

FOR LEASE

Anne Arundel County, MD

RETAIL @ ARUNDEL MILLS CORPORATE PARK

7550 & 7556 TEAGUE ROAD | HANOVER, MARYLAND 21076

AVAILABLE

- ▶ 1,049 sf ± (7556 Teague Rd)
- ▶ 4,000 sf ± (7550 Teague Rd)
- ▶ 4,300 sf ± (7550 Teague Rd)

ZONING

C2 (Commercial - Office)

TRAFFIC COUNT

42,341 AADT (Arundel Mills Blvd)

HIGHLIGHTS

- ▶ High visibility storefronts facing Arundel Mills Blvd / Rt. 713
- ▶ Abundant surface and structured parking
- ▶ Adjacent to Arundel Mills Mall (Maryland Live! Casino, Dave & Buster's, Cinemark, Medieval Times, Bass Pro Shops, and many more retail/dining options)
- ▶ Close proximity to BWI Airport, I-295, Route 100 and I-97
- ▶ Competitive rental rates
- ▶ 240,000 sf of office space in Arundel Mills Corporate Park



John Schultz
 ☎ 410.494.4894
 ✉ jschultz@mackenziecommercial.com
 Mackenzie Commercial Real Estate Services, LLC

Mike Ruocco
 ☎ 443.798.9338
 ✉ mruocco@mackenziecommercial.com

Peter Kissiov
 ☎ 410.494.4896
 ✉ pkissiov@mackenziecommercial.com

• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Anne Arundel County, MD

BIRDSEYE

ARUNDEL MILLS CORPORATE PARK | 7550 & 7556 TEAGUE ROAD | HANOVER, MARYLAND 21076



John Schultz
410.494.4894
jschultz@mackenziecommercial.com
Mackenzie Commercial Real Estate Services, LLC

Mike Ruocco
443.798.9338
mruocco@mackenziecommercial.com

Peter Kissiov
410.494.4896
pkissiov@mackenziecommercial.com

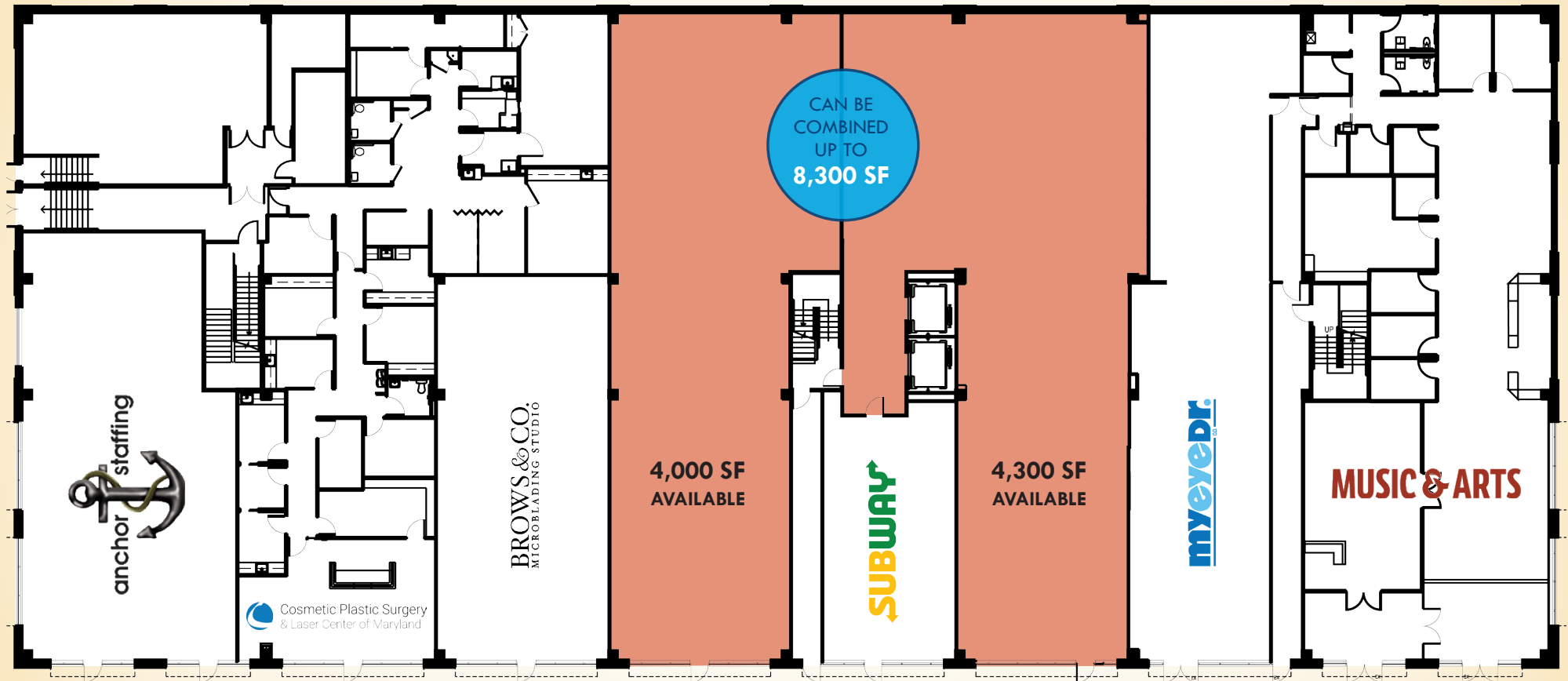
410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Anne Arundel County, MD

