



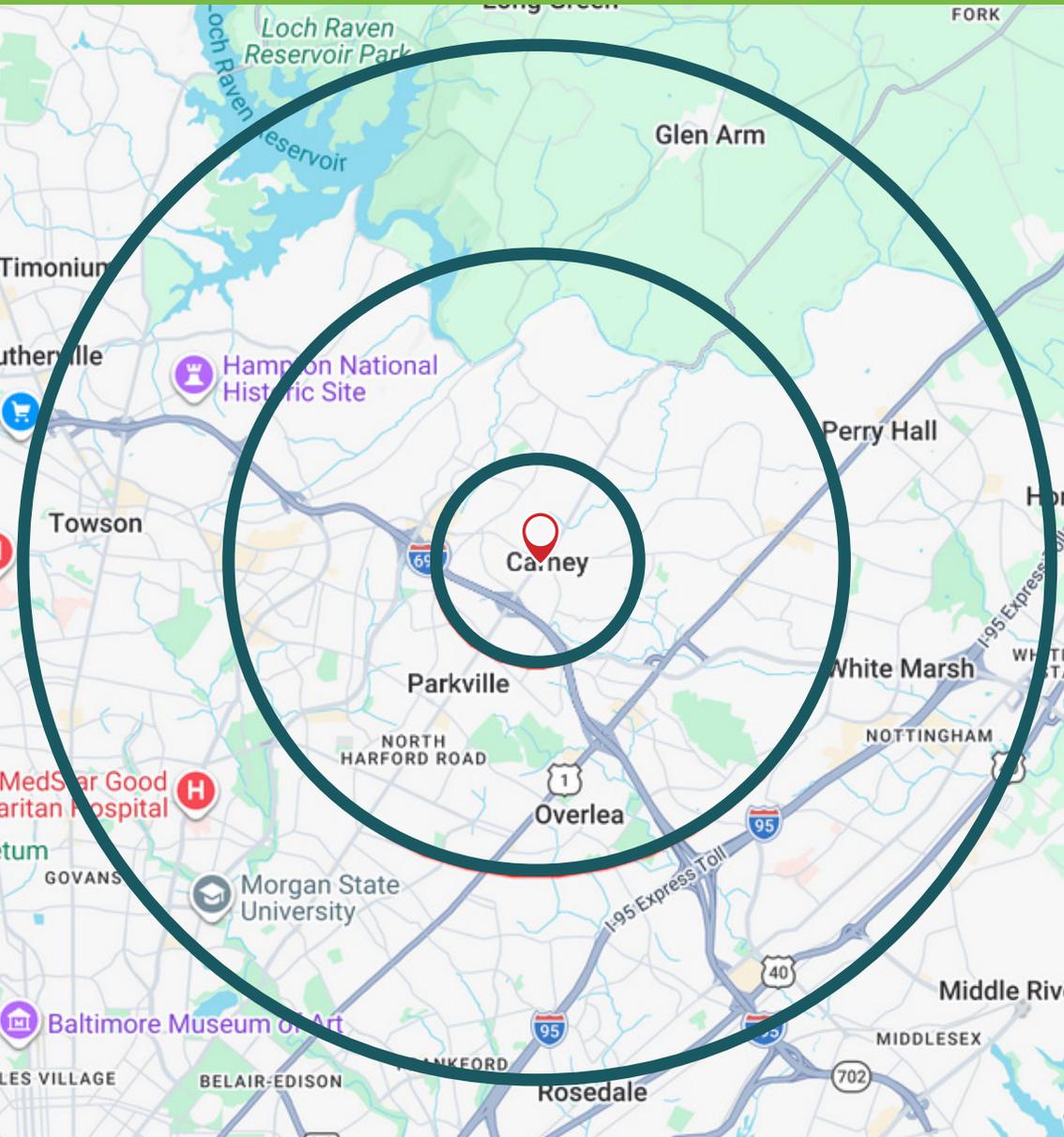
NEARBY:



HIGHLIGHTS:

- 3,600 SF with Flexible layout with multiple private offices
- Prominent location just off Harford Road with strong visibility
- Easy access to I-695 and major commuter routes
- 31,931 AADT on Harford Rd, 164,873 AADT on I-695
- Zoned for commercial office use
- Dedicated on-site parking
- Ideal for medical, legal, or professional office users





