



FOR **LEASE/SALE**

CHARTWELL PROFESSIONAL PARK

8180 LARK BROWN ROAD | ELKRIDGE, MARYLAND 21075



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

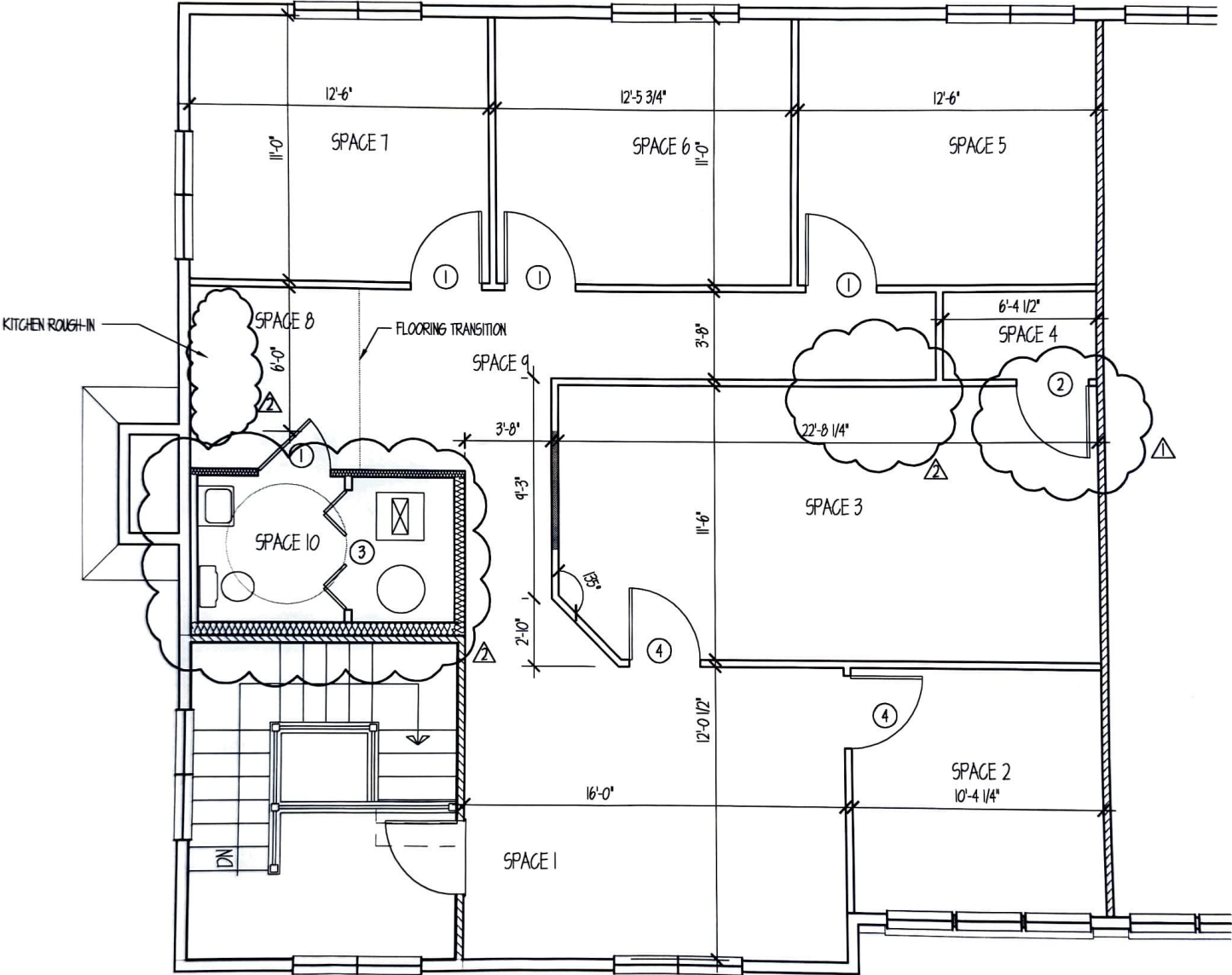
HIGHLIGHTS:

- Impeccably maintained turn key office space, move in ready
- Ample Parking
- Amenity rich area
- Prime Location, immediate access to Rts. 108, 175, and I-95
- 4 private offices, conference room seats 10+, kitchen & reception area



AVAILABLE:	SUITE 301: 1,550 SF ±
BUILDING SIZE:	9,276 SF ±
LOT SIZE:	7.04 ACRES ±
STORIES:	3
ZONING:	B1 (BUSINESS LOCAL)

