



SATYR HILL SHOPPING CENTER

2023-2053 E. JOPPA ROAD | PARKVILLE, MARYLAND 21234

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Inline retail available
- 45,000 SF+ shopping center anchored by Advance Auto Parts, Charm City Buffet, Dunkin', Carney Car Care Center
- High visibility location at the signalized intersection with E. Joppa Road (23,000+ cars/day)
- Adjacent to Perring Plaza and North Plaza Shopping Center
- Located in the heart of the Parkville/Carney trade area
- Easy access to I-695 and I-95

AVAILABLE:

4,500 SF ± (INLINE)

CENTER SIZE:

47,634 SF ±

TRAFFIC COUNT:

23,302 AADT (E. JOPPA RD)

CAM / INS. / TAXES:

\$3.05 PSF / \$0.50 PSF / \$2.30 PSF

RENTAL RATE:

NEGOTIABLE



INLINE RETAIL



GOOGLE STREET VIEW



SITE PLAN

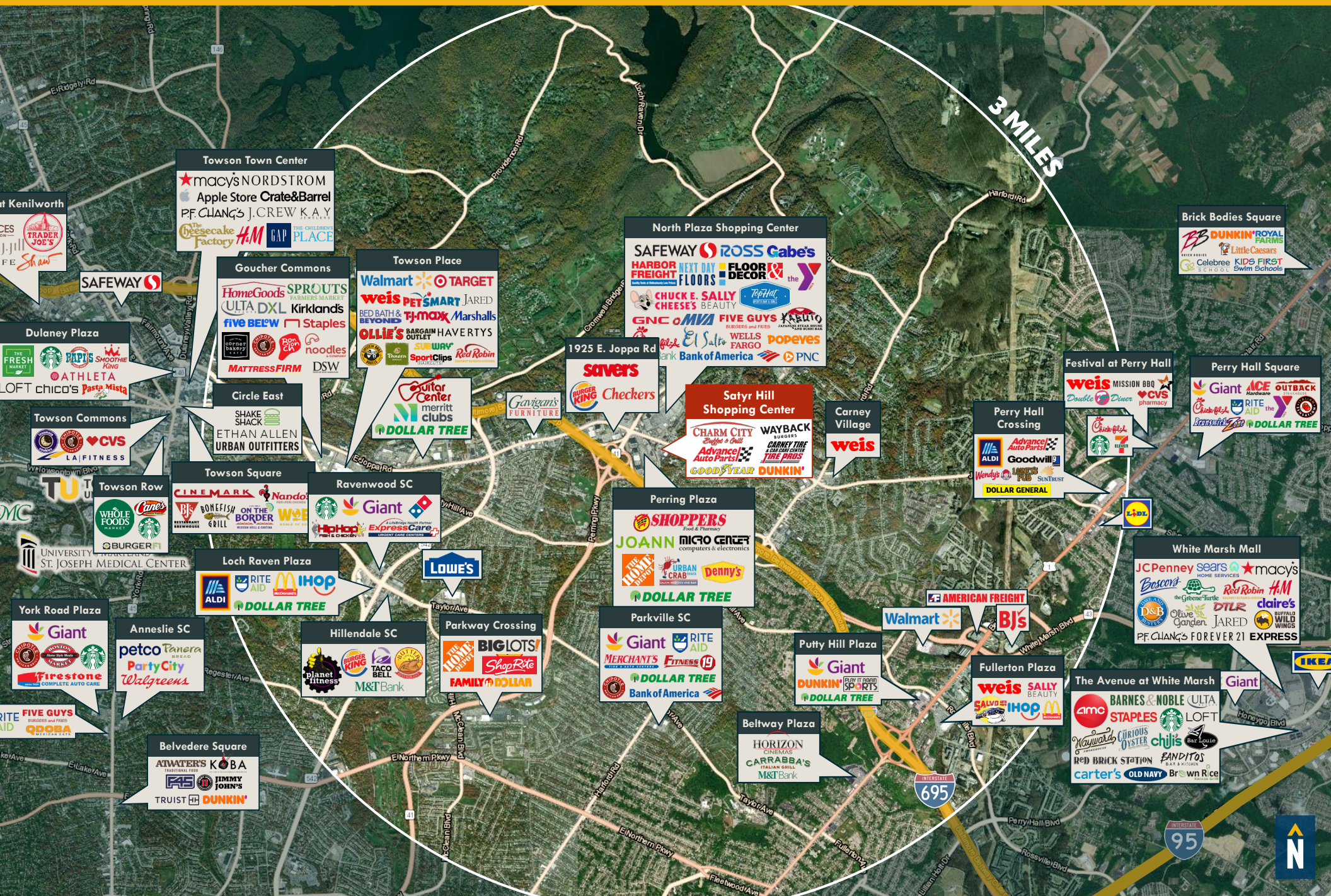


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|--------------------------|-------------------------------------------|
| 1 DUNKIN' DONUTS | 10 CHARM CITY BUFFET |
| 2 NEW CHINA HOUSE | 11 AVAILABLE: 1,440 SF |
