



WAVERLY CORPORATE PARK

WALLINGTON WAY & LONGSTONE LANE | MARIOTTSVILLE, MD 21104

FOR
LEASE

IDEAL
FOR **MEDICAL,**
RETAIL & OFFICE
TENANTS

MARIOTTSVILLE RD

WARWICK WAY

2500 WALLINGTON WAY

2400 LONGSTONE LANE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Multiple office suites available
- Nestled within Waverly Corporate Park
- Abundant surface parking
- 5 min. drive to Turf Valley Resort
- Easy access to I-70, Route 40 (Baltimore National Pike) and Route 29 (Columbia Pike)
- Close proximity to a number of shopping/dining destinations
- Highly affluent surrounding population

2500
WALLINGTON WAY:

1,406 SF ± (SUITE 103-104)

3,600 SF ± (SUITE 105-108)

3,255 SF ± (SUITE 205-208)

2400
LONGSTONE LANE:

3,270 SF ± (SUITE 103-106)

ZONING:

PEC (PLANNED EMPLOYMENT CENTER)

RENTAL RATE:

\$18.00 PSF, MODIFIED GROSS



2500 WALLINGTON WAY



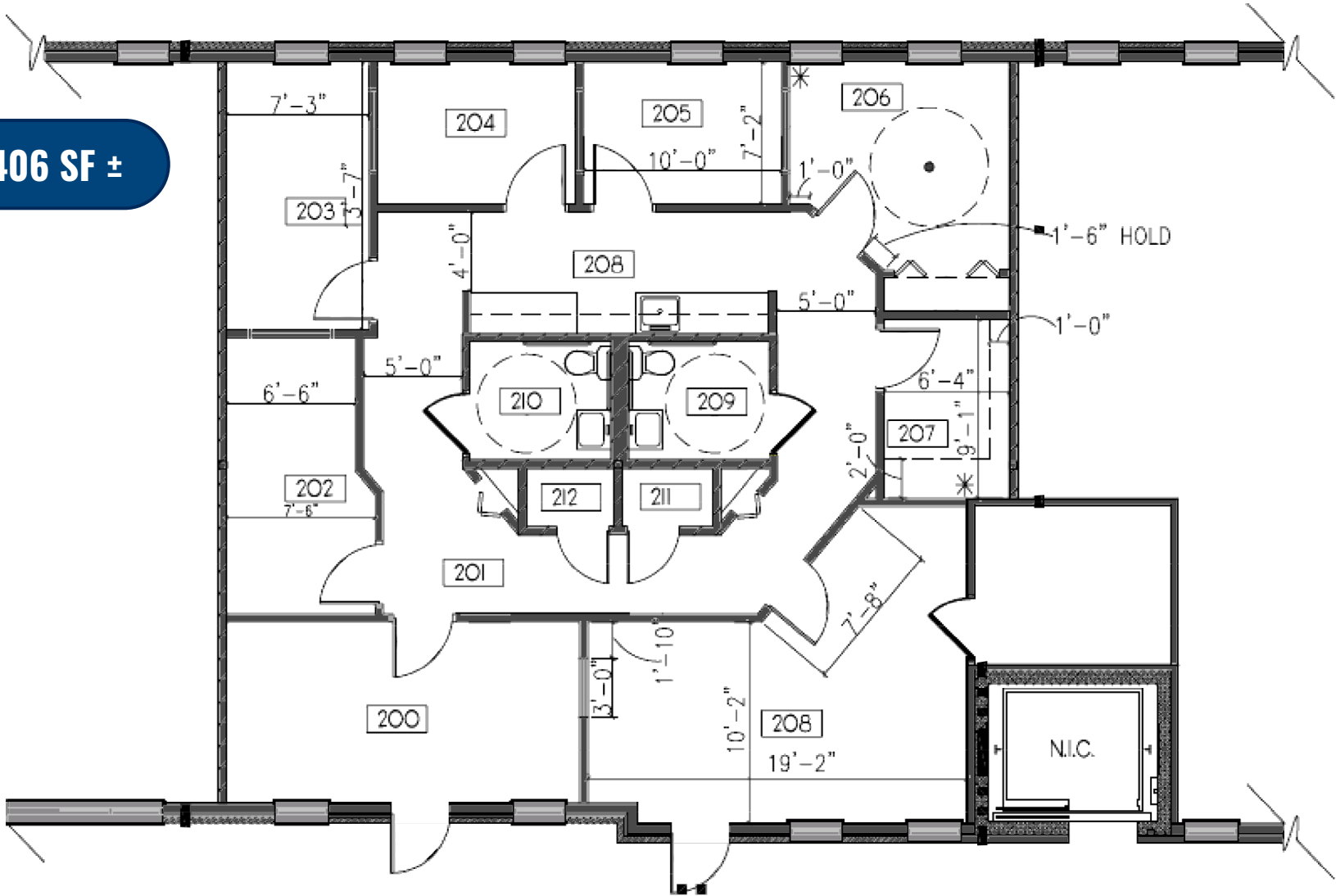
2400 LONGSTONE LANE



GOOGLE STREET VIEW

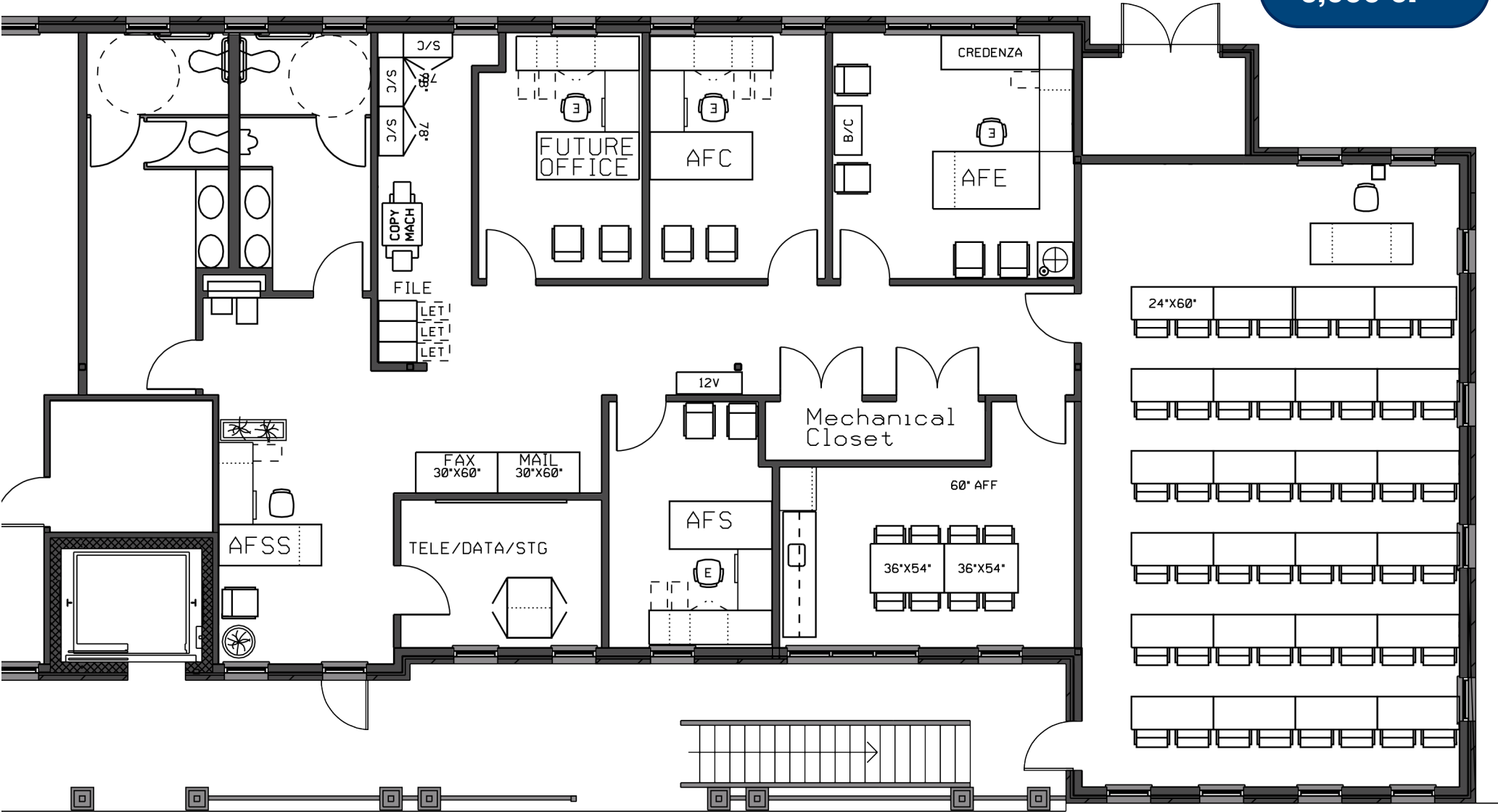
FLOOR PLANS: 2500 WALLINGTON WAY: SUITES 103-104

