



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



QUARTERFIELD STATION & QUARTERFIELD PLACE

7704 & 7711 QUARTERFIELD ROAD | GLEN BURNIE, MARYLAND 21061

100% LEASED MEDICAL OFFICE SPACE

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



This is a **Confidential Offering**.
For full **Offering Memorandum**, please fill out,
sign and return the below:



**CONFIDENTIALITY AND
NON-DISCLOSURE AGREEMENT**

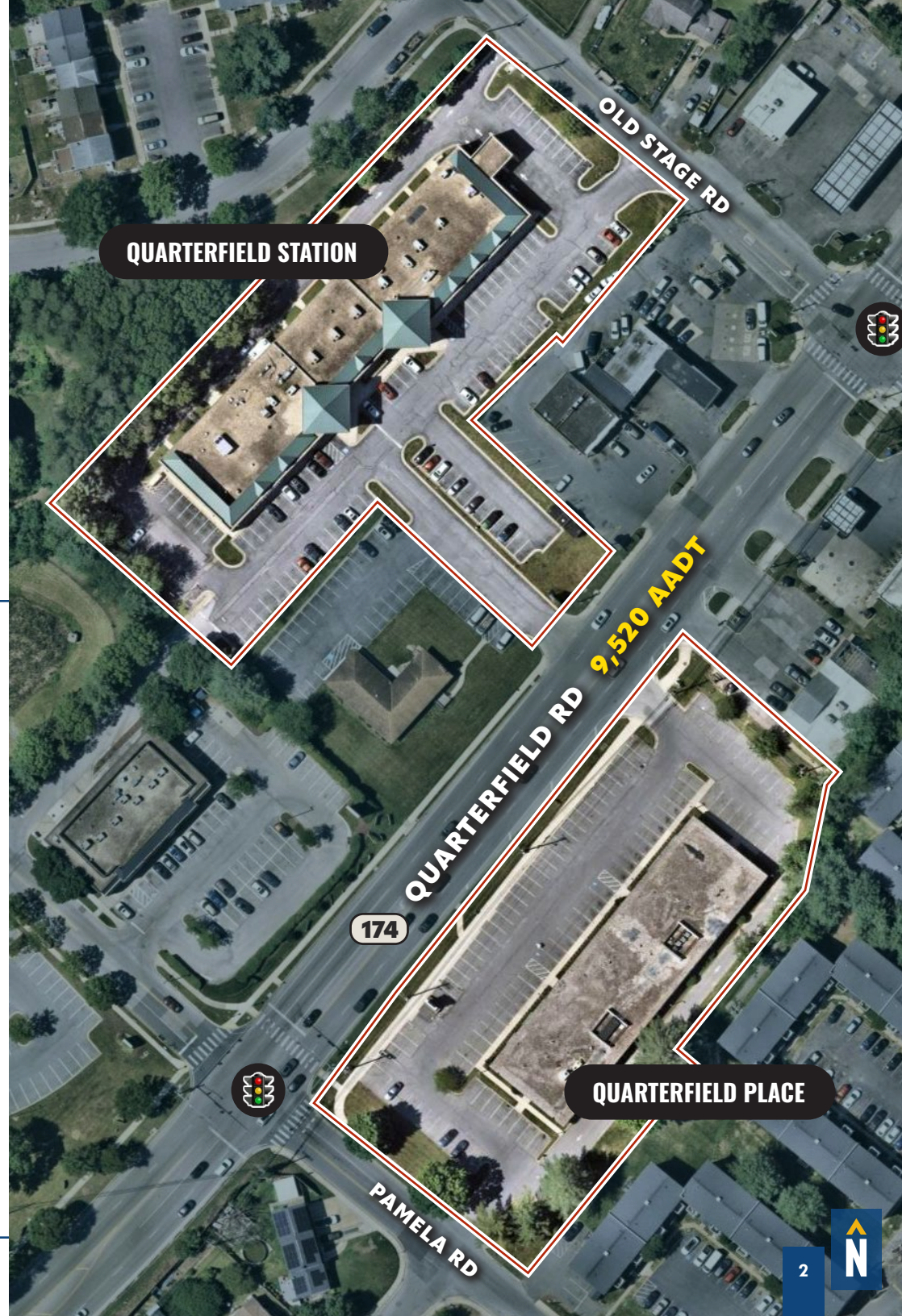
EXECUTIVE SUMMARY

Mackenzie Commercial Real Estate is pleased to offer for sale two medical office buildings located on opposite side of Quarterfield Road. The offering includes **Quarterfield Station** (7704 Quarterfield Road) and **Quarterfield Place** (7711 Quarterfield Road), containing 22,372 square feet $\pm$ and 15,520 square feet $\pm$ respectively for a total of 37,892 square feet $\pm$.

