6,500 SF ± FREESTANDING RETAIL

961 MIDDLETON ROAD | ABERDEEN, MARYLAND 21001

FOR **LEASE**



DELIVERING SUMMER 2027

MACKENZIE RETAIL

PROPERTY OVERVIEW

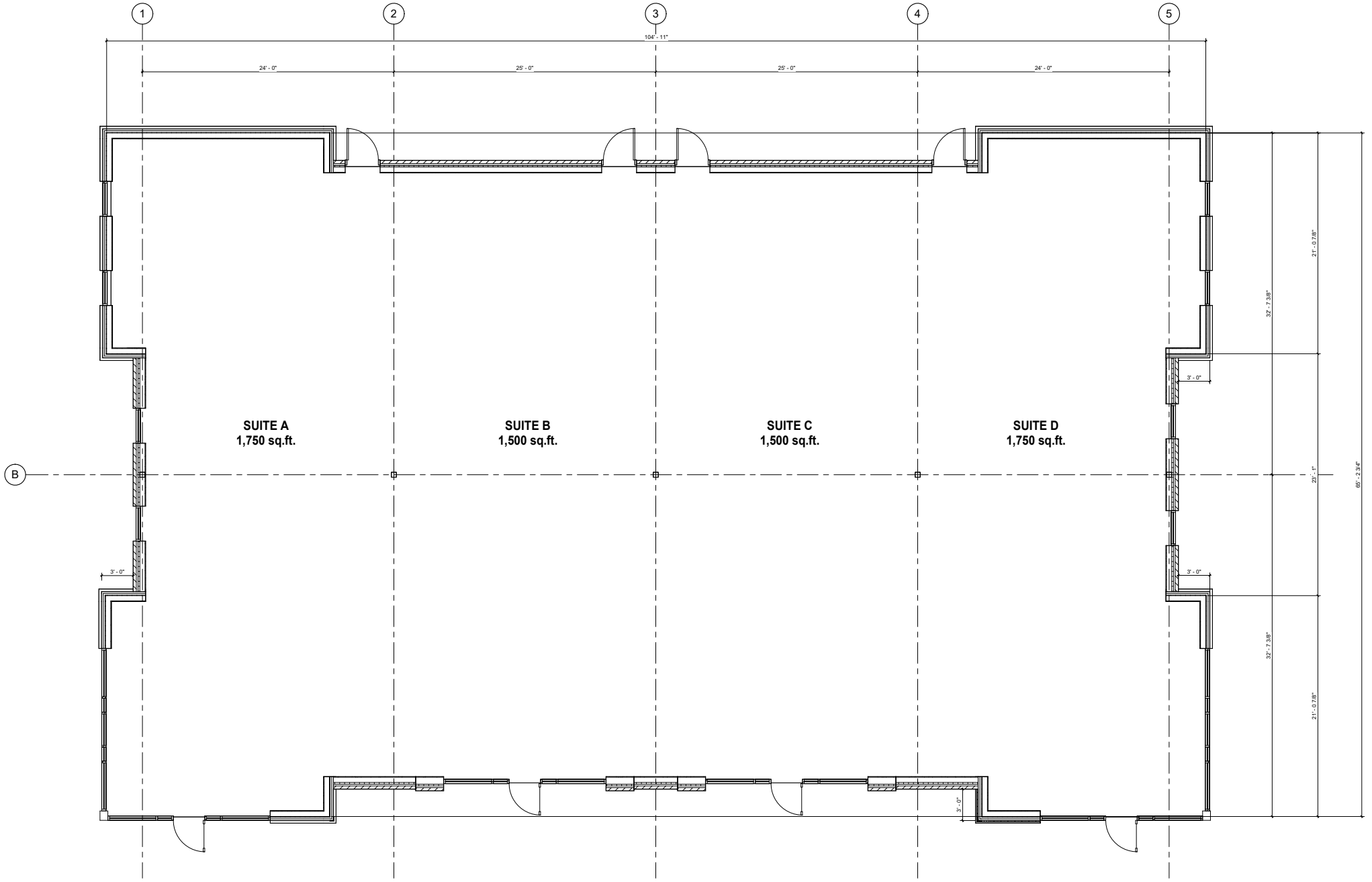
HIGHLIGHTS:

- 6,500 SF ± freestanding retail (new construction)
- Modern facade design and flexible, custom-buildout floor plans
- Positioned just off of heavily trafficked Rt. 22 in Aberdeen's primary retail and commercial core
- Ample on-site parking
- Minutes from I-95 (Exit 85) and Route 40
- Can accommodate end-cap and in-line users ranging from QSR/fast-casual dining and service retail to boutique medical or professional offices
- Strong retail co-tenancy with neighboring retail anchors and dining hubs, including Target, Home Depot, ShopRite and Beards Hill Plaza
- Supported by dense surrounding residential communities and expanding commercial developments

