



640 FREDERICK ROAD

CATONSVILLE, MARYLAND 21228

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Great location in the heart of Catonsville
- Easy access to Route 695
- Fully renovated and updated space
- Open floor plan with abundant windows
- Private parking



AVAILABLE:

*SUITE A - 1ST FLOOR: 1,750 SF \pm
*SUITE C - LL: 1,200 SF \pm
*AVAILABLE 6/1/2025

BUILDING SIZE:

3,900 SF \pm

STORIES:

2

PARKING:

8 PRIVATE SPACES

RENTAL RATE:

SUITE A - 1ST FLOOR: \$19.00/PSF
SUITE C - LL: \$8.00/PSF



GOOGLE STREET VIEW

LOCAL BIRDSEYE



SITE

INTERSTATE
695

CARROLL
MOTOR FUELS

DUNKIN'

FREDERICK ROAD

7
ELEVEN

SUBWAY

jiffy lube

bp



M&T Bank

PNC BANK



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



14,988

109,980

294,348

DAYTIME POPULATION



13,692

105,045

276,167

AVERAGE HOUSEHOLD INCOME



\$145,094

\$111,420

\$108,007

NUMBER OF HOUSEHOLDS



5,431

42,549

112,440

MEDIAN AGE



38.9

38.5

38.8

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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