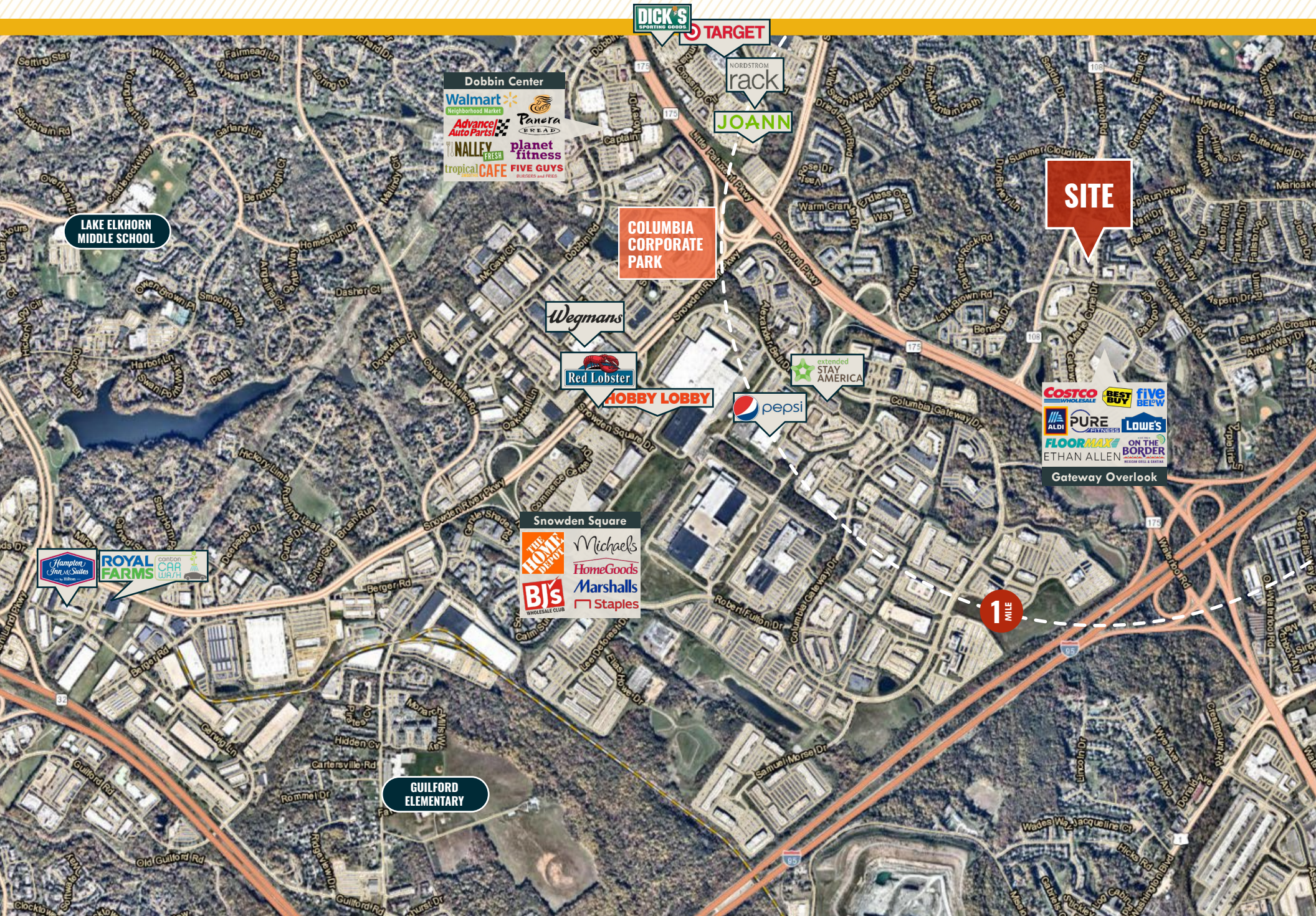
FLOOR PLAN



INTERIOR PHOTOS



MARKET AERIAL



LAKE ELKHORN MIDDLE SCHOOL

GUILFORD ELEMENTARY

COLUMBIA CORPORATE PARK

SITE

1 MILE

Dobbin Center
Walmart Neighborhood Market
Advance Auto Parts
The Valley Fresh
tropical CAFE
Panera Bread
planet fitness
FIVE GUYS BURGERS AND FRIES

DICK'S SPORTING GOODS
TARGET

NORDSTROM
rack
JOANN

Wegmans

Red Lobster
HOBBY LOBBY

pepsi

extended STAY AMERICA

COSTCO WHOLESALE
BEST BUY
five BELOW
ALDI
PURE FITNESS
LOWE'S
FLOORMAX
ON THE BORDER
ETHAN ALLEN
RESIDUAL HOMES & GARDENS