| 3 AVAILABLE: 4,500 SF | 12 LEASED |
| 4 TROPICAL SMOOTHIE CAFE | 13 WAYBACK BURGERS |
| 5 J.P. & COMPANY | 14 A-MART ASIAN FOOD MARKET |
| 6 TOBACCO MALL | 15 CARNEY TIRE & CAR CARE CENTER/GOODYEAR |
| 7 LISA'S NAILS | 16 SHELL AUTOMOTIVE STATION |
| 8 ARLON'S CARRY OUT | 17 J. CONVENIENCE |
| 9 ADVANCE AUTO PARTS | |

LOCAL BIRDSEYE



MARKET AERIAL



CENTER PHOTOS



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,242

116,622

309,986

DAYTIME POPULATION



12,830

94,848

275,033

AVERAGE HOUSEHOLD INCOME



\$91,944

\$105,666

\$110,991

NUMBER OF HOUSEHOLDS



6,399

48,720

123,571

MEDIAN AGE

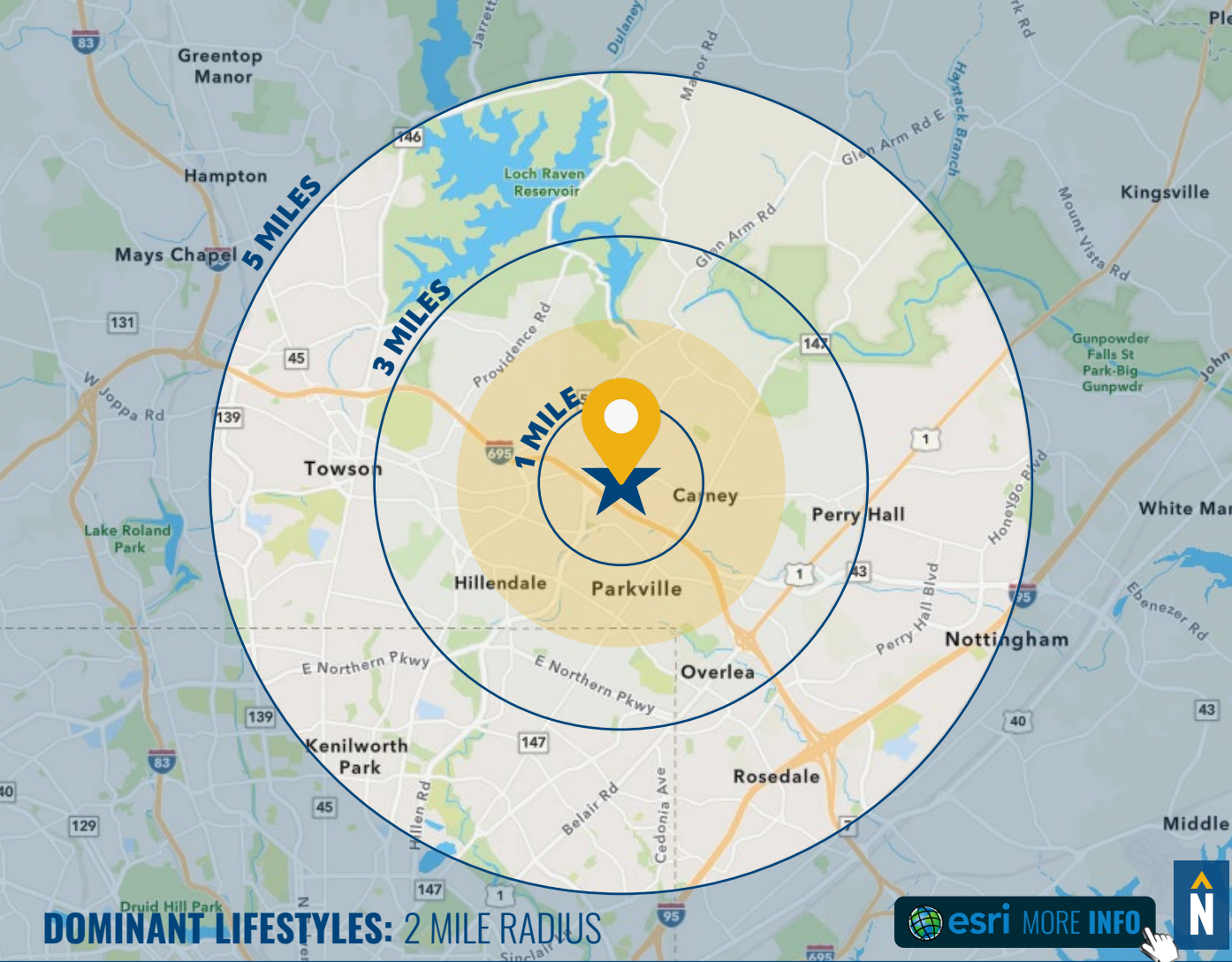


41.9

40.4

39.5

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

21%
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**

16%
BRIGHT YOUNG
PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**

Median Household Income: **\$54,000**

11%
PLEASANTVILLE



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.

