

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

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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

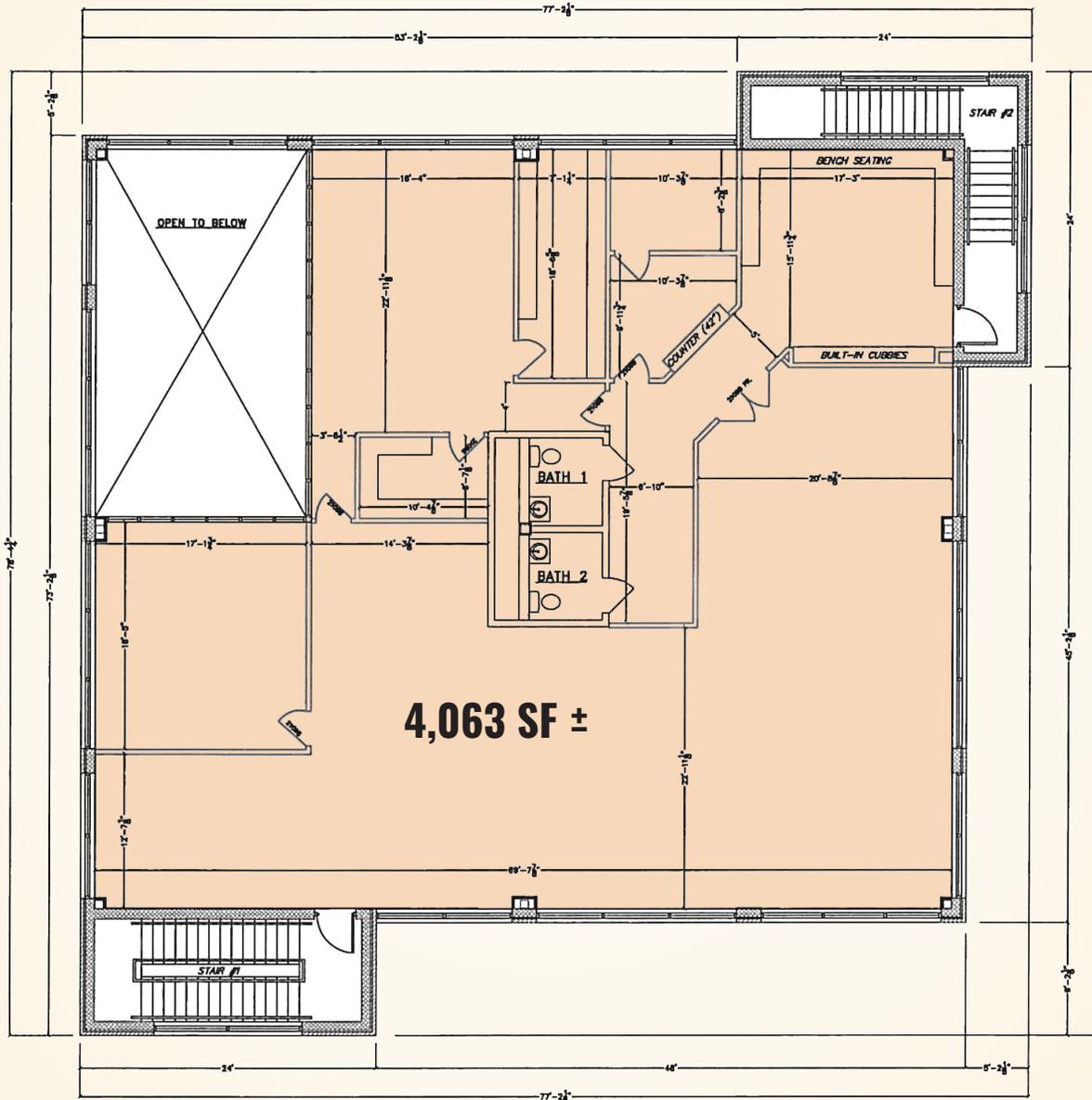


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FLOOR PLAN

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



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BEL AIR/FOREST HILL TRADE AREA

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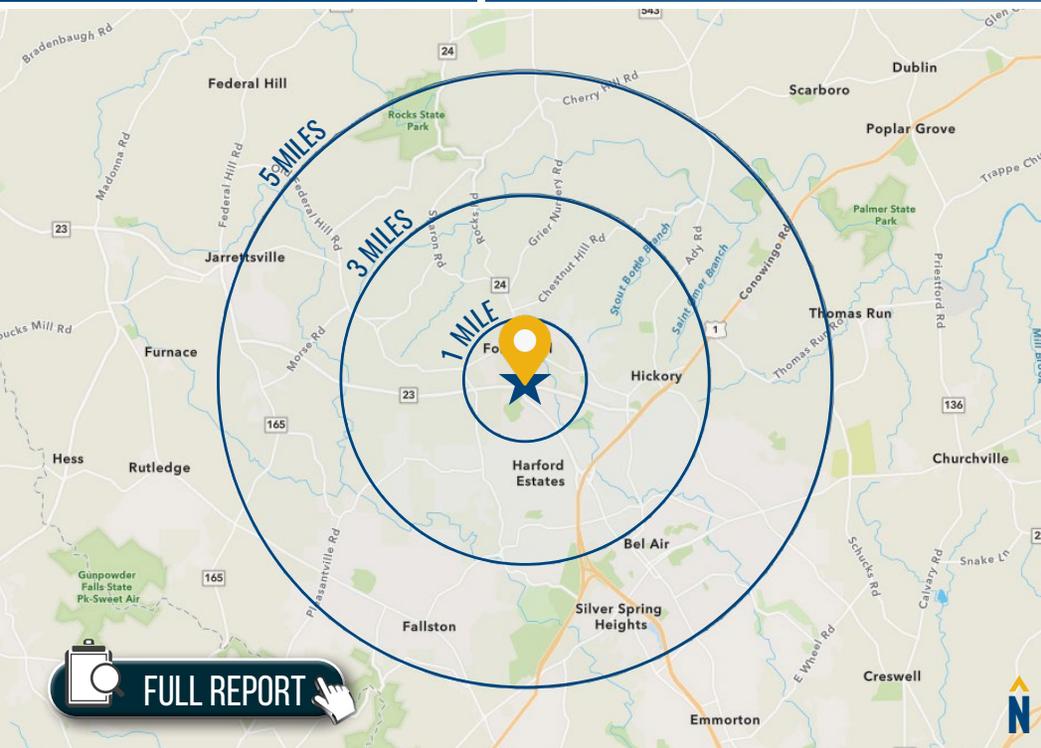


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LOCATION / DEMOGRAPHICS (2022)

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FULL REPORT

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

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.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

15% 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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

14% PROFESSIONAL PRIDE
2 MILES

LEARN MORE

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

12% COMFORTABLE EMPTY NESTERS
2 MILES

LEARN MORE

These Baby Boomers are earning a comfortable living and benefiting 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



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4868

MRUOCCO@MACKENZIECOMMERCIAL.COM

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

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