1,406 SF ±



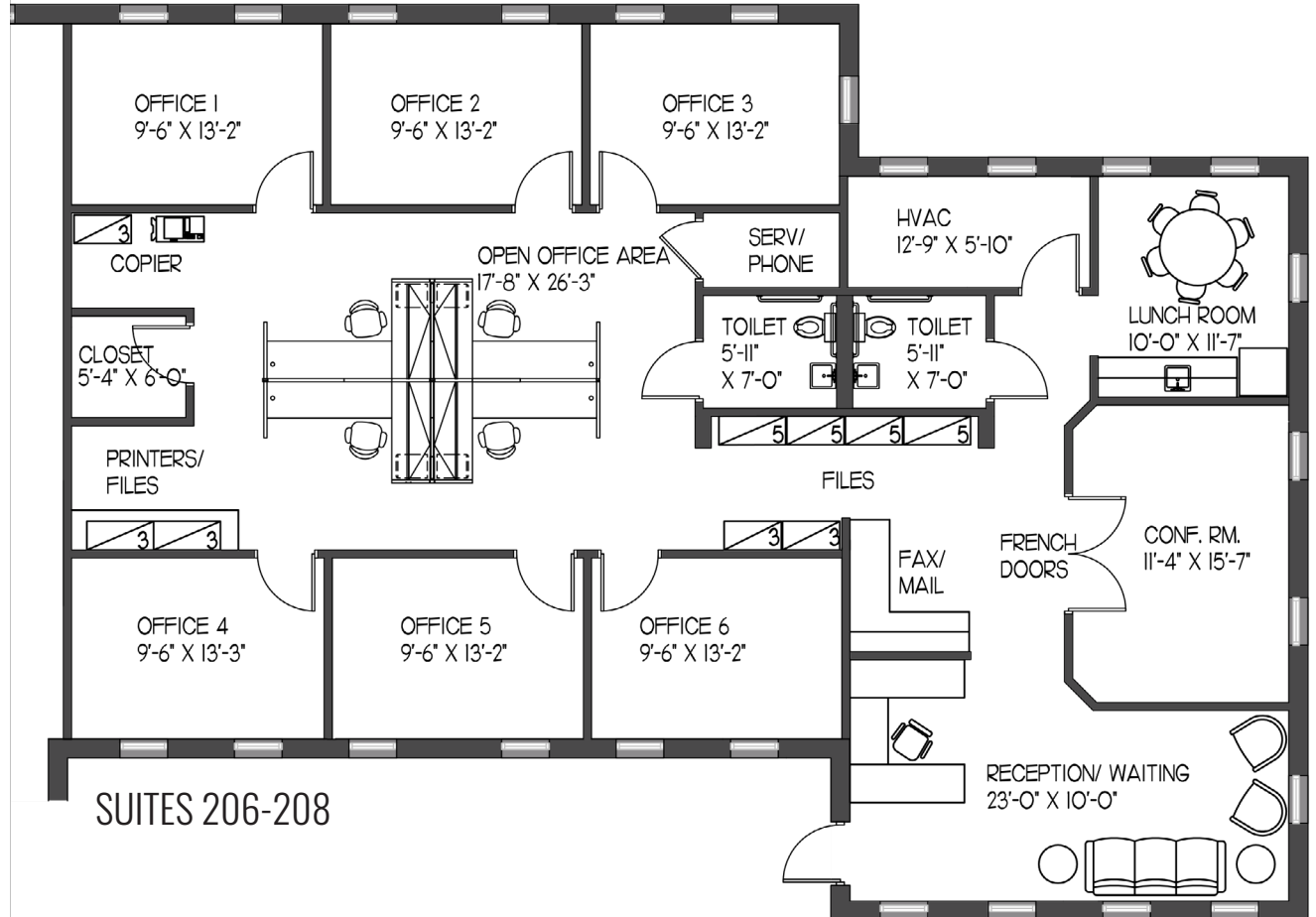
