

FOR LEASE

 Harford County, Maryland

4,063 SF
AVAILABLE

2ND FLOOR RETAIL/OFFICE SPACE

FOREST HILL BUSINESS CENTER

1 NEWPORT DRIVE | FOREST HILL, MD 21050

FOR LEASE

Harford County, Maryland

AVAILABLE

4,063 sf ± (2nd floor)

ZONING

CI (Commercial Industrial District)

PARKING

46 spaces serve the building
(more available in overall center)

RENTAL RATE

\$16.00 psf, NNN (\$5.44 psf)

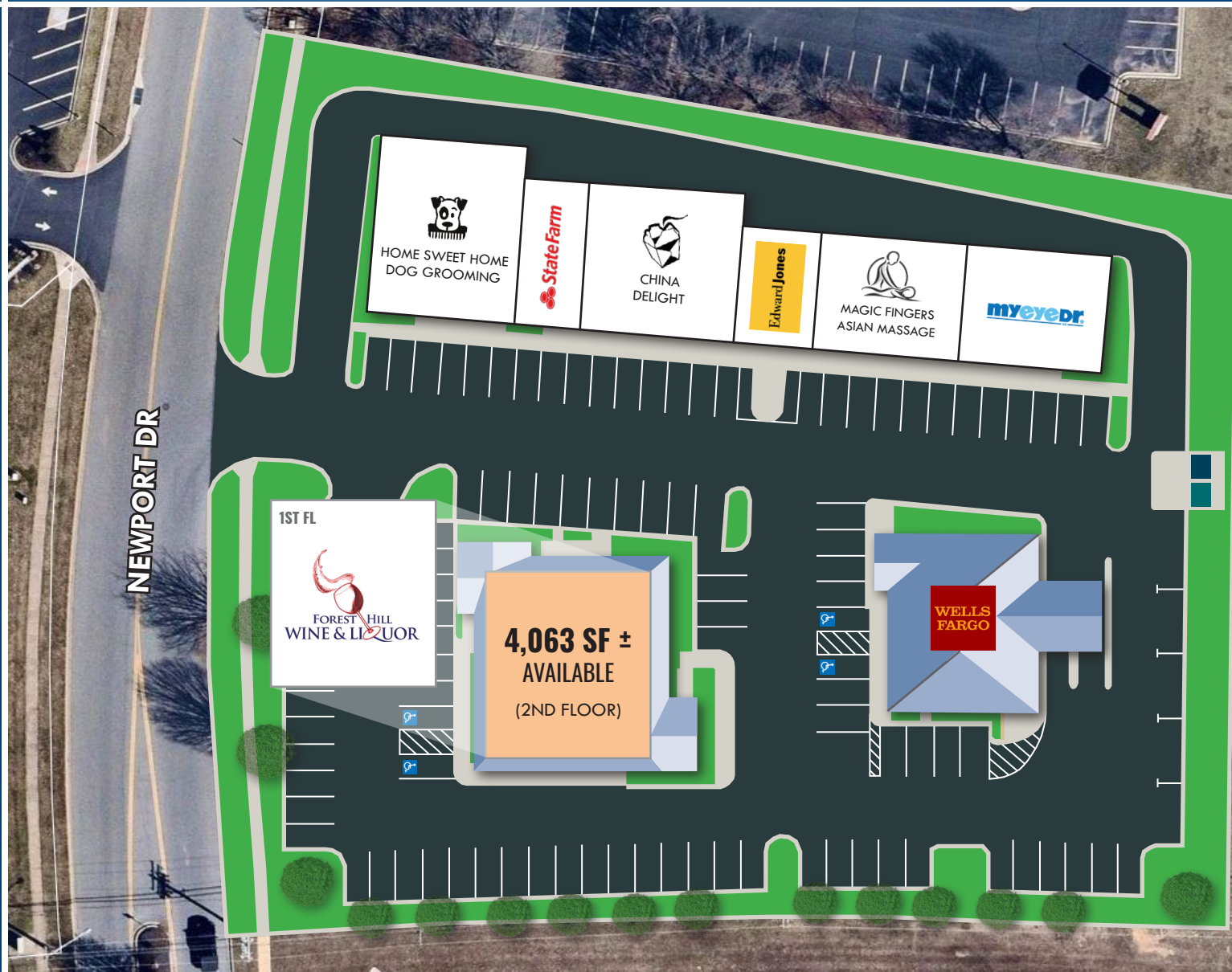
HIGHLIGHTS

- ▶ Community shopping center off of Rt. 24 (Rock Spring Rd)
- ▶ Adjacent to Wells Fargo, Evans Funeral Home, Pizza Hut and Enotria Restaurant & Grill
- ▶ Easy access to East-West Hwy (Route 23) and Bel Air Bypass
- ▶ Surrounded by dense residential neighborhoods
- ▶ Great location in Forest Hill's growing retail trade area



