



2ND FLOOR OFFICE SPACE

7444 HOLABIRD AVENUE | BALTIMORE, MARYLAND 21222

FOR
LEASE



GOOGLE STREET VIEW



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,200 SF 2nd floor office space available (walkup, *not* elevator served)
- Located in Holabird East Shopping Center at the intersection of Holabird Avenue and Holaview Road (7-Eleven, Cosmos Arena Pharmacy)
- Close proximity to Merritt Boulevard, Dundalk's primary retail/commercial corridor
- Easy access to major highways I-695, I-95 and I-895, as well as Downtown Baltimore

AVAILABLE:

1,200 SF ± (SUITE E)

BUILDING SIZE:

12,019 SF ±

PARKING:

15 SURFACE SPACES

ZONING:

BL (BUSINESS LOCAL)

RENTAL RATE:

\$1,700/MO. + UTILITIES



LOCAL BIRDSEYE



Pizza Hut

PETSMART

IHOP

KIDS FIRST schools
Friendly's

FAMILY DOLLAR

Pats

WELLS FARGO

157

MERRITT BLVD

SALVO

Boulevard LIQUOR

First National Bank

KFC

weis

Domino's

SUBWAY

SALLY BEAUTY

DUNKIN'

McDonald's

BALTIMORE COUNTY PUBLIC LIBRARY

UNIVERSITY of MARYLAND URGENT CARE

Walgreens

FRESENIUS KIDNEY CARE

save a lot

SITE

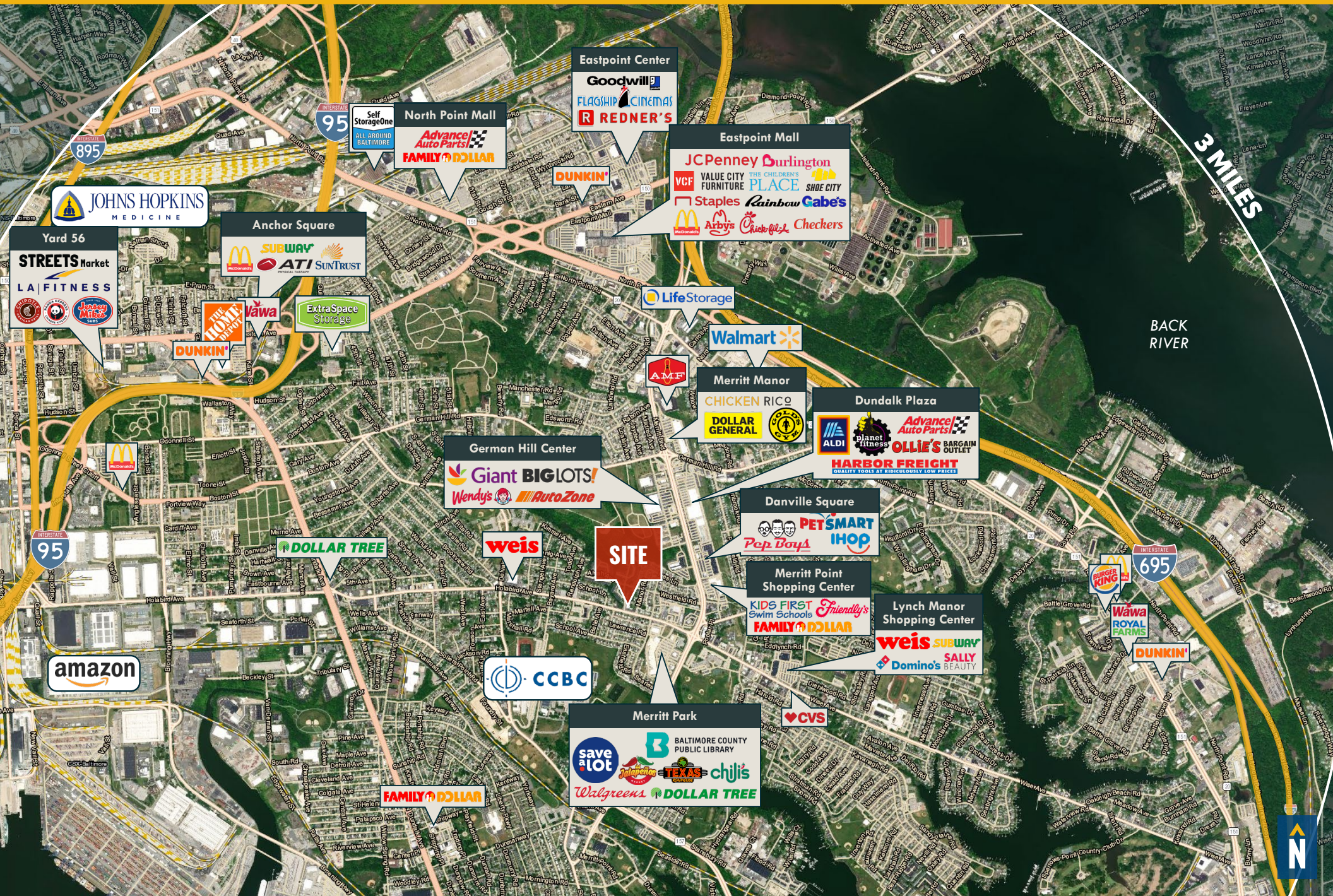
