

FOR LEASE

Harford County, Maryland

AVAILABLE

1,325 - 12,038 sf

ZONING

B-3 (Highway Commercial)

TRAFFIC COUNT

17,402 AADT (Short Ln)

39,632 AADT (S Philadelphia Blvd)

RENTAL RATE

\$23.50 psf, NNN

HIGHLIGHTS

- ▶ New construction - Adjustable suite sizes
- ▶ Located at the signalized intersection of MD Route 715 and Old Philadelphia Road
- ▶ Abundant parking
- ▶ Visible to Pulaski Hwy / Rt. 40
- ▶ Adjacent to Home2 Suites by Hilton (new construction)
- ▶ Direct access to Aberdeen Proving Grounds south entrance
- ▶ Visible to thousands of APG employees, commuters and visitors daily



ABERDEEN XCHANGE

834 OLD PHILADELPHIA ROAD | ABERDEEN, MARYLAND 21001



Beetle Smith | Senior Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-879-1900 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

Tom Mottley | Senior Vice President

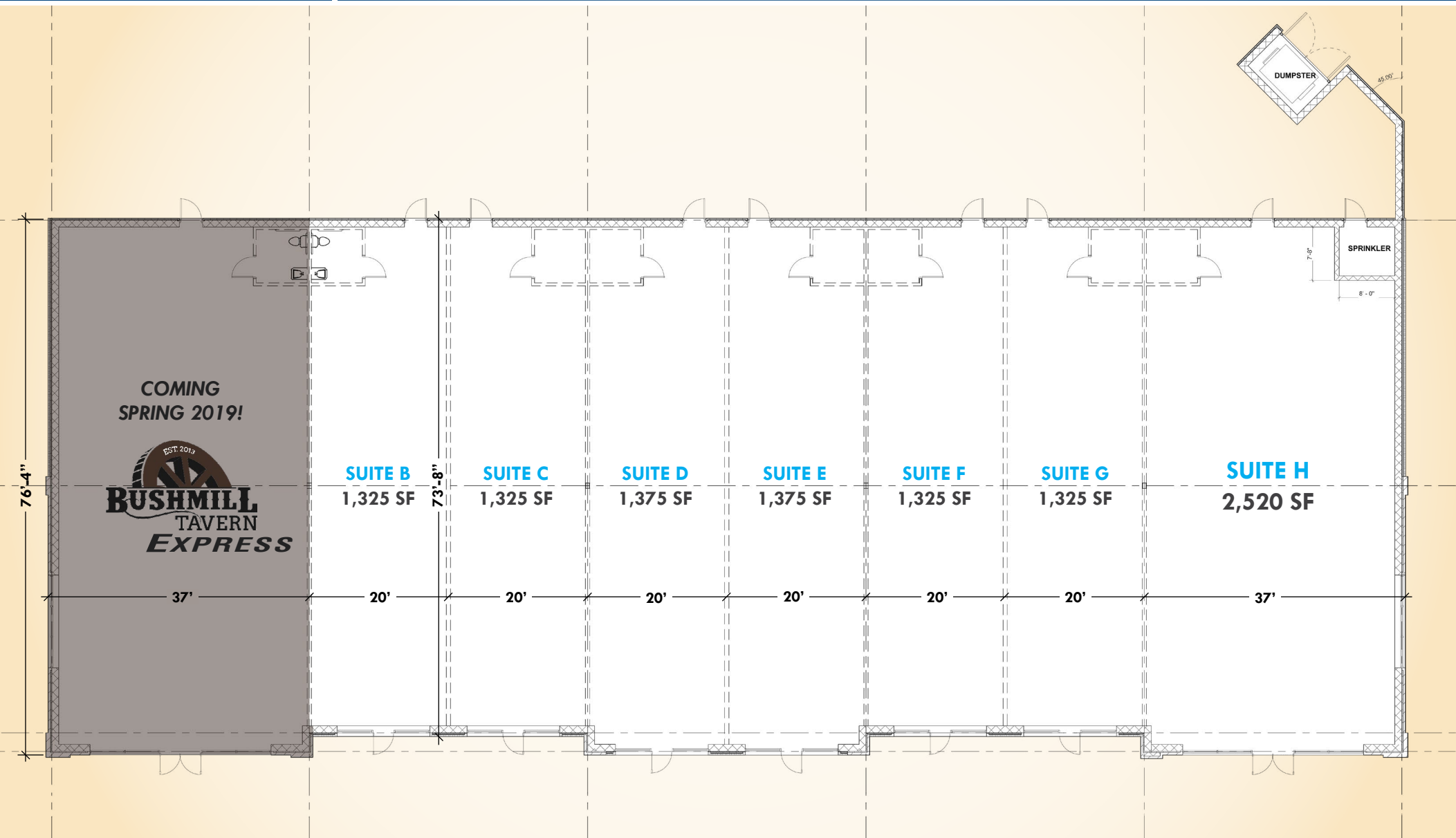
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FOR LEASE

