

# FOR LEASE

Baltimore County, MD



MACKENZIE LEASE JOHN SCHULTZ 410.821.8585 MACKENZIECOMMERCIAL.COM AVAILABLE SUMMER 2019

## FREESTANDING RETAIL

9305 HARFORD ROAD  
PARKVILLE, MARYLAND 21234



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# FREESTANDING RETAIL

9305 HARFORD ROAD | PARKVILLE, MARYLAND 21234

## AVAILABLE

- ▶ 9,216 sf Retail
- ▶ 1,000 sf Basement Storage

## LOT SIZE

.86 Acres ±

## ZONING

BM AS (Business Major -  
Automotive Service)

## TRAFFIC COUNT

35,540 AADT (Harford Rd)

## PARKING

44 existing spaces

## RENTAL RATE

\$175,000/yr., NNN

## REAL ESTATE TAXES

\$2.54 psf (2021-2022)

## HIGHLIGHTS

- ▶ High visibility location at the intersection of Harford Road and 2nd Ave in Parkville, MD
- ▶ Fully signalized intersection
- ▶ < 1/4 mile from I-695 on-ramp



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# BIRDSEYE

9305 HARFORD ROAD | PARKVILLE, MARYLAND 21234

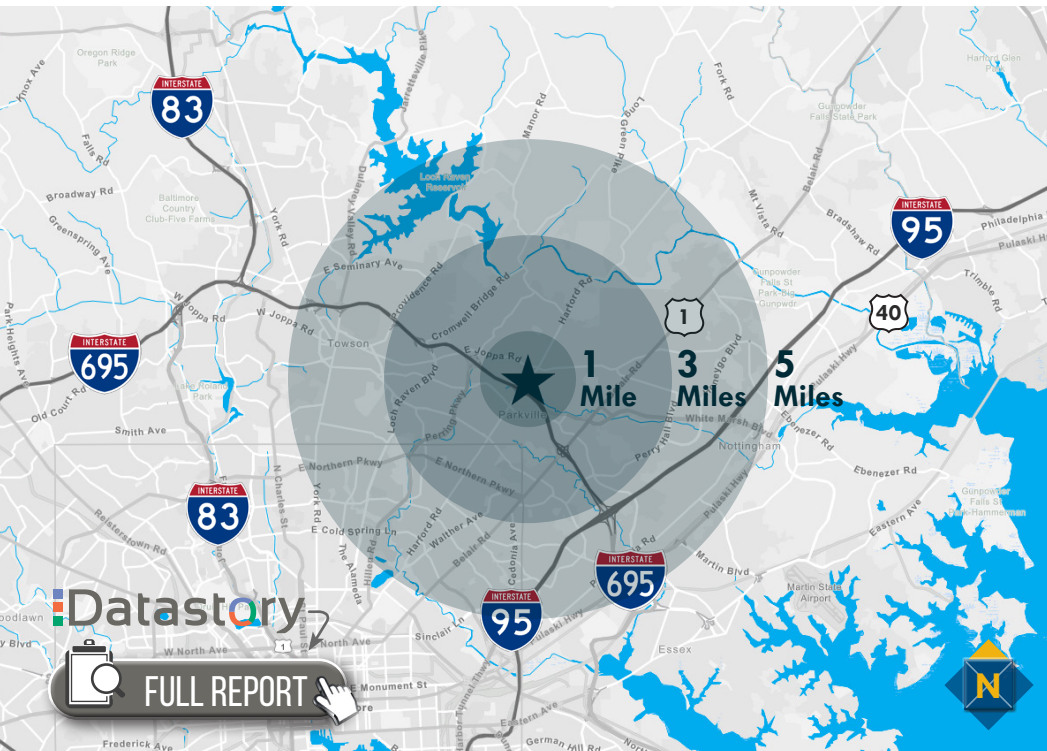


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# LOCATION / DEMOGRAPHICS (2020)

9305 HARFORD ROAD | PARKVILLE, MARYLAND 21234



<b>RESIDENTIAL POPULATION</b> 17,871 1 MILE 125,758 3 MILES 301,448 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 8,220 1 MILE 52,331 3 MILES 120,578 5 MILES	<b>AVERAGE HH SIZE</b> 2.17 1 MILE 2.39 3 MILES 2.41 5 MILES	<b>MEDIAN AGE</b> 46.7 1 MILE 40.2 3 MILES 38.9 5 MILES
<b>AVERAGE HH INCOME</b> \$79,496 1 MILE \$89,692 3 MILES \$90,058 5 MILES	<b>EDUCATION (COLLEGE+)</b> 66.0% 1 MILE 65.9% 3 MILES 65.3% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 90.0% 1 MILE 89.7% 3 MILES 89.2% 5 MILES	<b>DAYTIME POPULATION</b> 15,299 1 MILE 107,125 3 MILES 276,397 5 MILES

**22%**  
**BRIGHT YOUNG PROFESSIONALS**  
2 MILES

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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

**19%**  
**PARKS AND REC**  
2 MILES

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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

**12%**  
**PLEASANTVILLE**  
2 MILES

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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.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

**11%**  
**THE ELDERS**  
2 MILES

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These seniors are informed, independent and involved, and favor communities designed for senior or assisted living. As consumers, they focus on price, but not at the expense of quality, and prefer to buy American.

**1.68**  
AVERAGE HH SIZE

**72.3**  
MEDIAN AGE

**\$42,800**  
MEDIAN HH INCOME

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# TRADE AREA

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