The buildings are currently 100% leased, primarily to medical tenants (91%) plus the 3,380 square feet (9.3%) leased to the Grill at Quarterfield Station, a well-established full service restaurant and catering operation.

With a WALT of 8 years and 10 months for a diverse group of established medical tenants, the Quarterfield assets offer strong cash flows, a regional location adjacent to interstate exit and nearby amenities for patients.

	QUARTERFIELD STATION	QUARTERFIELD PLACE	
	LOT SIZE:	2.52 ACRES ±	2.04 ACRES ±
	BUILDING SIZE:	22,372 SF ±	15,520 SF ±
	YEAR BUILT:	2001	1975
	OCCUPANCY:	100%	100%
	PARKING:	105 SURFACE SPACES (4.69/1,000 SF)	100 SURFACE SPACES (6.44/1,000 SF)
	ZONING:	C1 (LOCAL COMMERCIAL DISTRICT)	
	SALE PRICE:	NEGOTIABLE	



INVESTMENT HIGHLIGHTS



- 100% leased (91% to a variety of medical disciplines)
- Strong regional location directly off an interstate highway
- I-97 and Rt. 100 nexus draws from a large population base
- Easy access for medical patients via feeder road to east and west
- Well-maintained physical asset with recent renewals
- Full-service, popular and successful restaurant on site ("The Grill at Quarterfield Station") complements patient visits

Ownership has not established an asking price but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity. **Offers should include:**

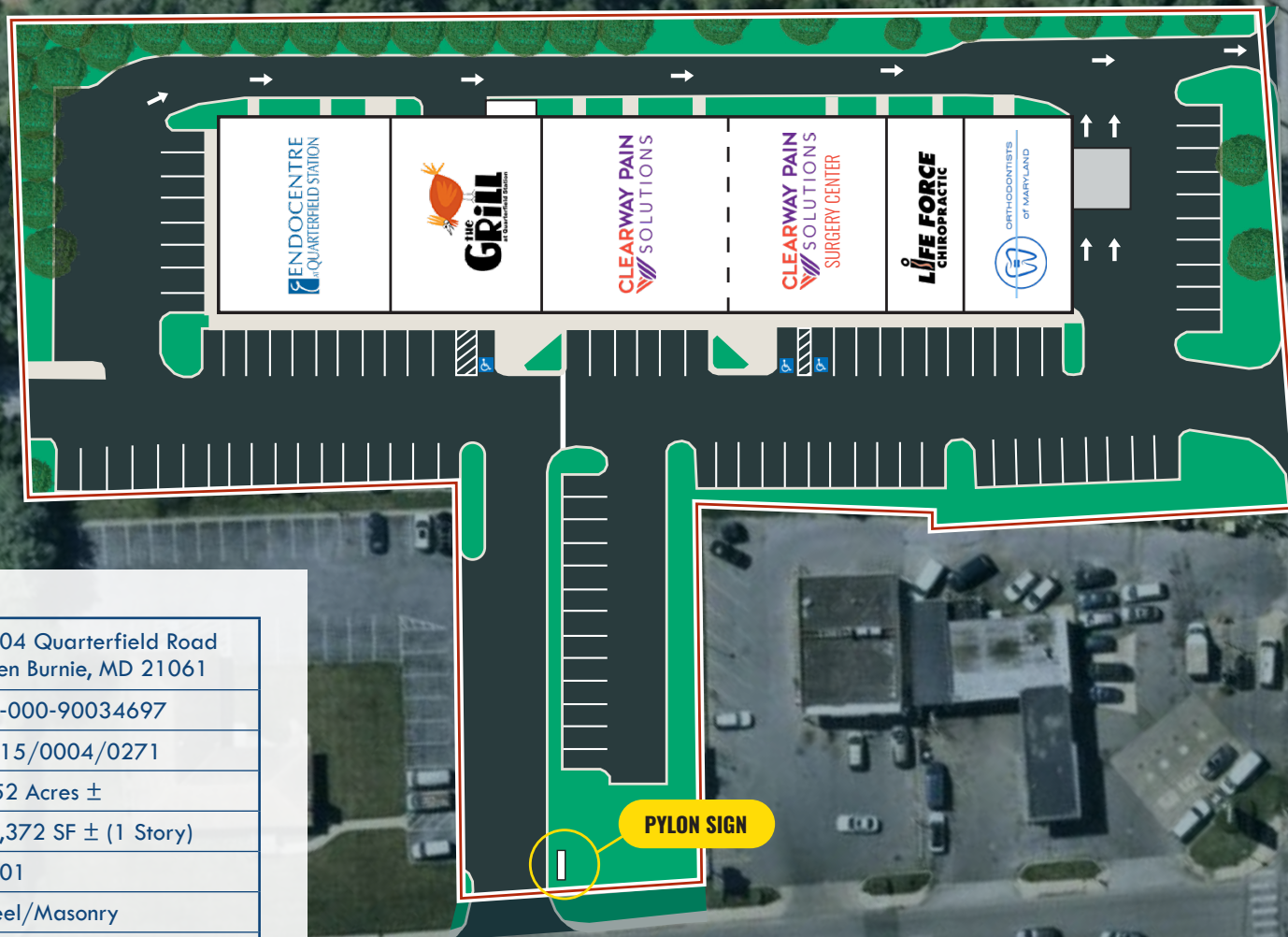
1. Purchase price and approval process
2. Timing for inspection period and closing date
3. Amount of earnest money, including the amount that is non-refundable
4. Source of funds for the acquisition
5. Summary of acquiring entity and/or underlying investment vehicle



MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of **Quarterfield Station** and **Quarterfield Place** in Pasadena, Maryland.



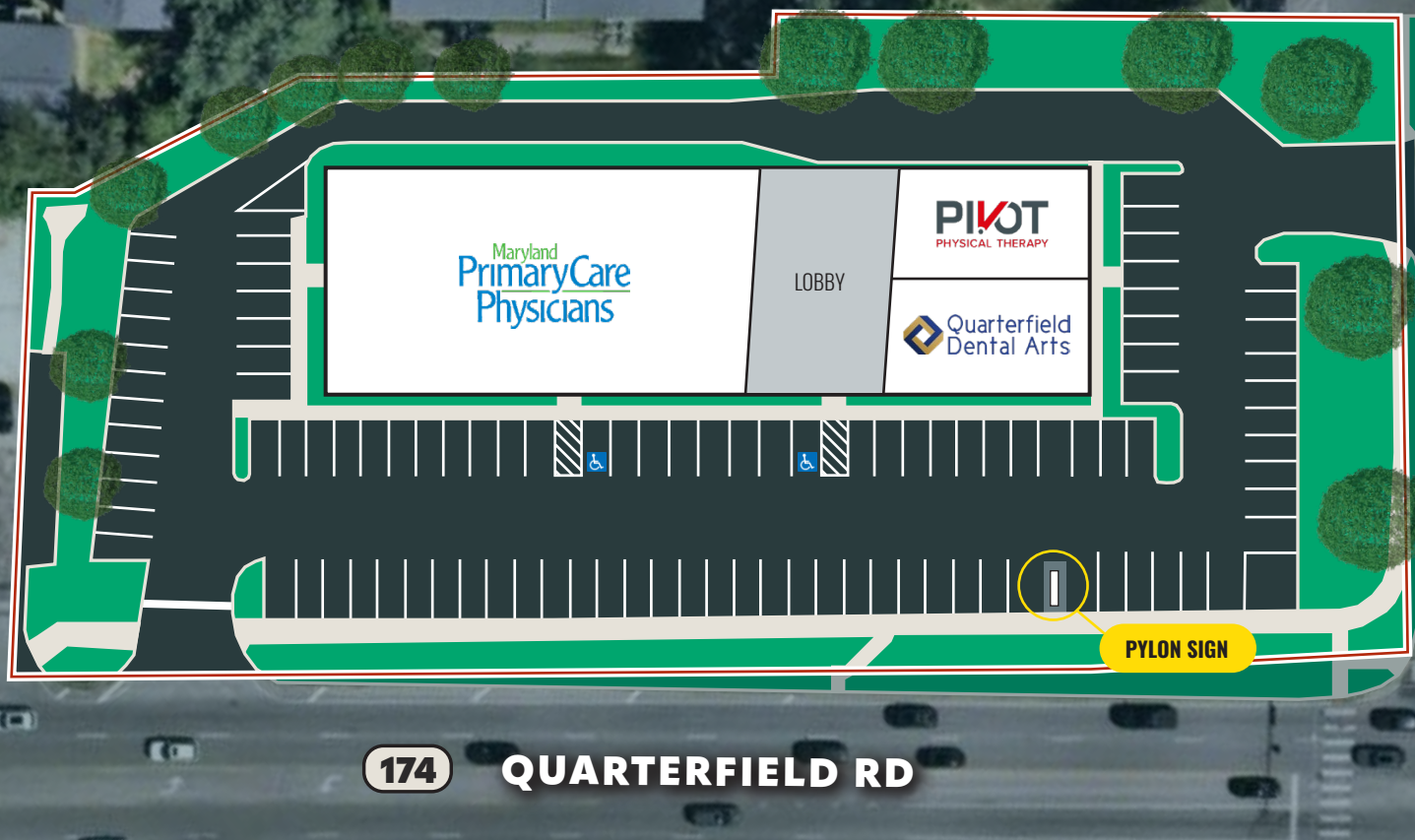
SITE PLAN: QUARTERFIELD STATION



Address	7704 Quarterfield Road Glen Burnie, MD 21061
Parcel ID	04-000-90034697
Map/Grid/Parcel	0015/0004/0271
Site Size	2.52 Acres $\pm$
Building Size	22,372 SF $\pm$ (1 Story)
Year Built	2001
Construction	Steel/Masonry
Roof	Ballasted EPDM
Occupancy	100%
Parking	105 surface spaces (4.69/1,000 SF)



SITE PLAN: QUARTERFIELD PLACE



Address	7711 Quarterfield Road Glen Burnie, MD 21061
Parcel ID	04-323-02760820
Map/Grid/Parcel	0015/0005/0206
Site Size	2.04 Acres $\pm$
Building Size	15,520 SF $\pm$ (1 Story)

Year Built	1975
Construction	Steel/Masonry
Roof	Ballasted EPDM (Recoated in 2021)
Occupancy	100%
Parking	100 surface spaces (6.44/1,000 SF)