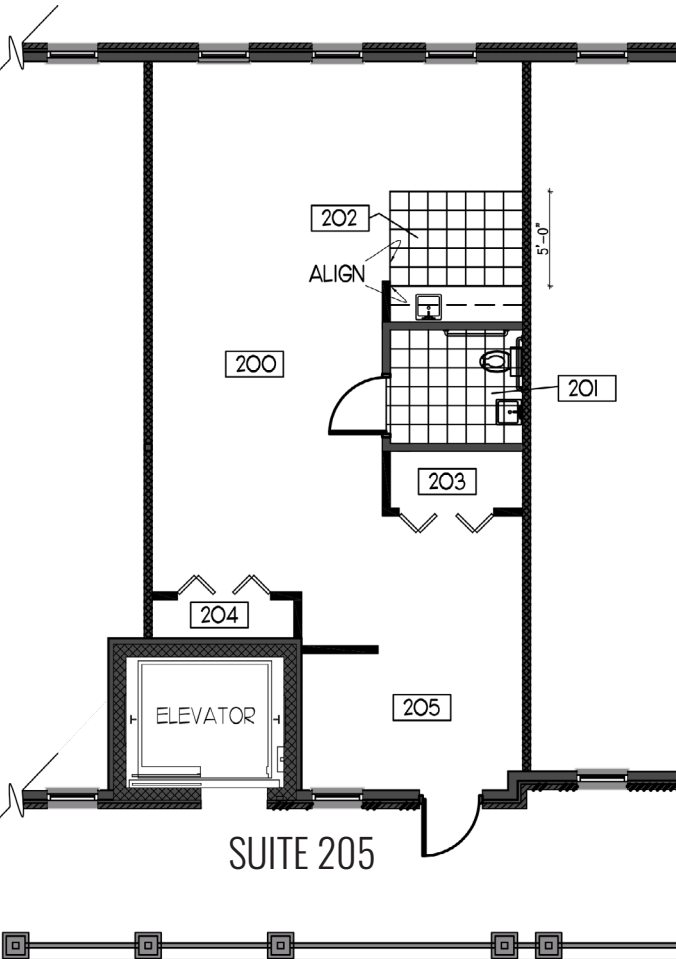
FLOOR PLANS: 2500 WALLINGTON WAY: SUITES 105-108

