



FREESTANDING RETAIL

9501 HARFORD ROAD | PARKVILLE, MARYLAND 21234

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,820 SF \pm standalone retail building
- Situated at the corner of busy Harford Road and 4th Avenue in Parkville, MD
- Excellent opportunity for medical use, local retailer or office space
- Exterior building and pylon signage available
- Great visibility on Harford Road (35,000+ vehicles per day) with easy access to the Baltimore Beltway (I-695) and Joppa Road

AVAILABLE:

1,820 SF \pm

LOT SIZE:

0.3 ACRES \pm

YEAR BUILT:

2012

TRAFFIC COUNT:

35,540 AADT (HARFORD RD)

PARKING:

20 SHARED SPACES \pm

ZONING:

BL (BUSINESS LOCAL)

RENTAL RATE:

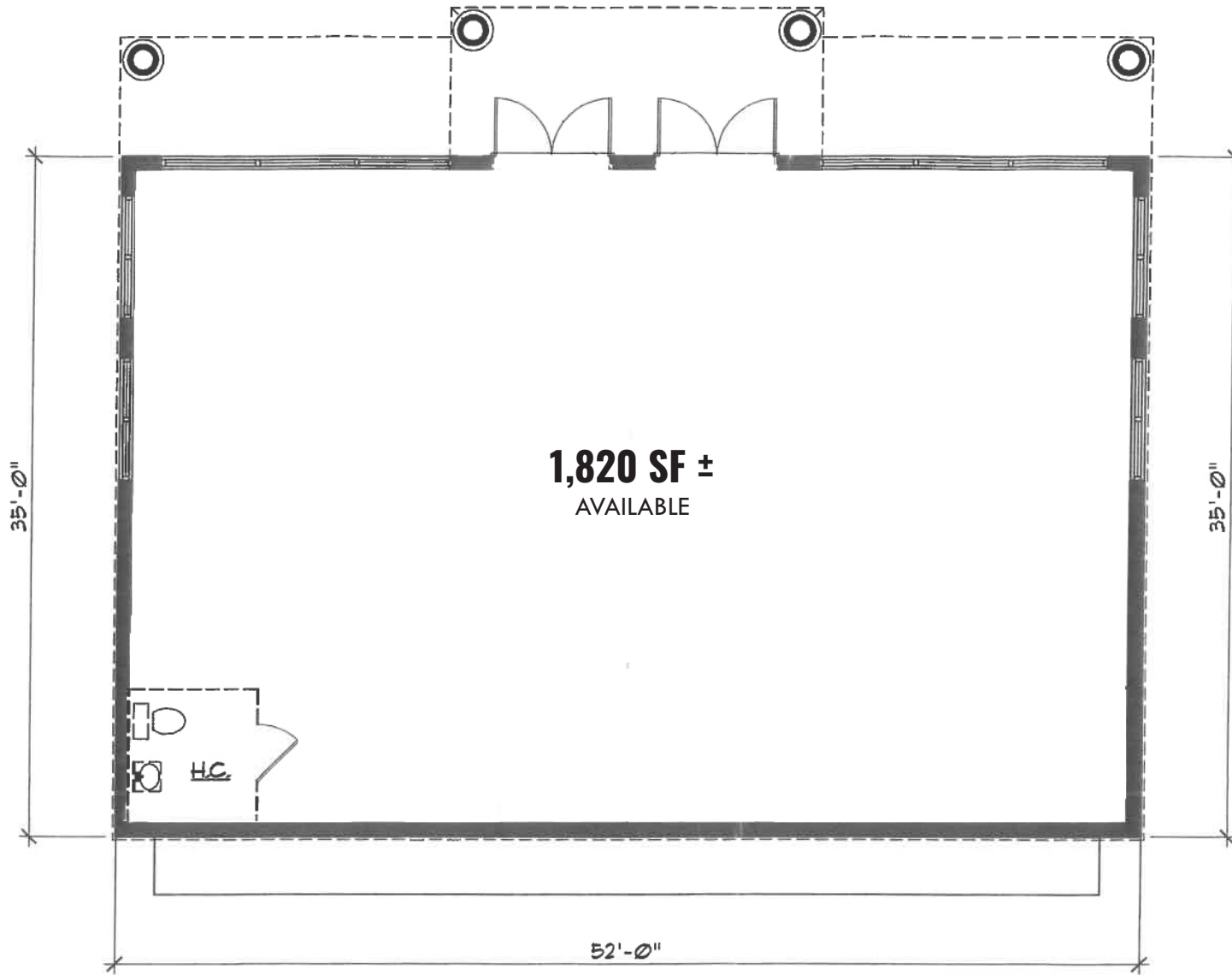
NEGOTIABLE



GOOGLE STREET VIEW



FLOOR PLAN



LOCAL BIRDSEYE



LOCAL BIRDSEYE



147

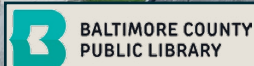


SCHERER AVE

HARFORD RD

147

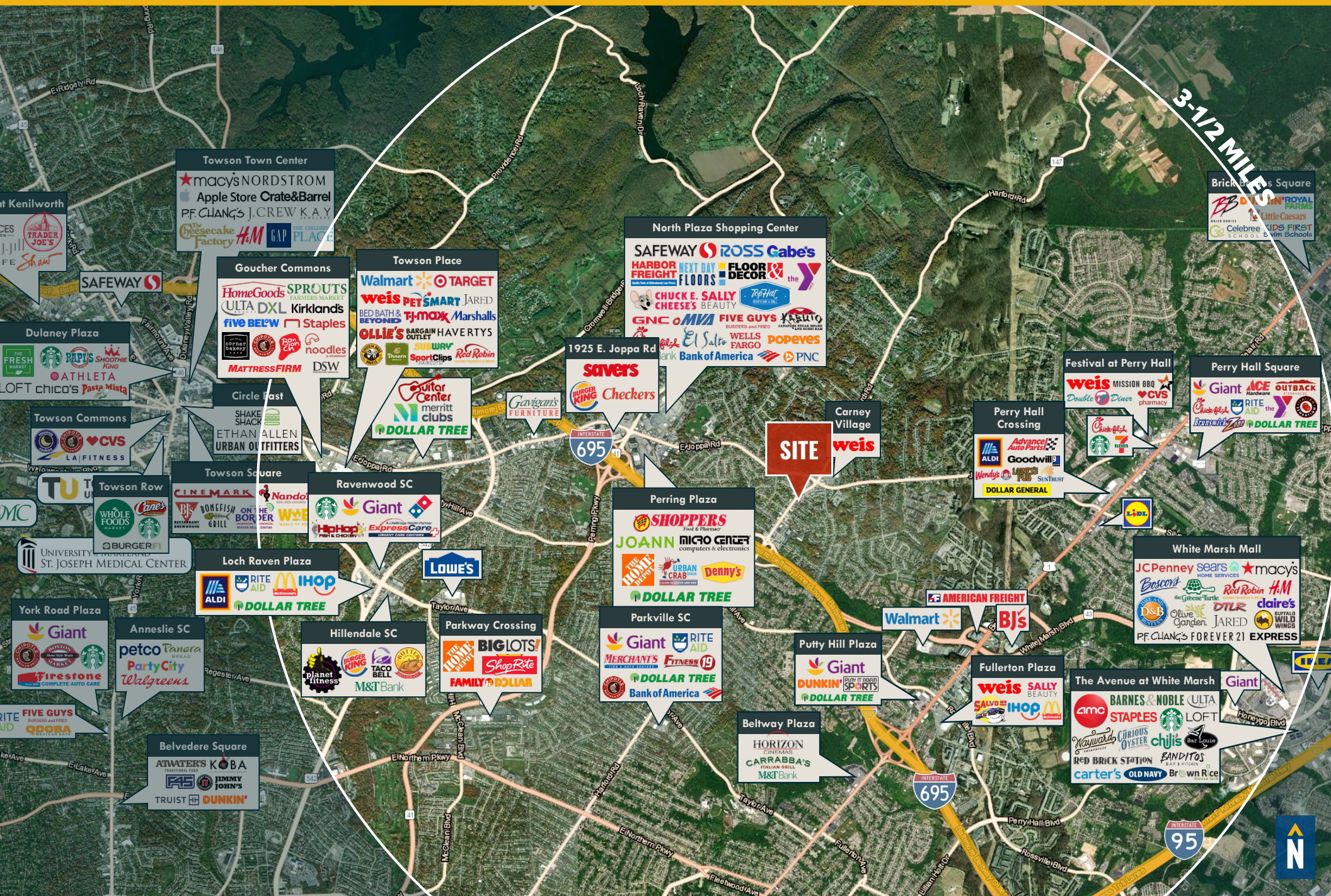
5TH AVE

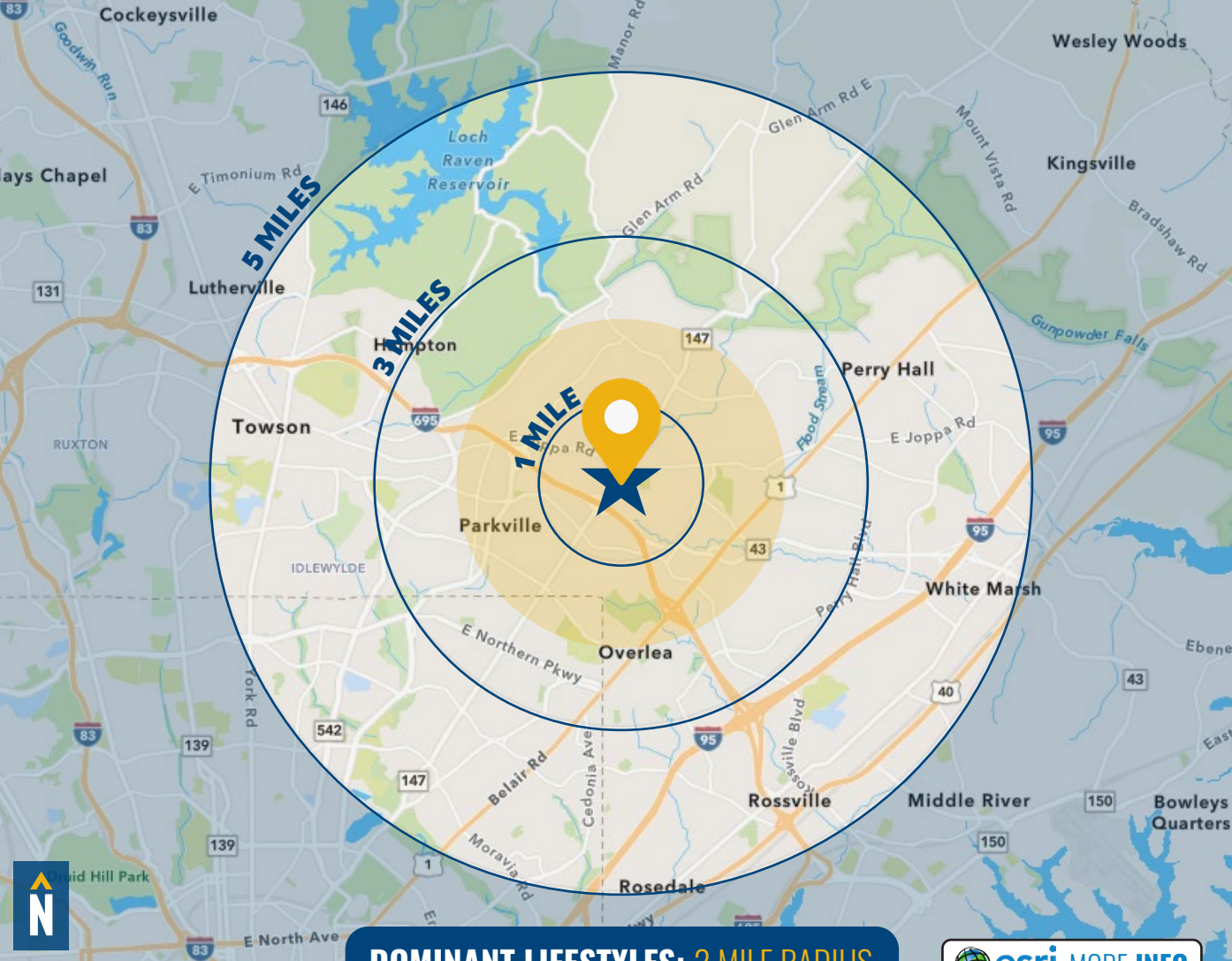


35,540 AADT



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

15% **CLASSIC COMFORT**

MEDIAN
AGE: 40.2
HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

12% **MODERATE METROS**

MEDIAN
AGE: 38.1
HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

11% **MODERN MINDS**

MEDIAN
AGE: 34.6
HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,234

121,532

296,048

DAYTIME POPULATION



14,334

97,373

264,324

AVERAGE HOUSEHOLD INCOME



\$101,689

\$110,739

\$109,085

NUMBER OF HOUSEHOLDS



6,384

49,923

119,901

MEDIAN AGE



40.9

40.2

39.6

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



PATRICK J. SMITH

REAL ESTATE ADVISOR

847.346.2701

PJSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

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

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