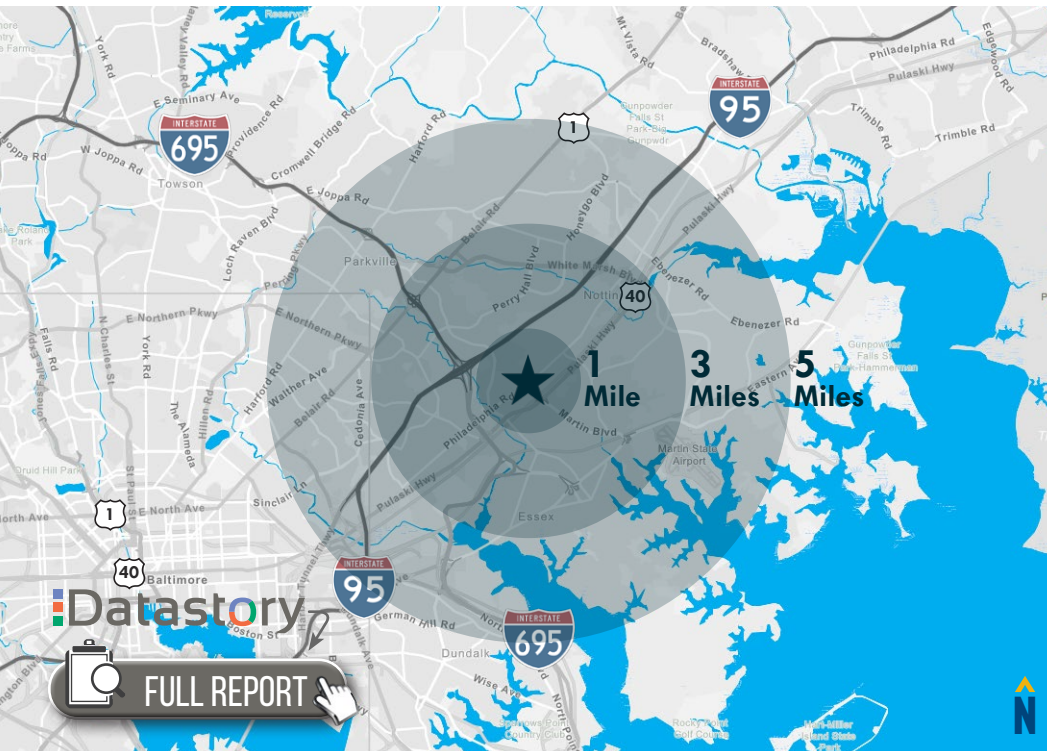


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LOCATION / DEMOGRAPHICS (2020)

SEVEN SQUARE CORPORATE PARK | 9114 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



RESIDENTIAL POPULATION 9,012 1 MILE 93,748 3 MILES 273,290 5 MILES	NUMBER OF HOUSEHOLDS 3,427 1 MILE 36,534 3 MILES 108,224 5 MILES	AVERAGE HH SIZE 2.53 1 MILE 2.55 3 MILES 2.51 5 MILES	MEDIAN AGE 35.7 1 MILE 38.7 3 MILES 39.5 5 MILES
AVERAGE HH INCOME \$81,578 1 MILE \$85,676 3 MILES \$84,759 5 MILES	EDUCATION (COLLEGE+) 60.5% 1 MILE 54.9% 3 MILES 57.2% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 89.5% 1 MILE 89.6% 3 MILES 89.2% 5 MILES	DAYTIME POPULATION 11,409 1 MILE 88,414 3 MILES 238,265 5 MILES

35% 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

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14% 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

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14% ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

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12% FRONT PORCHES
2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

[LEARN MORE](#)



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

443.798.9338

MRUOCCO@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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