3,600 SF ±



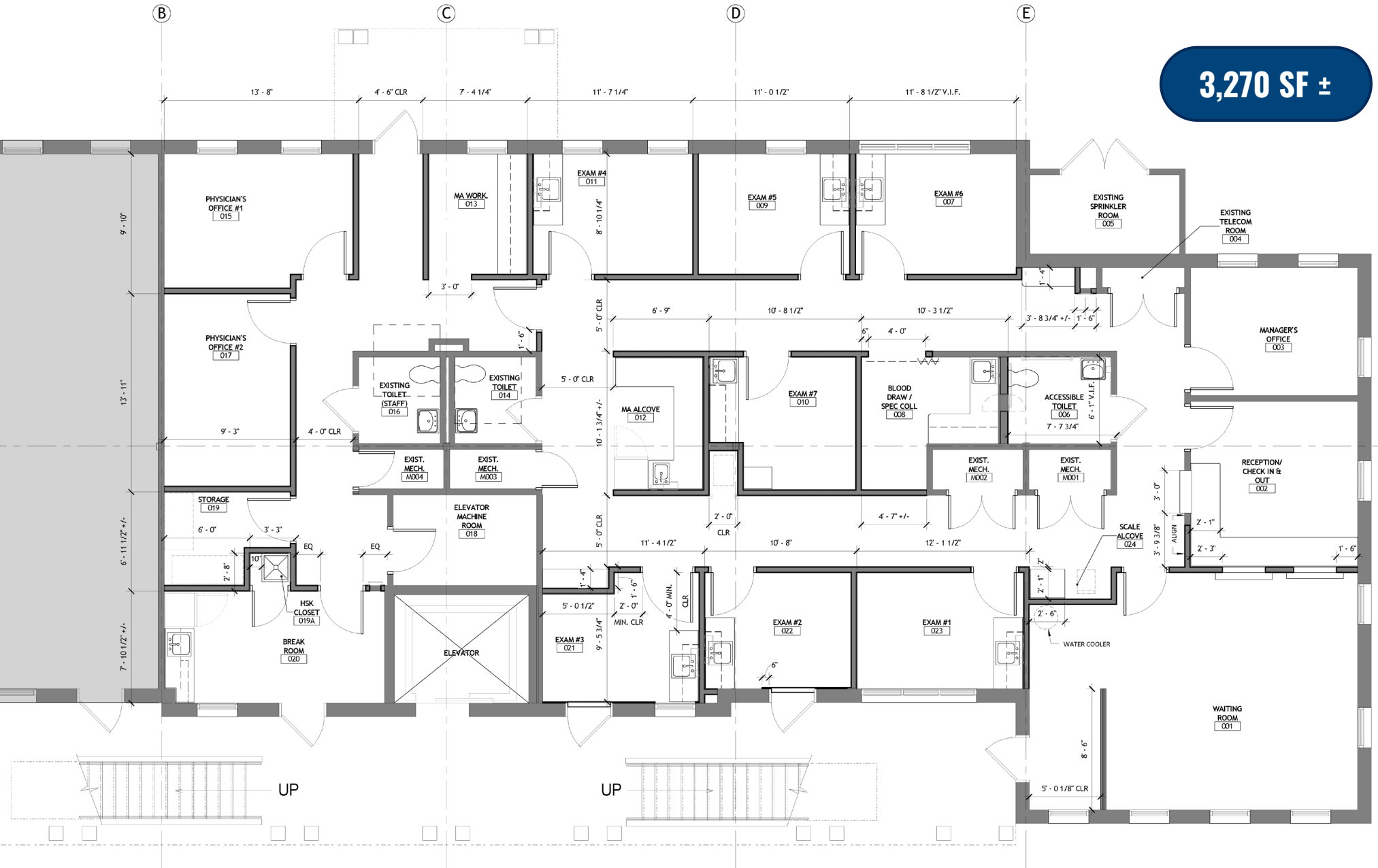
FLOOR PLANS: 2500 WALLINGTON WAY: SUITES 205-208

