



FOR **SALE**

# FREESTANDING CORNER RETAIL BUILDING

9502 HARFORD ROAD | PARKVILLE, MARYLAND 21234



**MACKENZIE**  
RETAIL



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Freestanding retail building located in Parkville
- 4,363 SF  $\pm$  located on a .431 acre  $\pm$  lot
- Prime corner location on busy Harford Road with multiple forms of ingress/egress
- Middle turn lane provides easy access for north-bound traffic
- Large dedicated pylon marquee sign
- Additional income generated from Clear Channel billboard on site

BUILDING SIZE:

4,363 SF  $\pm$

LOT SIZE:

.431 ACRES  $\pm$

YEAR BUILT:

1966

TRAFFIC COUNT:

35,540 AADT (HARFORD RD)

PARKING:

25 SURFACE SPACES

ZONING:

BL / BL AS (BUSINESS LOCAL)  
[AUTOMOTIVE SERVICES DISTRICT]  
DR 5.5 (DENSITY RESIDENTIAL)

SALE PRICE:

\$935,000





# AERIAL OVERVIEW





# LOCAL BIRDSEYE



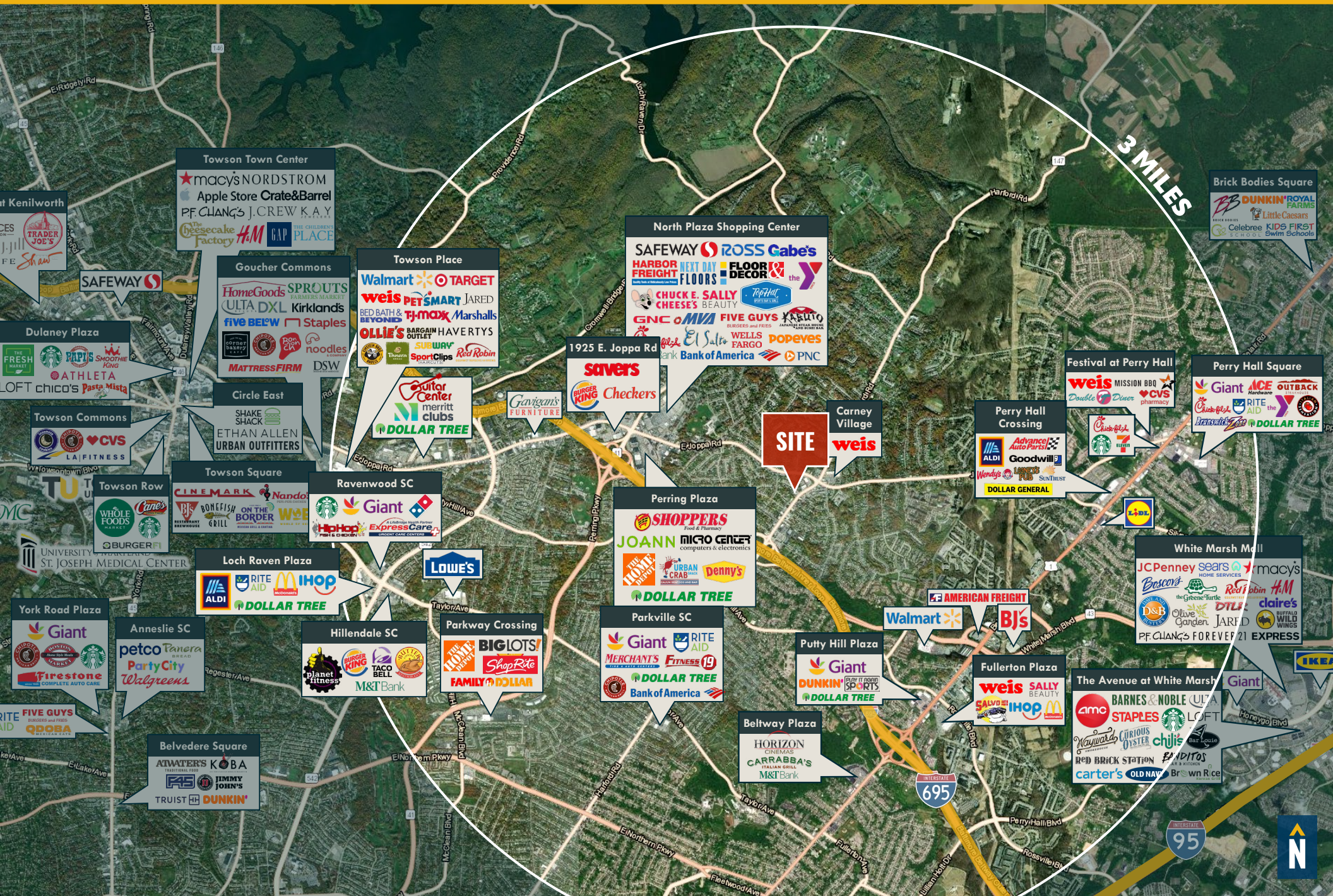


# LOCAL BIRDSEYE

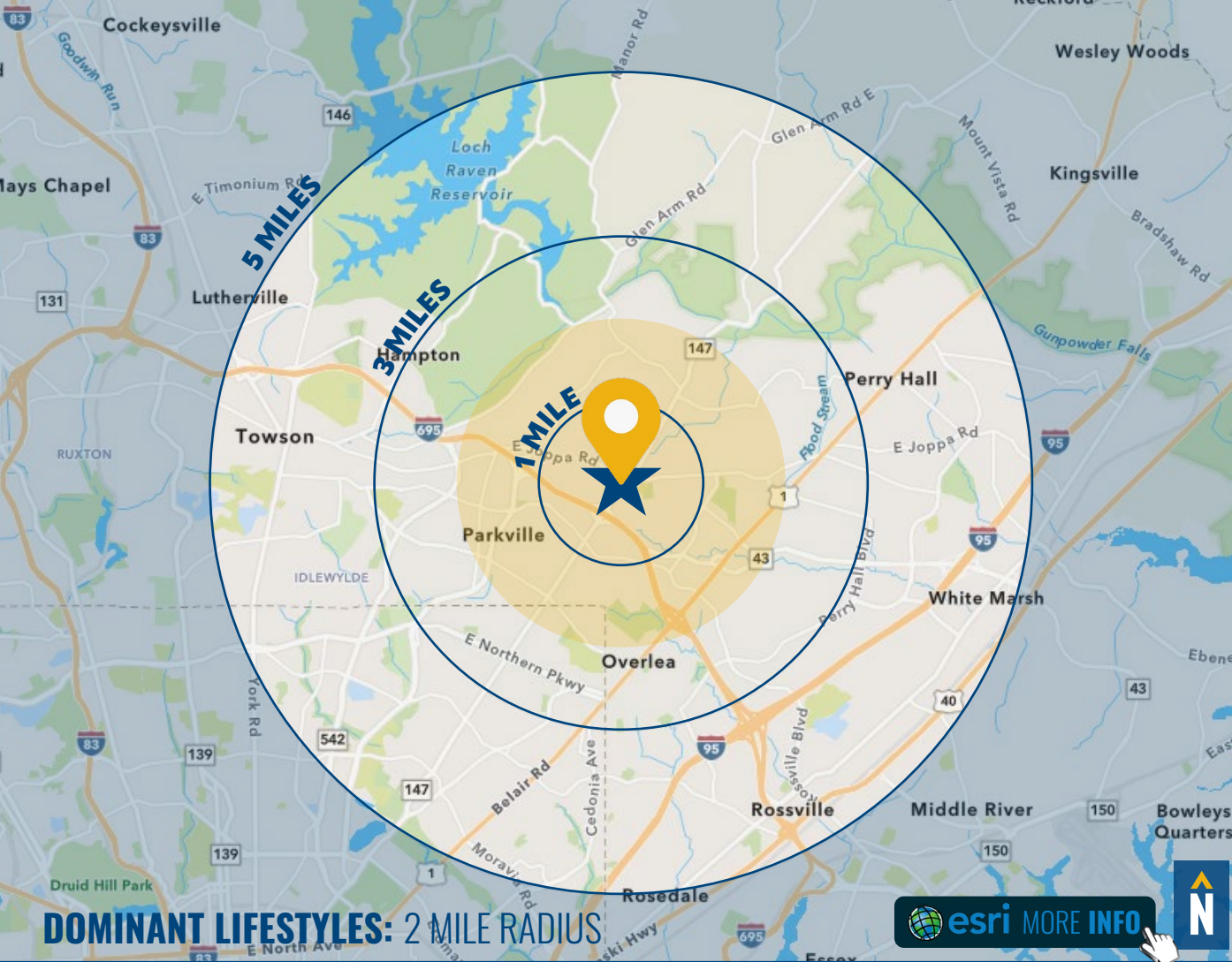




# MARKET AERIAL







# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



14,955

120,927

294,880

## DAYTIME POPULATION



13,582

95,367

263,928

## AVERAGE HOUSEHOLD INCOME



\$104,850

\$112,688

\$111,757

## NUMBER OF HOUSEHOLDS



6,217

49,412

118,541

## MEDIAN AGE



40.3

39.7

39.1

## DOMINANT LIFESTYLES: 2 MILE RADIUS

 [esri](#) MORE INFO



**24%**  
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**

**16%**  
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**

**14%**  
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**

[FULL DEMOS REPORT](#)



# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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