

# FOR LEASE

Harford County, Maryland

## 4685 MILLENNIUM DRIVE BELCAMP, MARYLAND 21017

SITE



**Beetle Smith**

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**Joe Bradley**

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# 4685 MILLENNIUM DRIVE

BELCAMP, MARYLAND 21017

## AVAILABLE

7,038 sf

## LOT SIZE

.68 Acres

## ZONING

CI (Commercial Industrial)

## TRAFFIC COUNT

2410 AADT (Rt.40/Pulaski Hwy)

## RENTAL RATE

\$25.00 full service

## HIGHLIGHTS

- ▶ Class AAA building with water view on three sides
- ▶ Easy access to I-95
- ▶ Close to Aberdeen proving Grounds
- ▶ Ideal for Corporate Headquarters



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# ADDITIONAL PHOTOS

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# FOR LEASE



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# BIRDSEYE

4685 MILLENNIUM DRIVE | BELCAMP, MARYLAND 21017



## MACKENZIE

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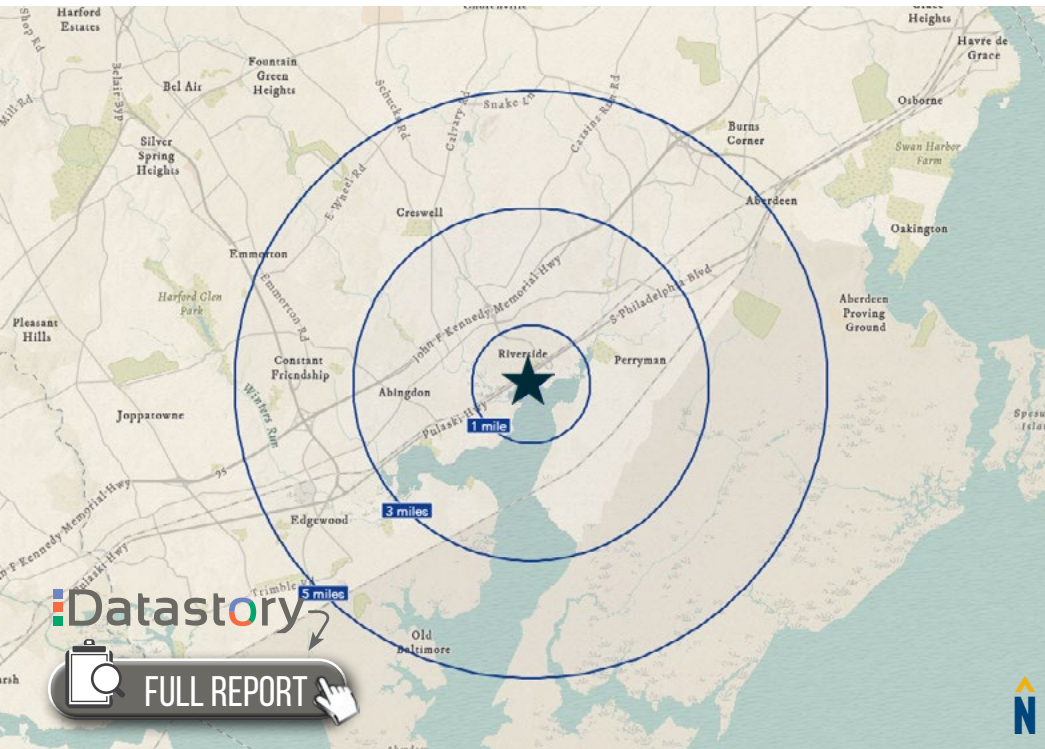
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# DEMOGRAPHICS

4685 MILLENNIUM DRIVE | BELCAMP, MARYLAND 21017



## RESIDENTIAL POPULATION

5,198  
1 MILE  
25,474  
3 MILES  
77,137  
5 MILES

## NUMBER OF HOUSEHOLDS

2,033  
1 MILE  
9,569  
3 MILES  
29,253  
5 MILES

## AVERAGE HH SIZE

2.51  
1 MILE  
2.64  
3 MILES  
2.63  
5 MILES

## MEDIAN AGE

37.3  
1 MILE  
37.5  
3 MILES  
37.6  
5 MILES

## AVERAGE HH INCOME

\$133,713  
1 MILE  
\$127,997  
3 MILES  
\$119,619  
5 MILES

## EDUCATION (COLLEGE+)

25.2%  
1 MILE  
21.9%  
3 MILES  
21.3%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.3%  
1 MILE  
96.1%  
3 MILES  
95.9%  
5 MILES