Median Age: **42.6**

Median Household Income: **\$92,900**

FOR MORE INFO CONTACT:



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



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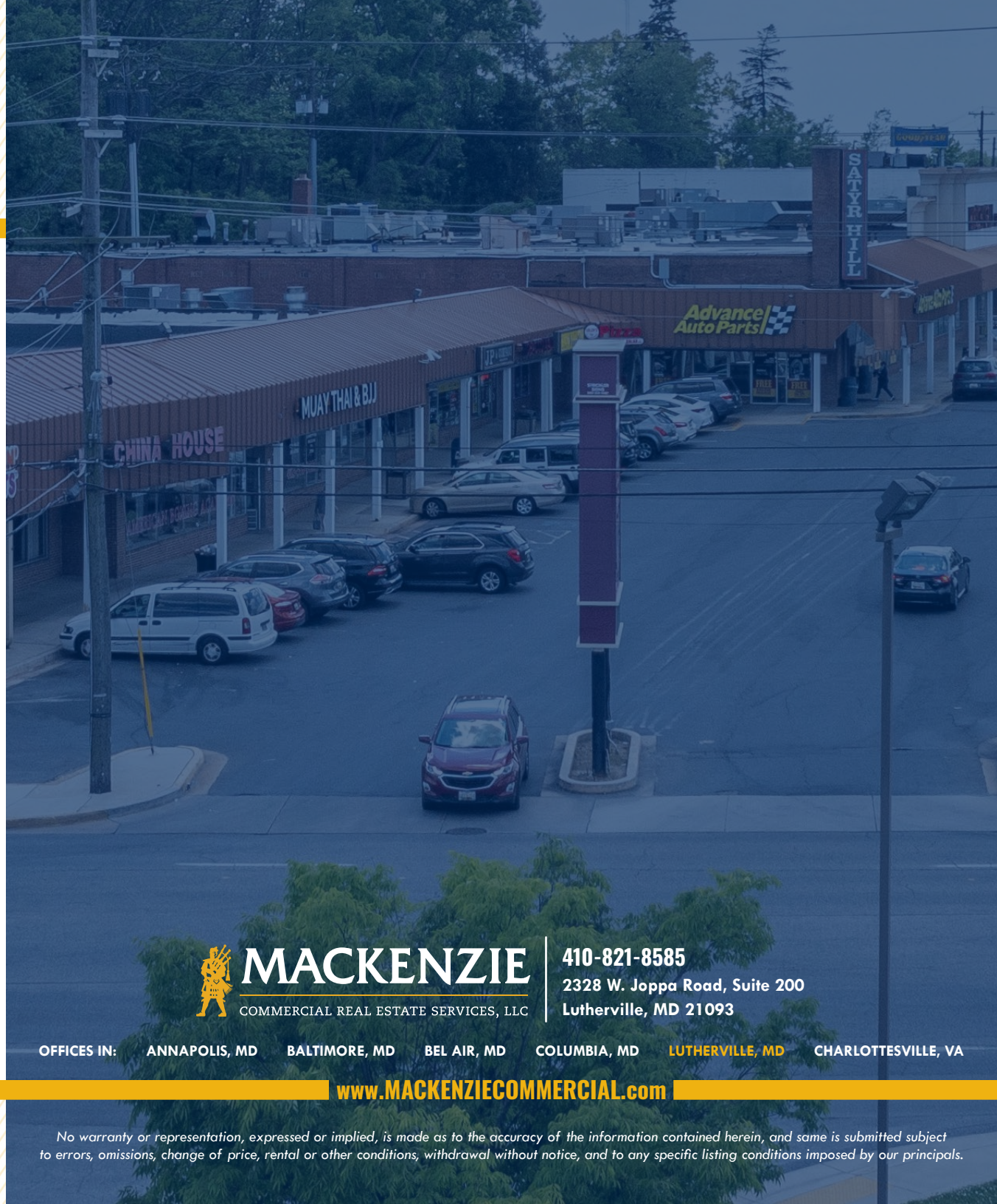
SENIOR REAL ESTATE ADVISOR

410.879.7329

CCAPUTO@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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