DEMOGRAPHICS 2026

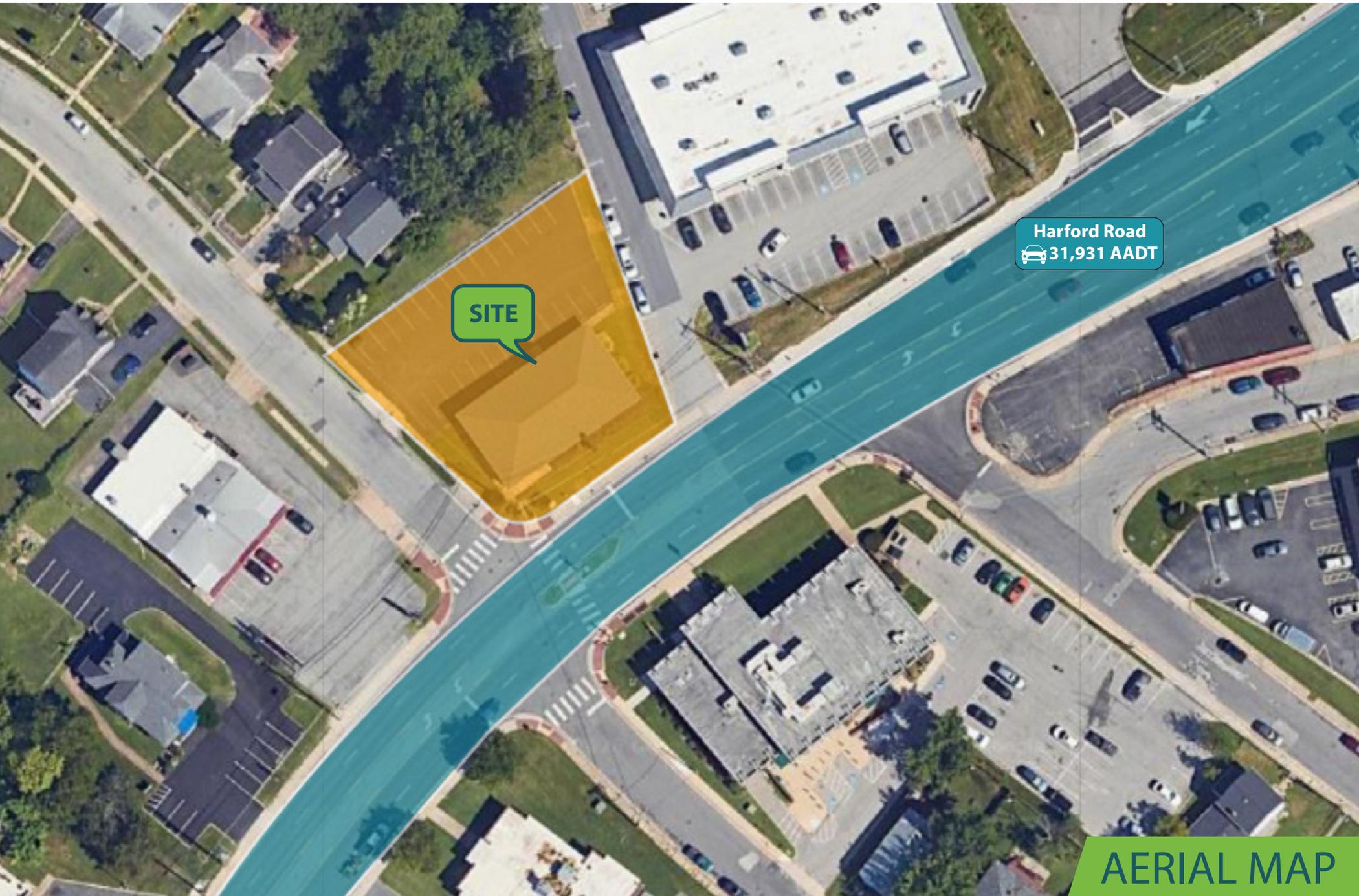
	1 MILES	3 MILES	5 MILES
Population	15,100	117,855	282,095
Households	6,302	47,541	112,612
Average HH Income	\$94,059	\$99,394	\$99,192

A prime leasing opportunity in this well-maintained, free-standing 3,600 SF brick office building at 9506 Harford Drive, Parkville, MD. Offering strong street presence just off heavily traveled Harford Road, the property provides convenient access to I-695 and key commuter routes.

The space is thoughtfully configured with multiple private offices, a welcoming reception area, restroom facilities, and dedicated on-site parking, well suited for medical, legal, or other professional users.

Zoned for commercial use, this adaptable office building presents an excellent opportunity for businesses seeking to establish or expand their footprint within one of Baltimore County's most active commercial corridors. Surrounded by national retailers, restaurants, and service-oriented businesses, the location benefits from consistent traffic patterns and a stable, growing surrounding community.







FLOOR PLAN





PICTURES







For More Information Please Contact:



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