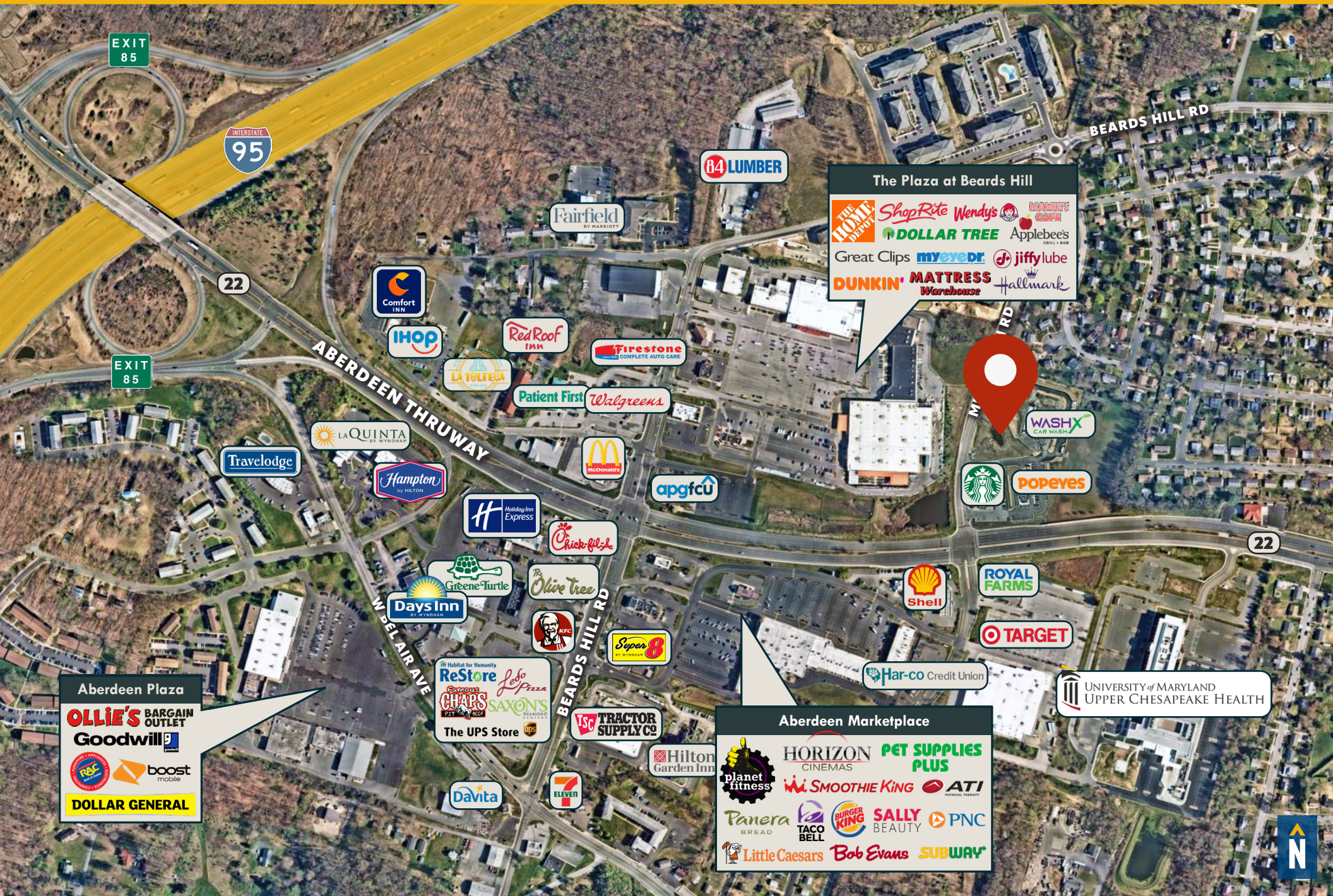
AVAILABLE:	6,500 SF ± (DIVISIBLE)
DELIVERY:	SUMMER 2027
TRAFFIC COUNT:	26,021 AADT (ROUTE 22)
ZONING:	B-3 (GENERAL BUSINSS DIST.)
RENTAL RATE:	**NEGOTIABLE**



FLOOR **PLAN**


1
2
3
4
5
B
104' - 11"
24' - 0"
25' - 0"
25' - 0"
24' - 0"
SUITE A
1,750 sq.ft.
SUITE B
1,500 sq.ft.
SUITE C
1,500 sq.ft.
SUITE D
1,750 sq.ft.
3' - 0"
3' - 0"
3' - 0"
3' - 0"
21' - 0 7/8"
32' - 7 3/8"
23' - 1"
65' - 2 3/4"
32' - 7 3/8"
21' - 0 7/8"

MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

20% CLASSIC COMFORT



Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

19% LEGACY HILLS



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.

14% ROOM TO ROAM



Married couples, often without children, form most households, with more than half aged 55 and older. Self-employment is notable. They like to cook, bake, read, walk their dogs, and maintain their properties.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	8,739	28,003	56,914
DAYTIME POPULATION	9,028	28,196	55,618
AVERAGE HOUSEHOLD INCOME	$108,129	$116,349	$122,236
NUMBER OF HOUSEHOLDS	3,867	11,412	23,088
MEDIAN AGE	42.8	41.4	41.7

FULL DEMOS REPORT

FOR MORE INFO
CONTACT:



TOM FIDLER
EXECUTIVE VICE PRESIDENT & PRINCIPAL

410.494.4860

TFIDLER@mackenziecommercial.com



LAURA WILLIAMS
VICE PRESIDENT

410.494.4864

LWILLIAMS@mackenziecommercial.com

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD | BALTIMORE, MD | BEL AIR, MD | COLUMBIA, MD | LUTHERVILLE, MD | CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.