



FREESTANDING RETAIL

9501 HARFORD ROAD
PARKVILLE, MARYLAND 21234



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FOR LEASE

Baltimore County, MD

FREESTANDING RETAIL

9501 HARFORD ROAD | PARKVILLE, MARYLAND 21234

AVAILABLE

1,800 sf (street-level)

ZONING

B-L (Business Local)

PARKING

20 ± shared spaces

RENTAL RATE / RE TAXES

Negotiable, NNN

- ▶ Taxes: \$2.55 psf
- ▶ Insurance: \$0.55 psf (approx.)
- ▶ CAM: \$1.92 psf

HIGHLIGHTS

- ▶ Standalone retail building at the corner of Harford Road and 4TH Avenue in Parkville, MD
- ▶ Excellent opportunity for medical use, local retailer, or office space
- ▶ Exterior building and pylon signage available
- ▶ Great visibility on Harford Road with easy access to the Baltimore Beltway (I-695) and Joppa Road



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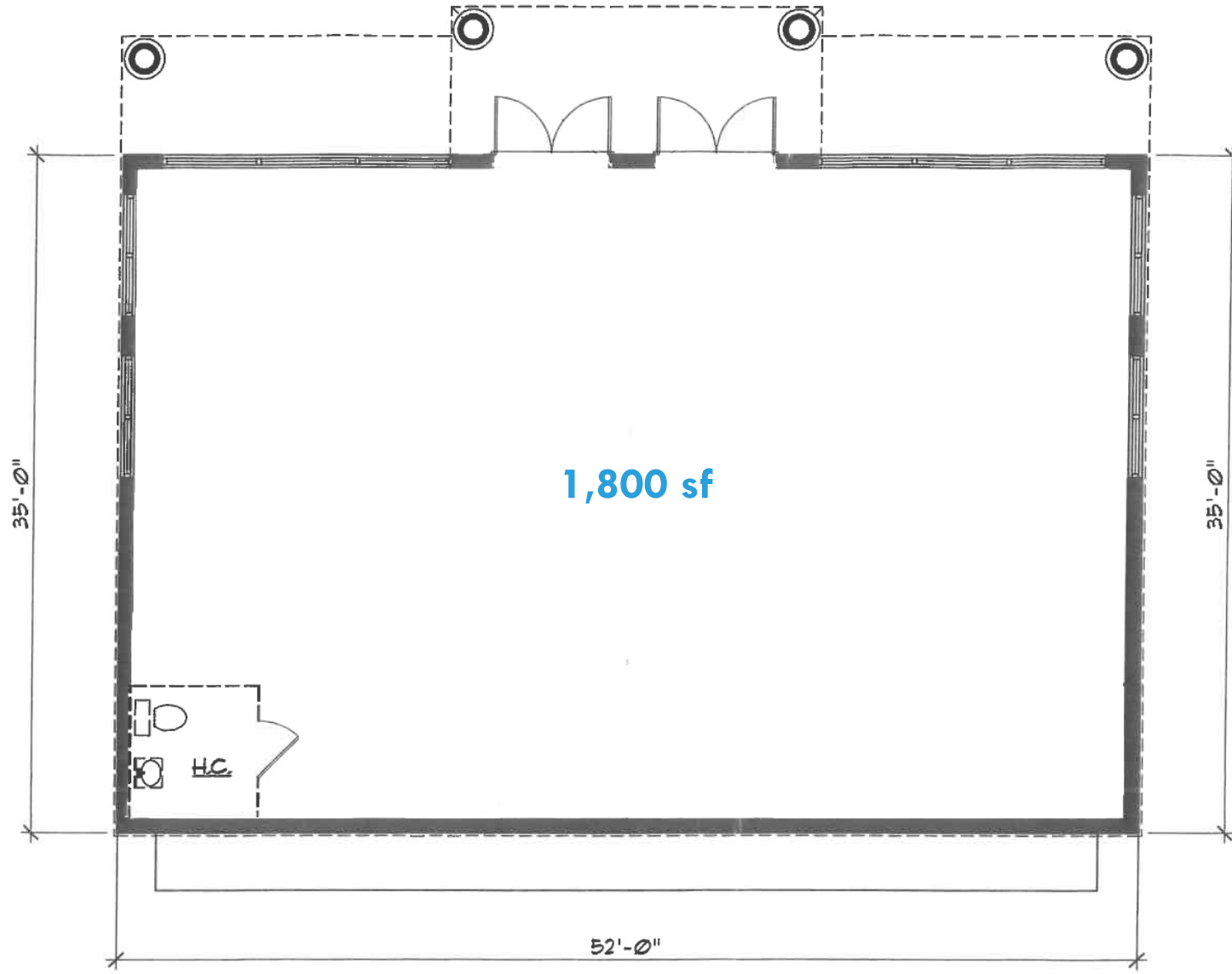
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FLOORPLAN