MARYLAND AND MEDICINE: NATIONALLY RANKED

JOHNS HOPKINS MEDICINE

REVENUE:	\$40B
JOBS SUPPORTED:	~149,000

\$525M in state taxes,
\$597M in community benefits

UNIVERSITY of MARYLAND MEDICAL SYSTEM

REVENUE:	\$9B
JOBS SUPPORTED:	~16,800

\$14M+ in social impact investments

MedStar Health

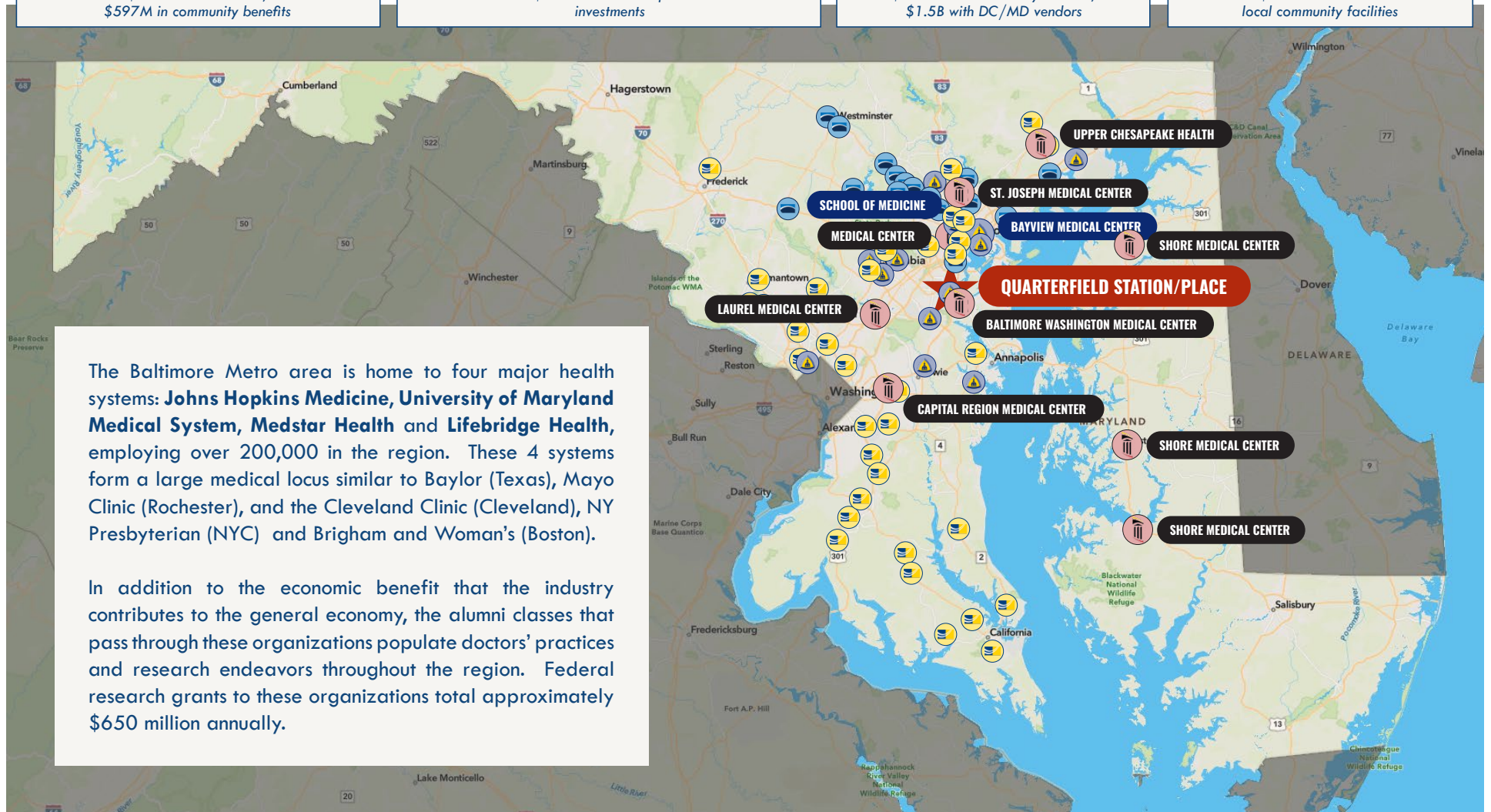
REVENUE:	\$9B
JOBS SUPPORTED:	~37,000

\$474.5M in community benefits,
\$1.5B with DC/MD vendors

LIFEBRIDGE HEALTH

REVENUE:	\$2B
JOBS SUPPORTED:	~10,350

\$85M+ invested in local community facilities



LOCAL BIRDSEYE



UNIVERSITY of MARYLAND
BALTIMORE WASHINGTON
MEDICAL CENTER

OLD MILL SENIOR HIGH SCHOOL

TARGET

SHOPPERS

McDonald's

Starbucks

CVS

TACO BELL

Giant

TSC TRACTOR SUPPLY CO.