2ND FLOOR RETAIL/OFFICE SPACE

FOREST HILL BUSINESS CENTER | 1 NEWPORT DRIVE | FOREST HILL, MARYLAND 21050




Harford County, Maryland

FOREST HILL BUSINESS CENTER | 1 NEWPORT DRIVE | FOREST HILL, MARYLAND 21050



☎ 410.494.4868

 **mruocco@mackenziecommercial.com**

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE



Harford County, Maryland

BEL AIR/FOREST HILL TRADE AREA

FOREST HILL BUSINESS CENTER | 1 NEWPORT DRIVE | FOREST HILL, MARYLAND 21050



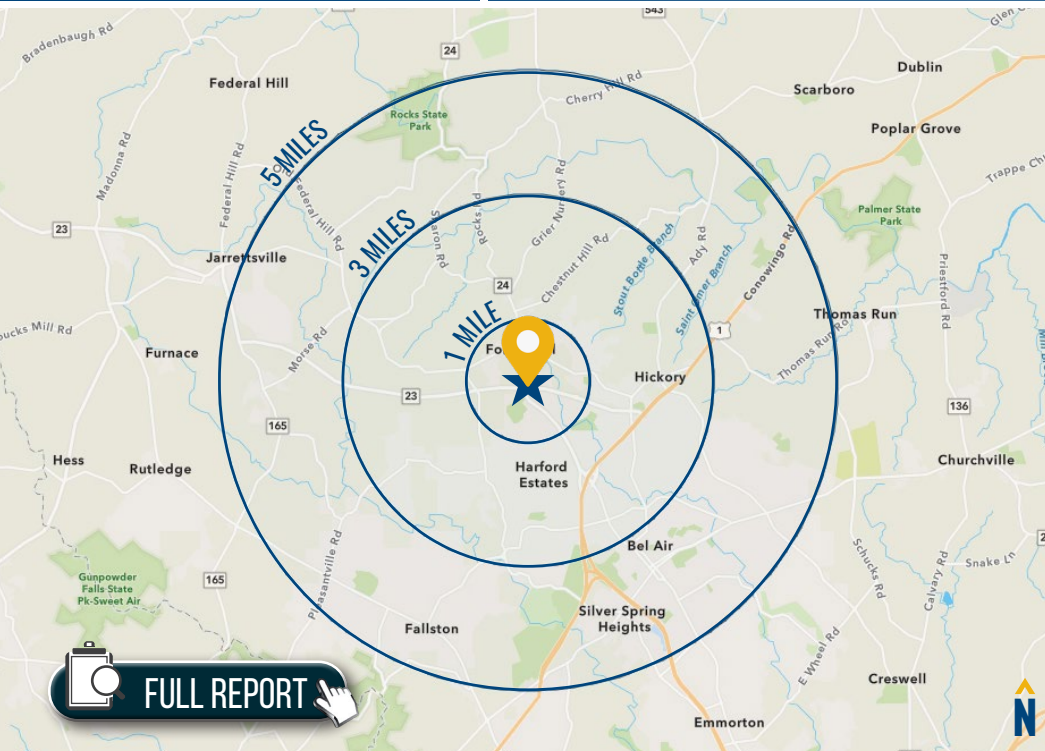
FOR LEASE



Harford County, Maryland

LOCATION / DEMOGRAPHICS (2022)

FOREST HILL BUSINESS CENTER | 1 NEWPORT DRIVE | FOREST HILL, MARYLAND 21050



RESIDENTIAL POPULATION

3,893

1 MILE

34,054

3 MILES

75,505

5 MILES

NUMBER OF HOUSEHOLDS

1,427

1 MILE

12,600

3 MILES

28,301

5 MILES

AVERAGE HH SIZE

2.68

1 MILE

2.65

3 MILES

2.63

5 MILES

MEDIAN AGE

42.2

1 MILE

41.7

3 MILES

43.0

5 MILES

AVERAGE HH INCOME

\$144,445

1 MILE

\$142,750

3 MILES

\$139,651

5 MILES

EDUCATION (COLLEGE+)

73.0%

1 MILE

72.8%

3 MILES

71.0%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.7%

1 MILE

96.7%

3 MILES

96.6%

5 MILES

DAYTIME POPULATION

5,456

1 MILE

28,755

3 MILES

76,317

5 MILES

21%

SAVVY SUBURBANITES

2 MILES

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.

2.85

AVERAGE HH SIZE

45.1

MEDIAN AGE

\$108,700

MEDIAN HH INCOME

LEARN MORE

15%

PLEASANTVILLE

2 MILES

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.

2.88

AVERAGE HH SIZE

42.6

MEDIAN AGE

\$92,900

MEDIAN HH INCOME

LEARN MORE

14%

PROFESSIONAL PRIDE

2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13

AVERAGE HH SIZE

40.8

MEDIAN AGE

\$138,100

MEDIAN HH INCOME

LEARN MORE

12%

COMFORTABLE EMPTY NESTERS

2 MILES

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52

AVERAGE HH SIZE

48.0

MEDIAN AGE

\$75,000

MEDIAN HH INCOME

LEARN MORE



MIKE RUOCO

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4868

MRUOCO@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • 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.