3,255 SF ±



FLOOR PLANS: 2400 LONGSTONE LANE: SUITES 103-106

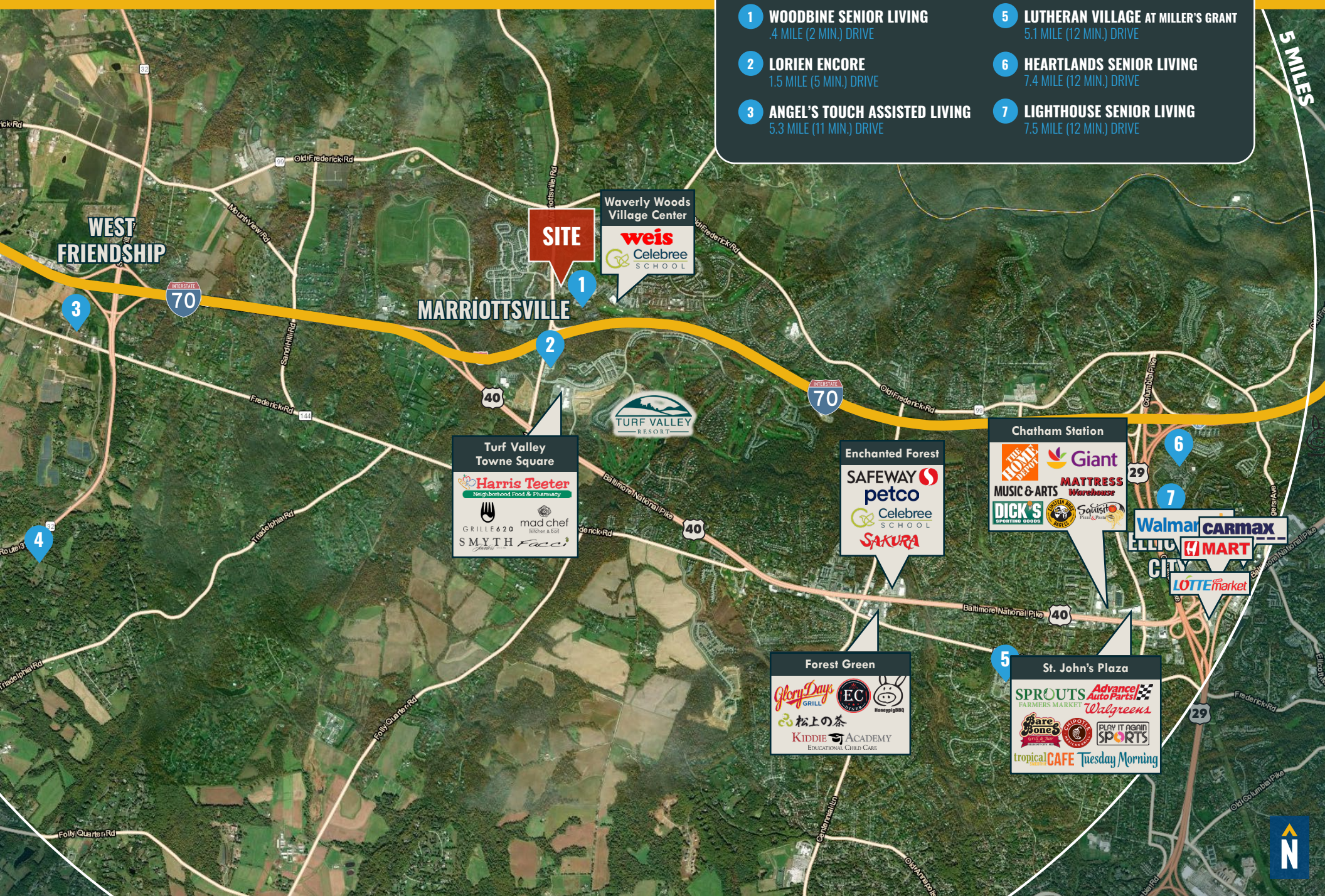
3,270 SF ±



MARKET AERIAL

NEARBY SENIOR LIVING COMMUNITIES

- 1 **WOODBINE SENIOR LIVING**
.4 MILE (2 MIN.) DRIVE
- 2 **LORIEN ENCORE**
1.5 MILE (5 MIN.) DRIVE
- 3 **ANGEL'S TOUCH ASSISTED LIVING**
5.3 MILE (11 MIN.) DRIVE
- 4 **FRIENDSHIP ASSISTED LIVING**
6.5 MILE (11 MIN.) DRIVE
- 5 **LUTHERAN VILLAGE AT MILLER'S GRANT**
5.1 MILE (12 MIN.) DRIVE
- 6 **HEARTLANDS SENIOR LIVING**
7.4 MILE (12 MIN.) DRIVE
- 7 **LIGHTHOUSE SENIOR LIVING**
7.5 MILE (12 MIN.) DRIVE



SITE

Waverly Woods
Village Center
weis
Celebree
SCHOOL

MARRIOTTSVILLE

TURF VALLEY
RESORT

Turf Valley
Towne Square
Harris Teeter
Neighborhood Food & Pharmacy
GRILLE 620
mad chef
allison & bob
SMYTH
Facci

Enchanted Forest
SAFeway
petco
Celebree
SCHOOL
SAKURA

Chatham Station
THE HOME DEPOT
Giant
MUSIC & ARTS
WAREHOUSE
DICK'S
SPORTING GOODS
Squisito
Pasta & Pasta

Walmart
CARMAX
ELITE CITY
MART
LOTTE market

Forest Green
Glory Days
GRILL
EC
STORES
松上の茶
KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

St. John's Plaza
SPROUTS
FARMERS MARKET
Advance Auto Parts
Walgreens
Bare Bones
ORIGINAL & BOLD
PLAY IT AGAIN SPORTS
tropical CAFE
Tuesday Morning