HOLAVIEW RD

HOLABIRD AVE

WISE AVE



DUNDALK TRADE AREA



3 MILES

BACK RIVER

Eastpoint Center
Goodwill
FLAGSHIP CINEMAS
REDNER'S

North Point Mall
Self StorageOne
ALL AROUND BALTIMORE
Advance! Auto Parts
FAMILY DOLLAR

Eastpoint Mall
JCPenney Burlington
VCF VALUE CITY FURNITURE PLACE SHOE CITY
Staples Rainbow Cabel's
McDonald's Arby's Chick-fil-A Checkers

Anchor Square
McDonald's
SUBWAY
ATI SUNTRUST
AT&T

Yard 56
STREETS Market
LA FITNESS
Jersey Mike's

THE HOME DEPOT
Wawa
ExtraSpace Storage

LifeStorage
Walmart

Merritt Manor
AMF
CHICKEN RICO
DOLLAR GENERAL

Dundalk Plaza
ALDI
planet fitness
Advance! Auto Parts
OLLIE'S BARGAIN OUTLET
HARBOR FREIGHT
QUALITY TOOLS & HARDWARES

German Hill Center
Giant BIGLOTS!
Wendy's
AutoZone

Danville Square
PETSMART
IHOP
Pep Boys

Merritt Point Shopping Center
KIDS FIRST Swim Schools
Friendly's
FAMILY DOLLAR

Lynch Manor Shopping Center
weis
SUBWAY
SALLY BEAUTY
Domino's

BURGER KING
Wawa
ROYAL FARM
DUNKIN'

amazon

weis
SITE
CCBC

Merritt Park
save a lot
Baltimore County Public Library
Walgreens
DOLLAR TREE
chili's

