



1411 MADISON PARK DRIVE

GLEN BURNIE, MARYLAND 21061

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1st floor medical space
- 7 exam rooms
- 2 bathrooms
- Direct access off of MD Route 100
- 1 mile from the University of Maryland Baltimore Washington Hospital

BUILDING SIZE:

7,652 SF ±

AVAILABLE:

SUITE 1B: 2,000 SF ±

TRAFFIC COUNT:

17,831 AADT (GRAIN HWY/RT. 3)

PARKING:

4.00/1,000 SF

ZONING:

C2 (COMMERCIAL OFFICE)



GOOGLE STREET VIEW



A detailed floor plan of a building with various rooms and dimensions. The plan includes:

- Office** (12' x 11") at the top left.
- Office** (10'4" x 14'6") at the bottom left.
- Reception** (15' x 6'6") in the center right.
- Elevator** and **Mech** (Mechanical) area.
- Other rooms and areas:**
 - 8'6" x 8'
 - 12' x 8'
 - 10'6" x 8'
 - 6'7" x 2'6"
 - 4' x 2'6"
 - 7' x 12'
 - 11'11" x 4'6"
 - 9' x 7'4"
 - 9' x 8'4"
 - 16' x 16'5"

The plan also shows various doors, windows, and furniture like desks and chairs.

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT

Harundale Plaza
HomeGoods OUTBACK
Durlington REGENCY
MISSION BBQ

Southdale Center
HOME DEPOT VCF VALUE CITY FURNITURE BURGER KING
avenue Office DEPOT
Michaels Glory Days
BOSTON MARKET cici's POTBELLY
The Tile Shop Marshalls
PETSMART Double Diner

Sun Valley SC
Geresbeck's
DOLLAR GENERAL RITE AID McDonald's
HORIZON CINEMAS Checkers

Festival at Pasadena
BJS Panera Arby's planet fitness
Walmart MATTRESSFIRM weis
FOUNDERS DOLLAR TREE

Jumpers Junction
ALDI Advance! Auto Parts IHOP Pier 1
Goodwill

Pasadena Crossroads
SPROUTS GARDEN OF EATEN WOLF LA FITNESS
HomeGoods HOBBY LOBBY
Party City TJ-MAXX DSW ULTA

Northway S.C.
SHOPPERS McDonald's
Goodwill Domino's

East Park Plaza
Giant USC TRACTOR SUPPLY CO.
Gabe's DUNKIN' BURGER KING
SALLY BEAUTY

Marley Station Mall
sears macys
JCPenney GOLD'S GYM
Ruby Tuesday

Quarterfield Crossing
Walmart LOWE'S
SHOPPERS KOHL'S
Sams Club Chick-fil-ke

1 MILE

3 MILES

5 MILES

SITE

UNIVERSITY of MARYLAND BALTIMORE WASHINGTON MEDICAL CENTER

TARGET

FOOD LION

Pop Boys Gavigan's FURNITURE

DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,278

41,328

90,502

DAYTIME POPULATION



16,264

90,590

193,583

AVERAGE HOUSEHOLD INCOME



\$102,561

\$119,585

\$134,418

NUMBER OF HOUSEHOLDS



7,313

34,698

74,365

MEDIAN AGE

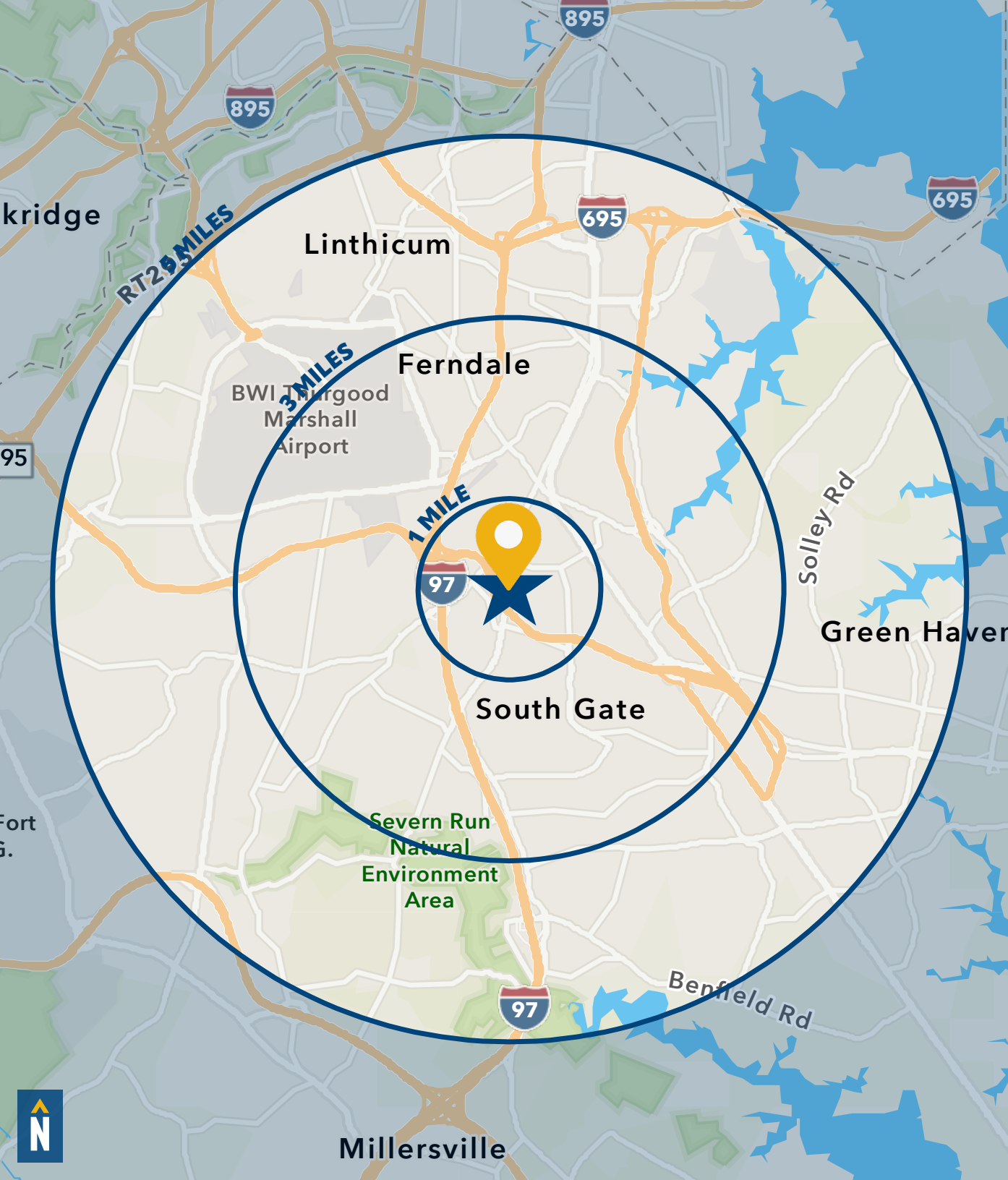


36.5

38.3

38.1

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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