1ST FLOOR PLAN: 7550 TEAGUE ROAD

ARUNDEL MILLS CORPORATE PARK | 7550 & 7556 TEAGUE ROAD | HANOVER, MARYLAND 21076



FOR LEASE

Anne Arundel County, MD

1ST FLOOR PLAN: 7556 TEAGUE ROAD

ARUNDEL MILLS CORPORATE PARK | 7550 & 7556 TEAGUE ROAD | HANOVER, MARYLAND 21076



FOR LEASE



Anne Arundel County, MD

TRADE AREA

ARUNDEL MILLS CORPORATE PARK | 7550 & 7556 TEAGUE ROAD | HANOVER, MARYLAND 21076



John Schultz
 410.494.4894
 jschultz@mackenziecommercial.com
 Mackenzie Commercial Real Estate Services, LLC

Mike Ruocco
 443.798.9338
 mruocco@mackenziecommercial.com

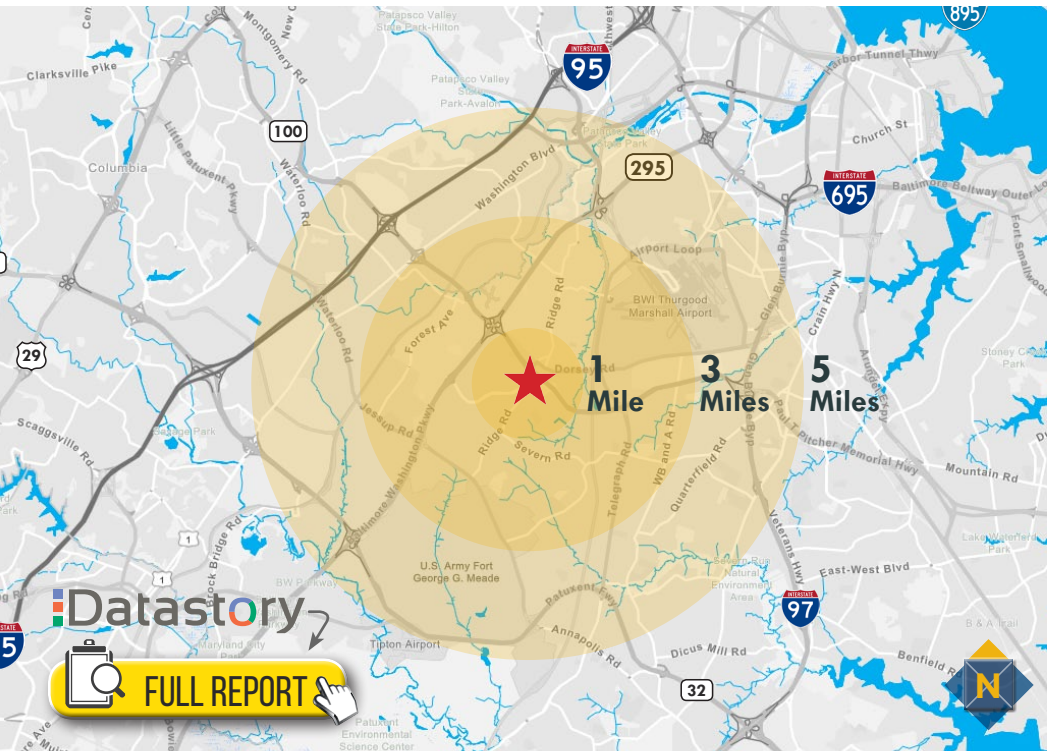
Peter Kissiov
 410.494.4896
 pkissiov@mackenziecommercial.com

FOR LEASE

Anne Arundel County, MD

LOCATION / DEMOGRAPHICS

ARUNDEL MILLS CORPORATE PARK | 7550 & 7556 TEAGUE ROAD | HANOVER, MARYLAND 21076



Datastory
FULL REPORT

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
9,166 1 MILE	3,267 1 MILE	2.81 1 MILE	39.3 1 MILE
48,411 3 MILES	16,977 3 MILES	2.82 3 MILES	36.2 3 MILES
149,070 5 MILES	51,355 5 MILES	2.76 5 MILES	35.4 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$117,790 1 MILE	70.9% 1 MILE	94.9% 1 MILE	17,225 1 MILE
\$109,438 3 MILES	67.3% 3 MILES	94.7% 3 MILES	71,967 3 MILES
\$104,541 5 MILES	66.1% 5 MILES	95.3% 5 MILES	189,744 5 MILES

39%
ENTERPRISING PROFESSIONALS
2 MILES

LEARN MORE

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

31%
SAVVY SUBURBANITES
2 MILES

LEARN MORE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.83
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$104,000
MEDIAN HH INCOME

11%
PLEASANTVILLE
2 MILES

LEARN MORE

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

6%
SOCCER MOMS
2 MILES

LEARN MORE

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



John Schultz
410.494.4894
jschultz@mackenziecommercial.com

Mike Ruocco
443.798.9338
mruocco@mackenziecommercial.com

Peter Kissiov
410.494.4896
pkissiov@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.