## DAYTIME POPULATION

5,033  
1 MILE  
21,892  
3 MILES  
69,104  
5 MILES

39.5%  
**ENTERPRISING PROFESSIONALS**  
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48  
AVERAGE HH SIZE  
35.3  
MEDIAN AGE  
\$86,600  
MEDIAN HH INCOME

LEARN MORE

68.7%  
**HOME IMPROVEMENT**  
2 MILES

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.88  
AVERAGE HH SIZE  
37.7  
MEDIAN AGE  
\$72,100  
MEDIAN HH INCOME

LEARN MORE

86.9%  
**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

95.3%  
**WORKDAY DRIVE**  
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97  
AVERAGE HH SIZE  
37.0  
MEDIAN AGE  
\$90,500  
MEDIAN HH INCOME

LEARN MORE



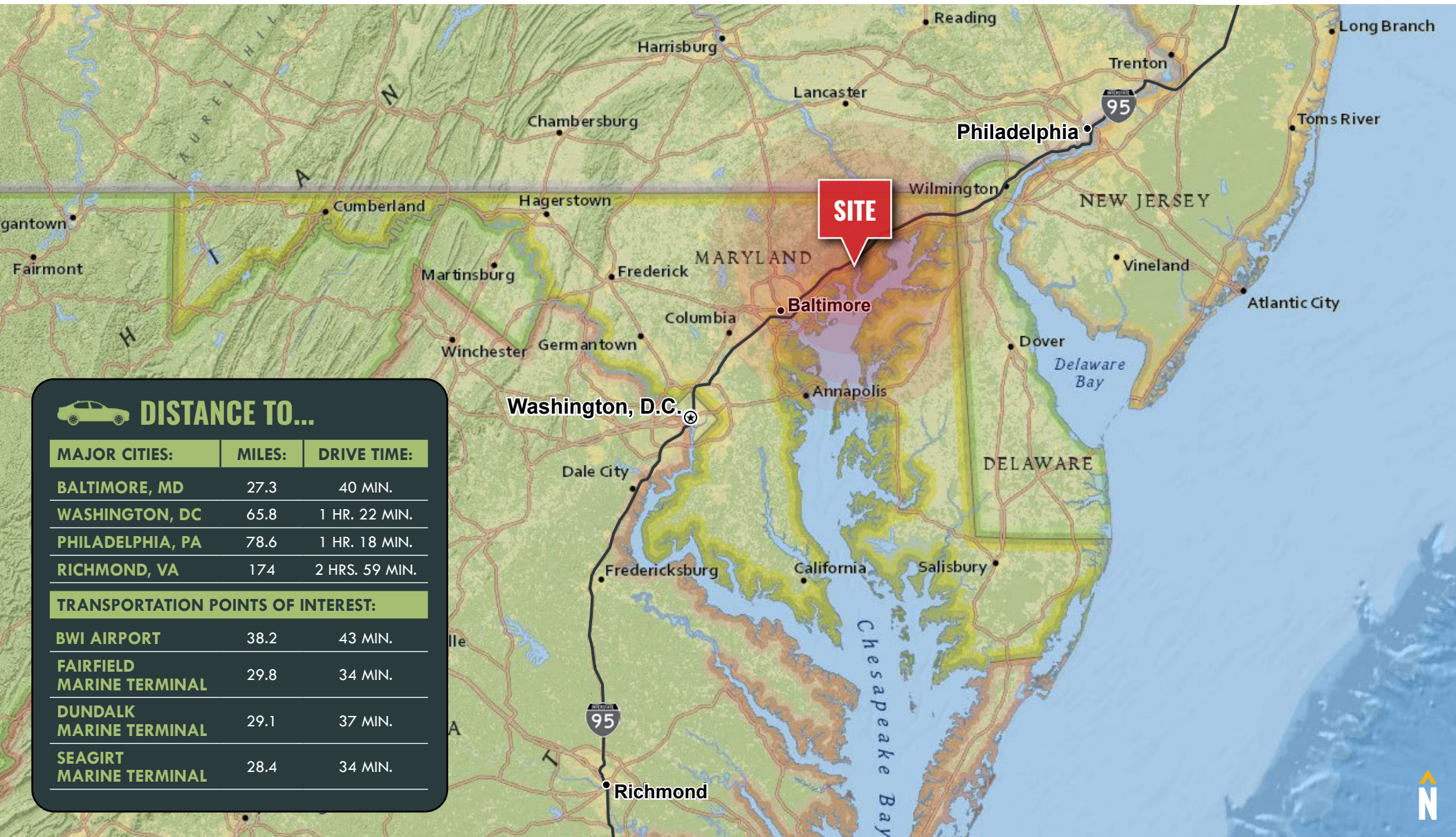
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# LOCATION

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