Gateway Overlook

Snowden Square
THE MODERN DISCOUNT
Michaels
HomeGoods
Marshall's
BJ'S WHOLESALE CLUB
Staples

Hampton Inn & Suites
ROYAL FARMS
carbon CAP LIGHT

DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,394

85,041

202,669

DAYTIME POPULATION



17,719

101,515

232,280

AVERAGE HOUSEHOLD INCOME



\$167,252

\$166,508

\$170,290

NUMBER OF HOUSEHOLDS



4,807

30,787

75,336

MEDIAN AGE

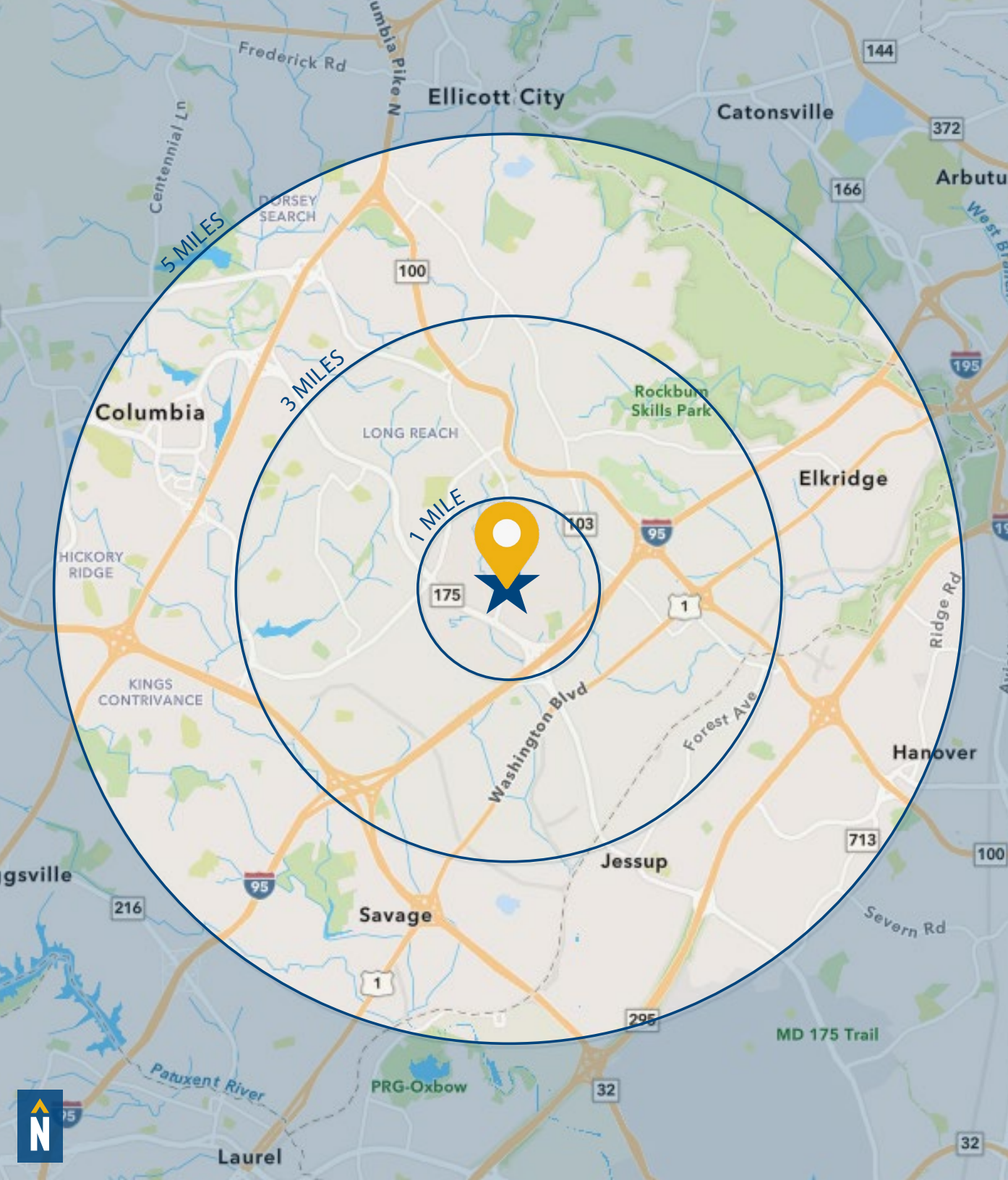


36.3

36.9

37.7

[FULL DEMOS REPORT](#)



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