

# FOR LEASE

Harford County, Maryland

## YOUR SIGN HERE!

FAMILY AND COUPLE  
THERAPY SERVICES, Inc.  
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2018  
Rock Spring Road

AVAILABLE

AVAILABLE

AVAILABLE

# 2018 ROCK SPRING ROAD

## FOREST HILL, MARYLAND 21050

 **MACKENZIE**  
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Harford County, Maryland

# OFFICE/RETAIL SPACE

2018 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050

## AVAILABLE

- ▶ 925-4,425 SF ± (Street Level)
- ▶ 1,000 SF ± (1st Floor Rear)

## BUILDING SIZE

10,669 sf (2 stories)

## ZONING

B2 (Community Business District)

## TRAFFIC COUNT

21,930 AADT (Rock Spring Road)

## PARKING

60 surface spaces

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ 4,425 sf ± 2nd generation medical/dental offices
- ▶ 2-story office/retail property on Route 24 in Forest Hill, MD
- ▶ 8 minute drive to Downtown Bel Air's Main Street district
- ▶ Large pylon signage available
- ▶ Easy access to Rt. 1, 22, 23, 924



# FOR LEASE

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# LOCAL BIRDSEYE

2018 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050



# FOR LEASE



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# LOCAL TRADE AREA

2018 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050

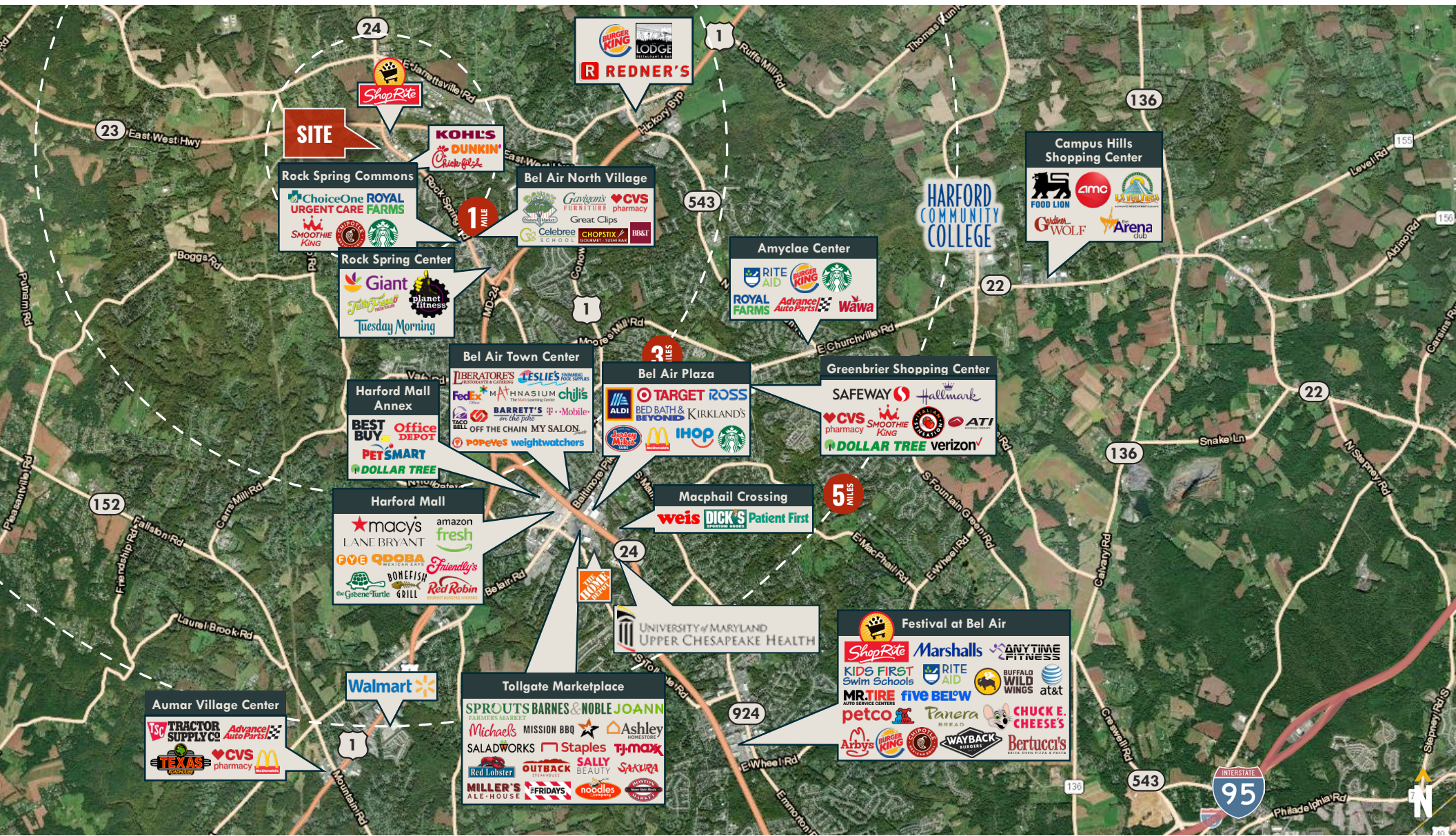


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# REGIONAL TRADE AREA

2018 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050

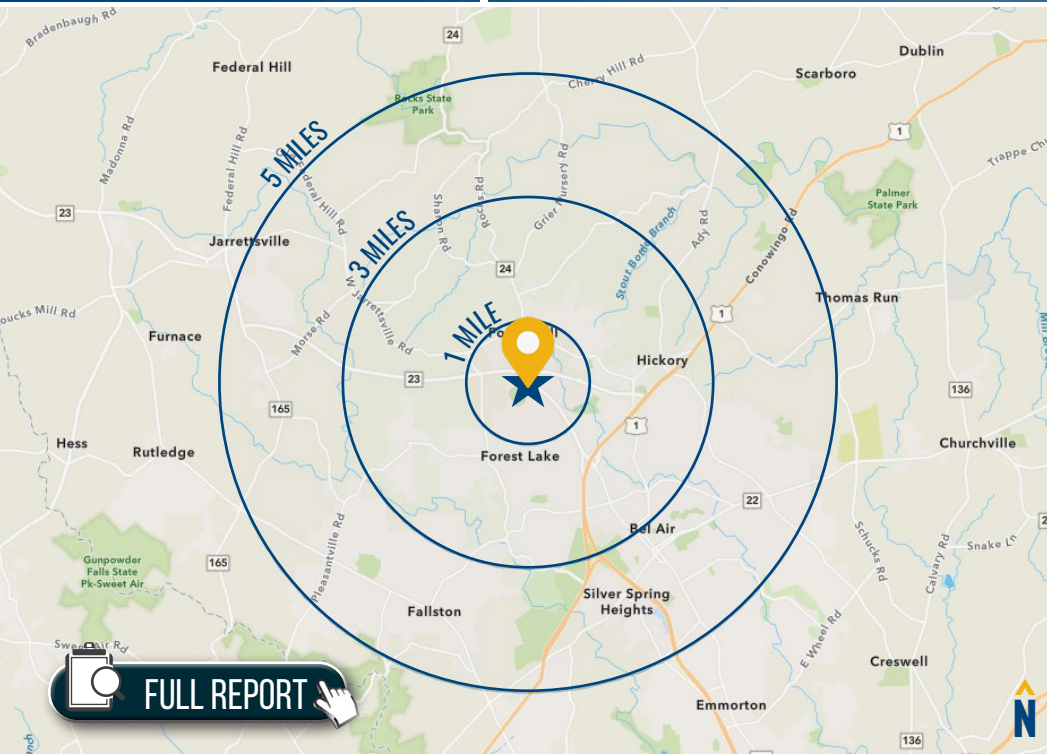


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# LOCATION / DEMOGRAPHICS (2023)