FAMILY DOLLAR



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



21,332

87,695

XXX

DAYTIME POPULATION



18,815

87,979

254,096

AVERAGE HOUSEHOLD INCOME



\$81,496

\$78,255

\$93,574

NUMBER OF HOUSEHOLDS



7,953

32,471

103,014

MEDIAN AGE

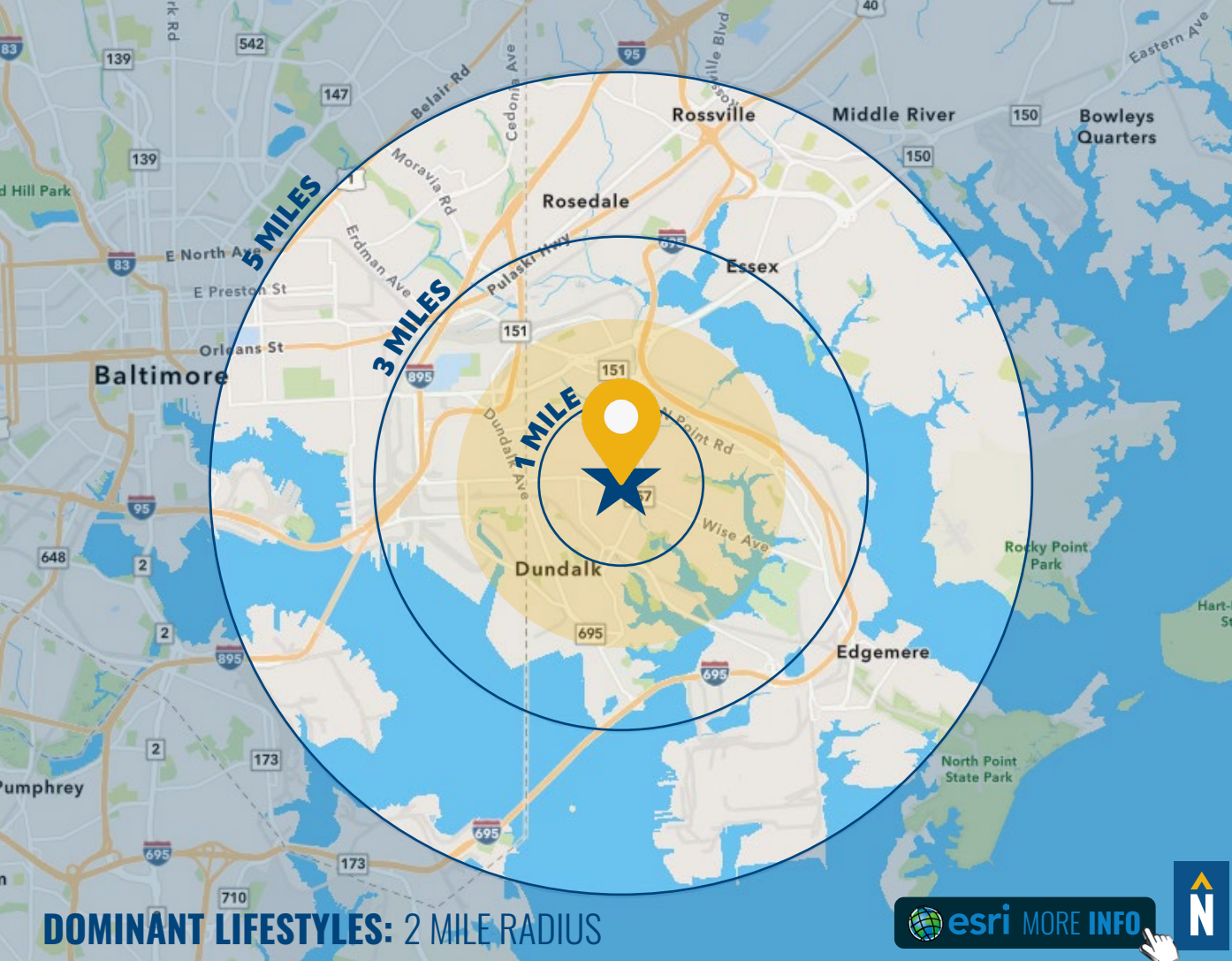


41.4

39.5

37.6

[FULL DEMOS REPORT](#)



40%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

39%
FRONT
PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

4%
SOCIAL
SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**
Median Household Income: **\$17,900**

FOR MORE INFO **CONTACT:**



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OFFICES IN: **ANNAPOLIS** **BALTIMORE** **BEL AIR** **COLUMBIA** **LUTHERVILLE**

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