5 MILES



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,315

25,647

63,460

DAYTIME POPULATION



5,321

19,167

51,065

AVERAGE HOUSEHOLD INCOME



\$186,334

\$223,159

\$218,249

NUMBER OF HOUSEHOLDS



2,395

8,715

21,646

MEDIAN AGE

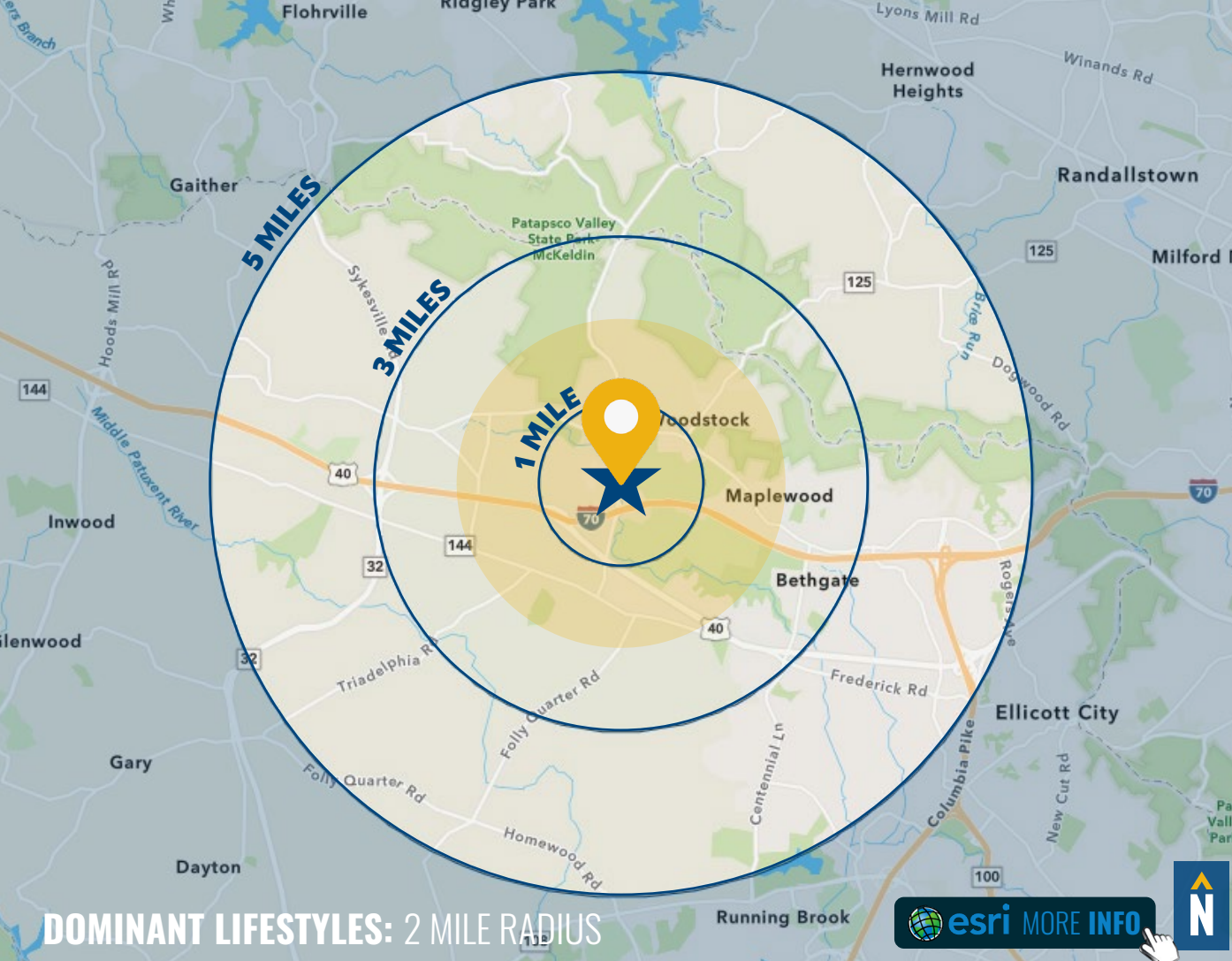


47.9

46.0

45.3

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



50%
PROFESSIONAL PRIDE

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.

Median Age: **40.8**
Median Household Income: **\$138,100**

32%
TOP TIER

The residents of the wealth-iest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

Median Age: **47.3**
Median Household Income: **\$173,200**

14%
EXURBANITES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age: **51.0**
Median Household Income: **\$103,400**

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