2018 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050



<b>RESIDENTIAL POPULATION</b> 5,589 1 MILE 36,084 3 MILES 79,410 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 2,203 13,376 29,795 3 MILES 28,658 5 MILES	<b>AVERAGE HH SIZE</b> 2.49 1 MILE 2.65 3 MILES 2.63 5 MILES	<b>MEDIAN AGE</b> 42.2 1 MILE 41.9 3 MILES 43.3 5 MILES
<b>AVERAGE HH INCOME</b> \$136,473 1 MILE \$142,185 3 MILES \$139,814 5 MILES	<b>EDUCATION (COLLEGE+)</b> 72.1% 1 MILE 72.3% 3 MILES 71.5% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 97.9% 1 MILE 97.4% 3 MILES 96.8% 5 MILES	<b>DAYTIME POPULATION</b> 6,340 1 MILE 28,522 3 MILES 78,432 5 MILES

**25%**  
**SAVVY SUBURBANITES**  
2 MILES

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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

**14%**  
**PROFESSIONAL PRIDE**  
2 MILES

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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.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

**13%**  
**PLEASANTVILLE**  
2 MILES

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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.

**3.13**  
AVERAGE HH SIZE

**40.8**  
MEDIAN AGE

**\$138,100**  
MEDIAN HH INCOME

**10%**  
**COMFORTABLE EMPTY NESTERS**  
2 MILES

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Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

**2.06**  
AVERAGE HH SIZE

**52.3**  
MEDIAN AGE

**\$71,700**  
MEDIAN HH INCOME



## **MIKE RUOCCO**

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