Harford County, Maryland

FLOOR PLAN

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FOR LEASE

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BIRDSEYE

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EMPLOYER EMPLOYMENT

Aberdeen Proving Ground*	22,797
Upper Chesapeake Health	3,129
Kohl's	1,255
Rite Aid Mid-Atlantic Customer Support Center	1,300
ShopRite of Maryland	1,000
Walmart	900
Jacobs Technology	874
Booz Allen Hamilton	600
Jones Junction Auto Group	563
CACI	500
Target	500
Wegmans Food Markets	499
BSC America	475
American Infrastructure	445
Macy's	431
McDonald's	420
Home Depot	418
CSC	415
Leidos	370
Harford Community College	354
Frito-Lay	342
Cytec Engineered Materials	332
APG Federal Credit Union	305

**Employee counts for federal and military facilities exclude contractors to the extent possible; embedded contractors may be included.*

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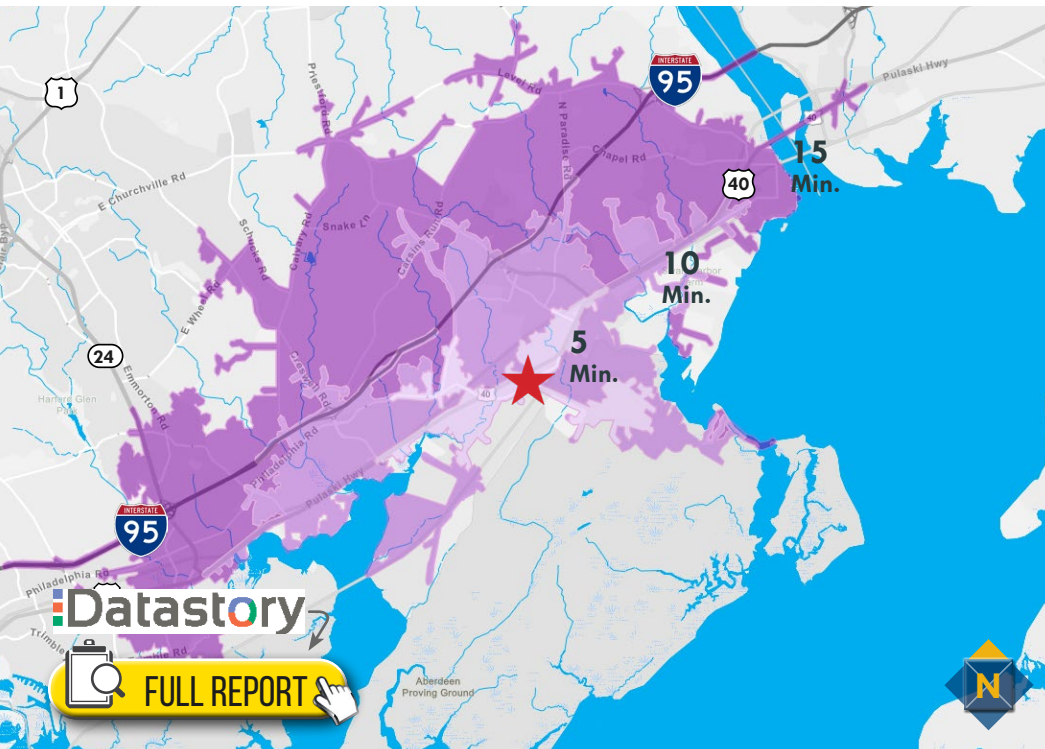
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LOCATION / DEMOGRAPHICS

ABERDEEN XCHANGE | 834 OLD PHILADELPHIA ROAD | ABERDEEN, MARYLAND 21001



RESIDENTIAL POPULATION

4,892
5 MIN.

34,423
10 MIN.

81,649
15 MIN.

NUMBER OF HOUSEHOLDS

1,865
5 MIN.

12,666
10 MIN.

30,685
15 MIN.

AVERAGE HH SIZE

2.58
5 MIN.

2.63
10 MIN.

2.61
15 MIN.

MEDIAN AGE

37.9
5 MIN.

35.2
10 MIN.

36.9
15 MIN.

AVERAGE HH INCOME

\$74,006
5 MIN.

\$78,350
10 MIN.

\$81,417
15 MIN.

EDUCATION (COLLEGE+)

53.7%
5 MIN.

59.6%
10 MIN.

61.4%
15 MIN.

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

92.2%
5 MIN.

94.3%
10 MIN.

94.1%
15 MIN.

DAYTIME POPULATION

7,768
5 MIN.

35,230
10 MIN.

75,691
15 MIN.

16%

PARKS
AND REC
10 MIN. DRIVE

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.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

12%

METRO
FUSION
10 MIN. DRIVE

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.63
AVERAGE HH SIZE

28.8
MEDIAN AGE

\$33,000
MEDIAN HH INCOME

11%

SOCCER
MOMS
10 MIN. DRIVE

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.96
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$84,000
MEDIAN HH INCOME

8%

PLEASANTVILLE
10 MIN. DRIVE

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.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

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AERIAL

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