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BIRDSEYE

9501 HARFORD ROAD | PARKVILLE, MARYLAND 21234

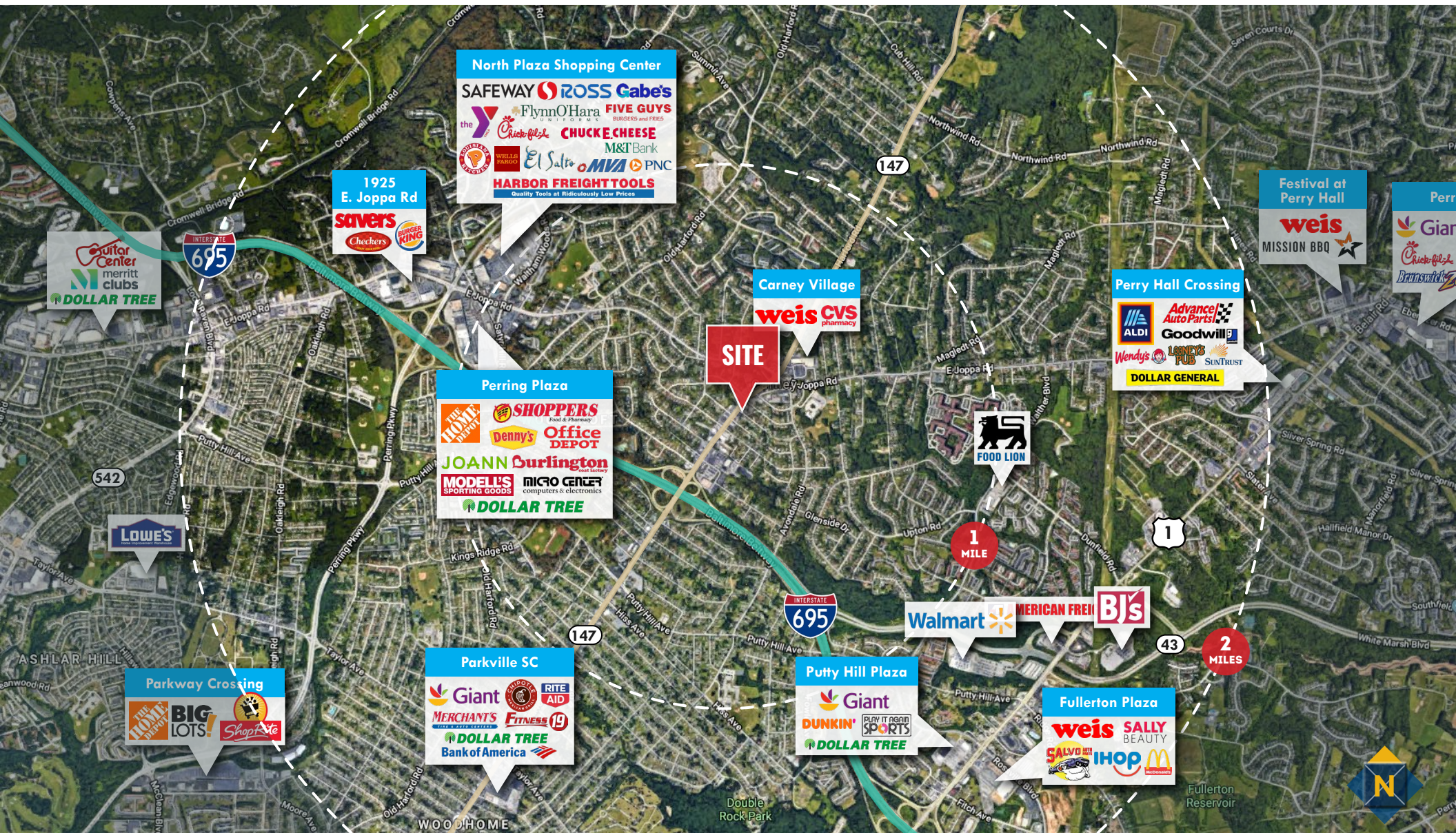


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TRADE AREA

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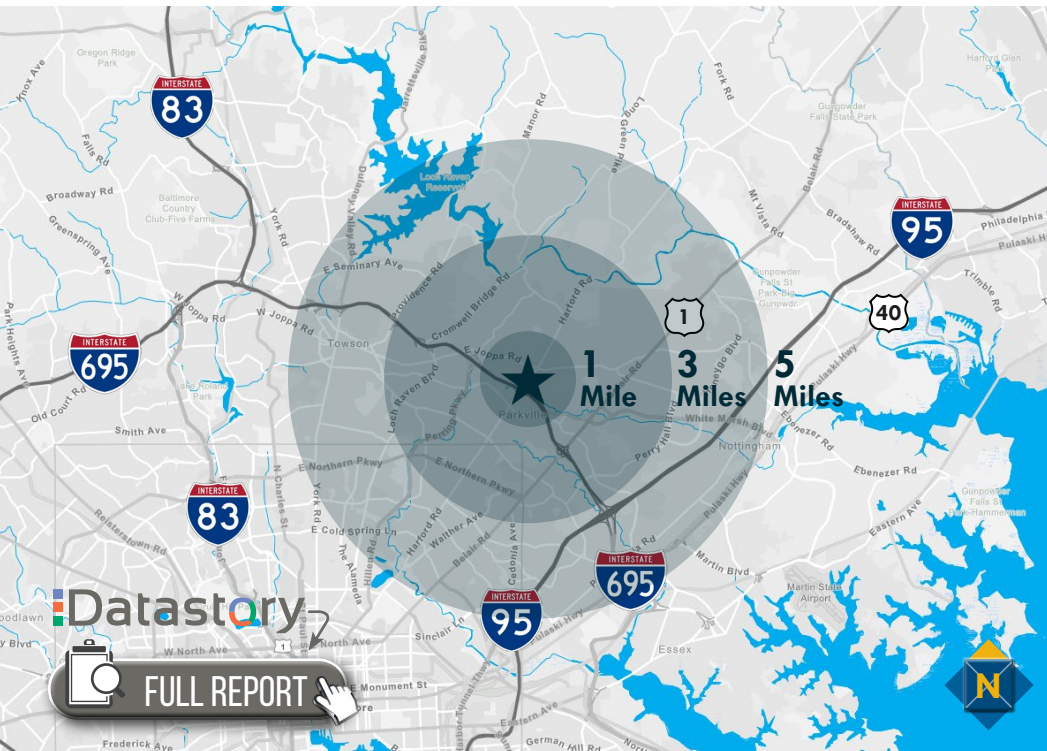


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LOCATION / DEMOGRAPHICS (2020)

9501 HARFORD ROAD | PARKVILLE, MARYLAND 21234



Datastory

FULL REPORT

RESIDENTIAL POPULATION

17,871
1 MILE
125,758
3 MILES
301,448
5 MILES

NUMBER OF HOUSEHOLDS

8,220
1 MILE
52,331
3 MILES
120,578
5 MILES

AVERAGE HH SIZE

2.17
1 MILE
2.39
3 MILES
2.41
5 MILES

MEDIAN AGE

46.7
1 MILE
40.2
3 MILES
38.9
5 MILES

AVERAGE HH INCOME

\$79,496
1 MILE
\$89,692
3 MILES
\$90,058
5 MILES

EDUCATION (COLLEGE+)

66.0%
1 MILE
65.9%
3 MILES
65.3%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

90.0%
1 MILE
89.7%
3 MILES
89.2%
5 MILES

DAYTIME POPULATION

15,299
1 MILE
107,125
3 MILES
276,397
5 MILES

22%
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

LEARN MORE

19%
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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12%
PLEASANTVILLE

2 MILES

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

LEARN MORE

11%
THE ELDERLY

2 MILES

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

LEARN MORE

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