THE MOOSE
ATHLETIC CENTER

3 CRAIN HWY S

DORCEYES

DOLLAR TREE

Hardee's

100

QUARTERFIELD
PLACE

QUARTERFIELD RD

174

QUARTERFIELD
STATION

82,533 AADT

149,041 AADT

INTERSTATE
97

100

Walmart

LOWE'S

Walgreens

Chick-fil-A

LA Z BOY

ALDI

KOHL'S

sam's club

N



MARKET AERIAL

5 MILES



CONCENTRA URGENT CARE

PATIENT FIRST

MEDHAVEN HEALTH

KAISER PERMANENTE
NORTH ARUNDEL MEDICAL CENTER

MERCY PERSONAL PHYSICIANS

LUMINIS HEALTH PRIMARY CARE

UNIVERSITY of MARYLAND
BALTIMORE WASHINGTON
MEDICAL CENTER

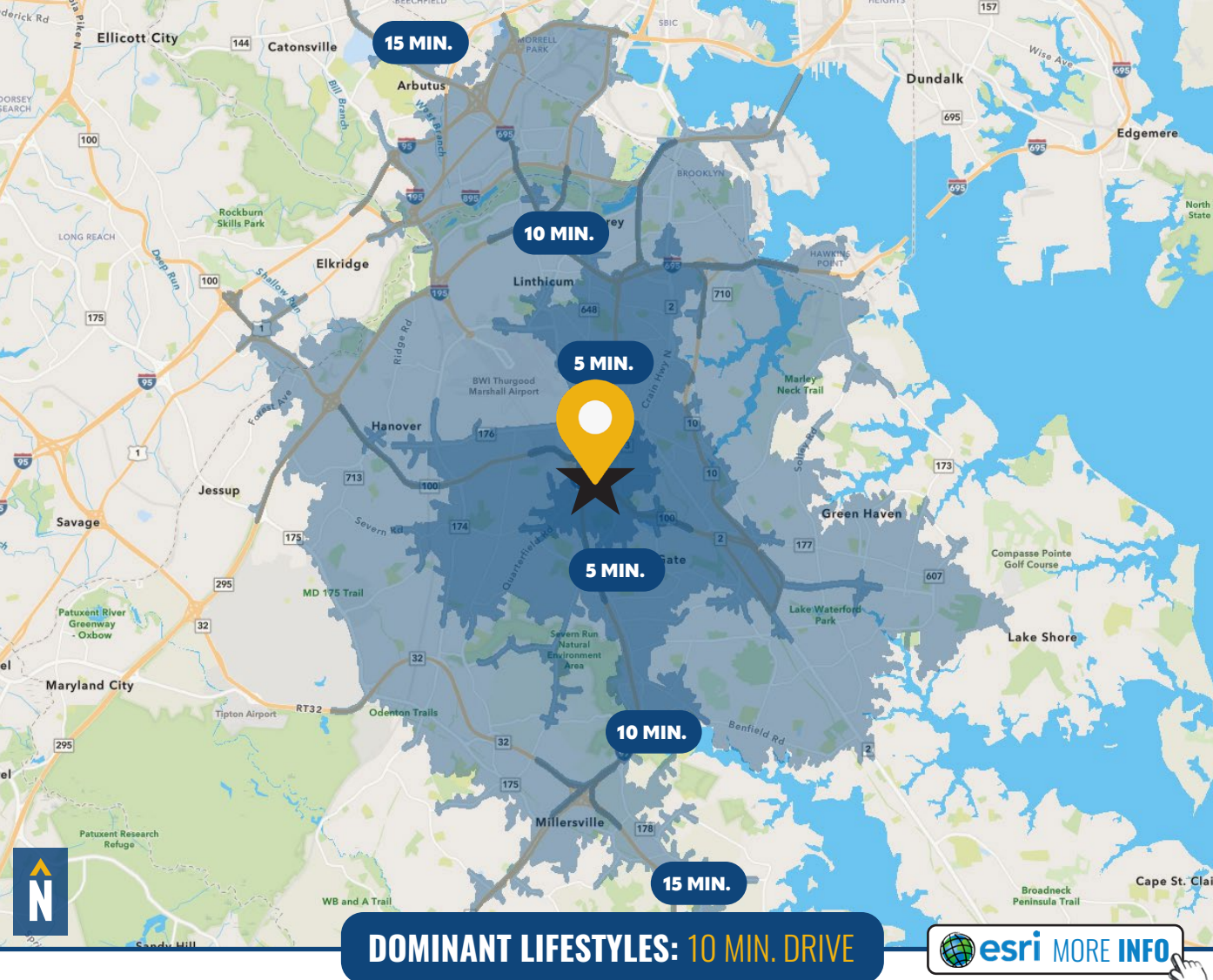
UM URGENT CARE

ARUNDEL MEDICAL CENTER

UM BWMG - PRIMARY CARE

SITE





35% **DREAMBELT**

MEDIAN
AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

12% **SAVVY SUBURBANITES**

MEDIAN
AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

11% **METRO FUSION**

MEDIAN
AGE: 32.8

HH INCOME: \$55,443

This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

DEMOGRAPHICS

2026

DRIVE TIME:	5 MIN.	10 MIN.	15 MIN.
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RESIDENTIAL POPULATION

	19,308	98,467	316,767
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DAYTIME POPULATION

	16,082	96,089	313,308
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AVERAGE HOUSEHOLD INCOME

	\$108,170	\$131,478	\$138,309
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NUMBER OF HOUSEHOLDS

	7,417	37,576	118,599
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MEDIAN AGE

	37.1	38.7	38.2
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FULL DEMOS REPORT



FOR MORE INFORMATION OR TO SUBMIT AN OFFER:



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