



FREESTANDING RETAIL

9501 HARFORD ROAD | PARKVILLE, MARYLAND 21234

FOR
LEASE

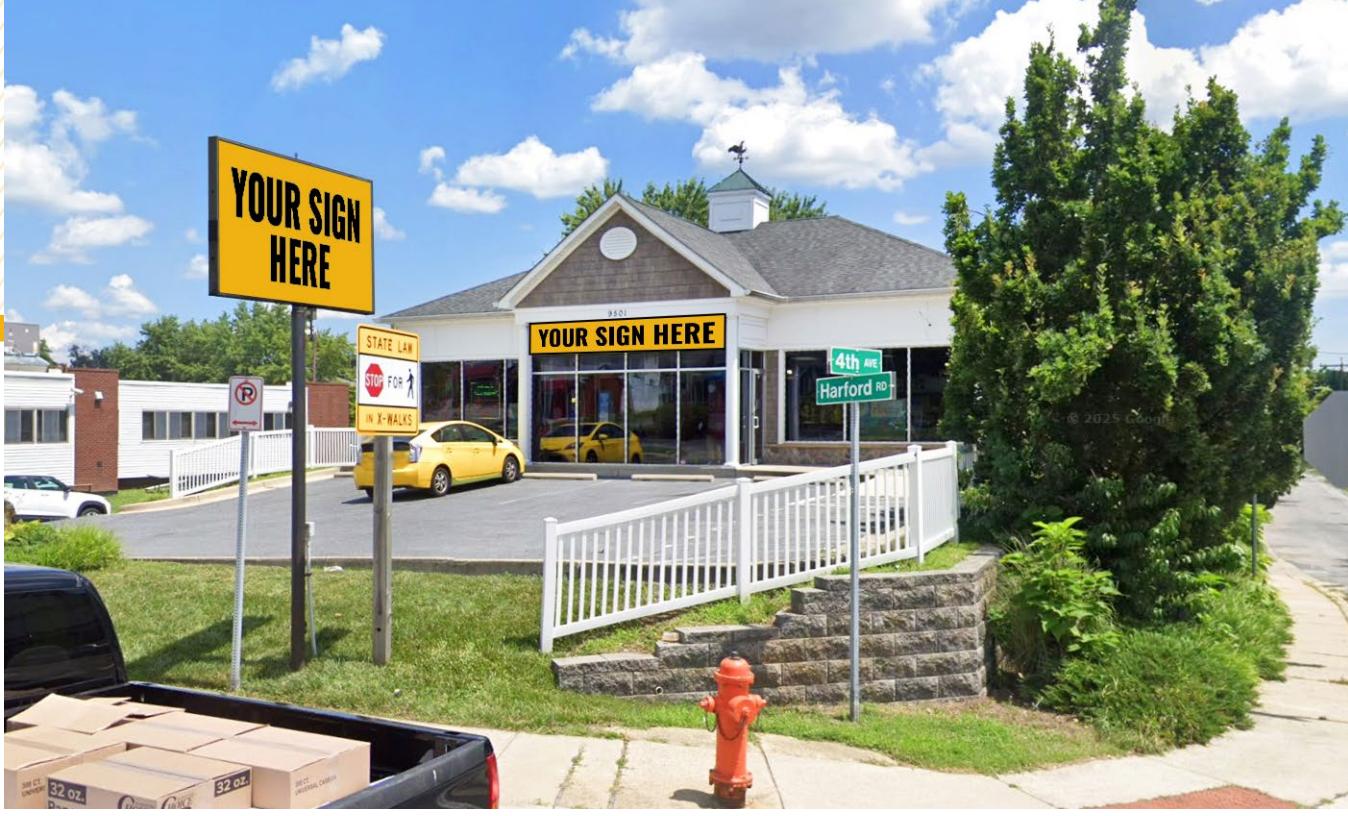


PROPERTY OVERVIEW

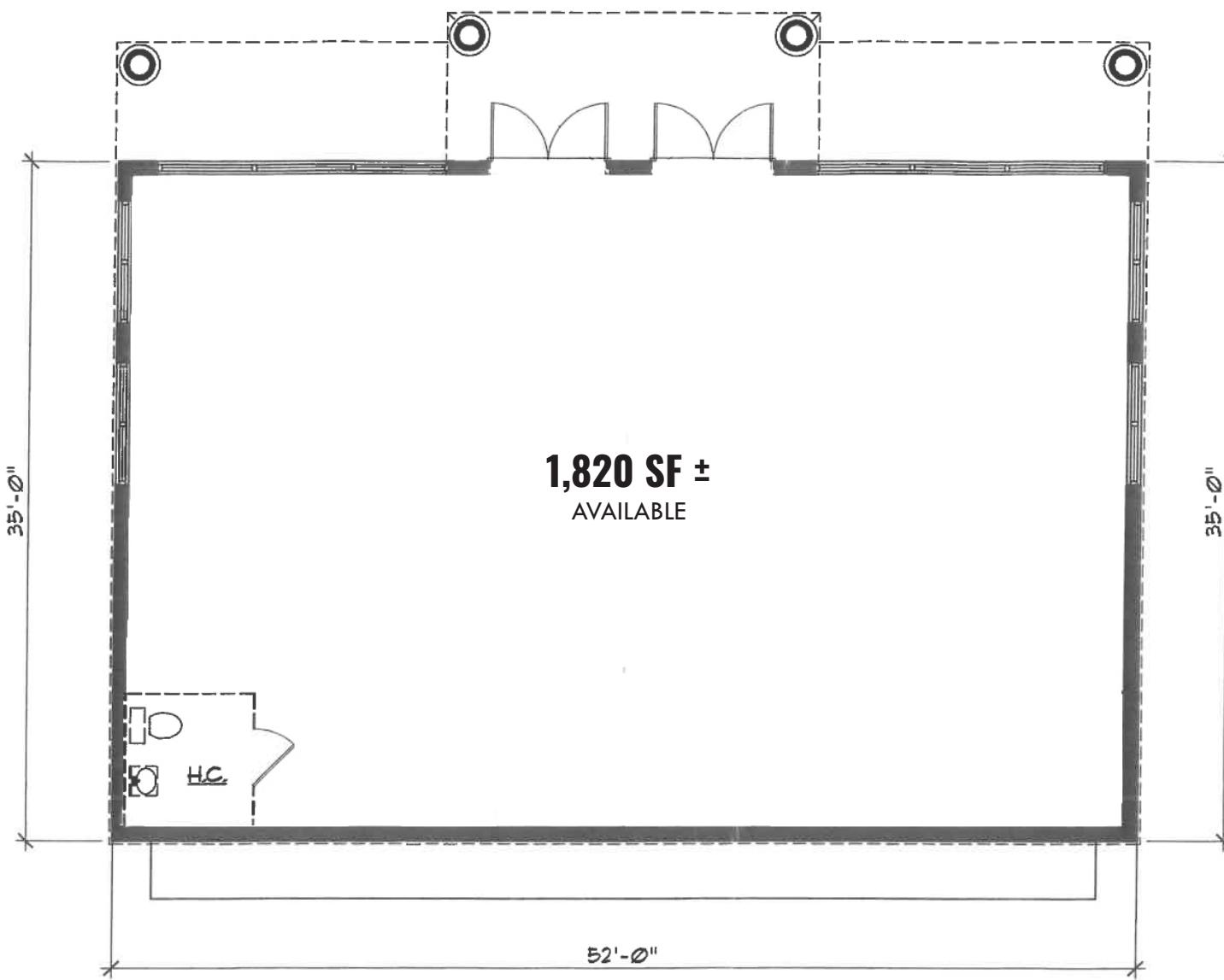
HIGHLIGHTS:

- 1,820 SF ± 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 ±
LOT SIZE:	0.3 ACRES ±
YEAR BUILT:	2012
TRAFFIC COUNT:	35,540 AADT (HARFORD RD)
PARKING:	20 SHARED SPACES ±
ZONING:	BL (BUSINESS LOCAL)
RENTAL RATE:	NEGOTIABLE



FLOOR PLAN



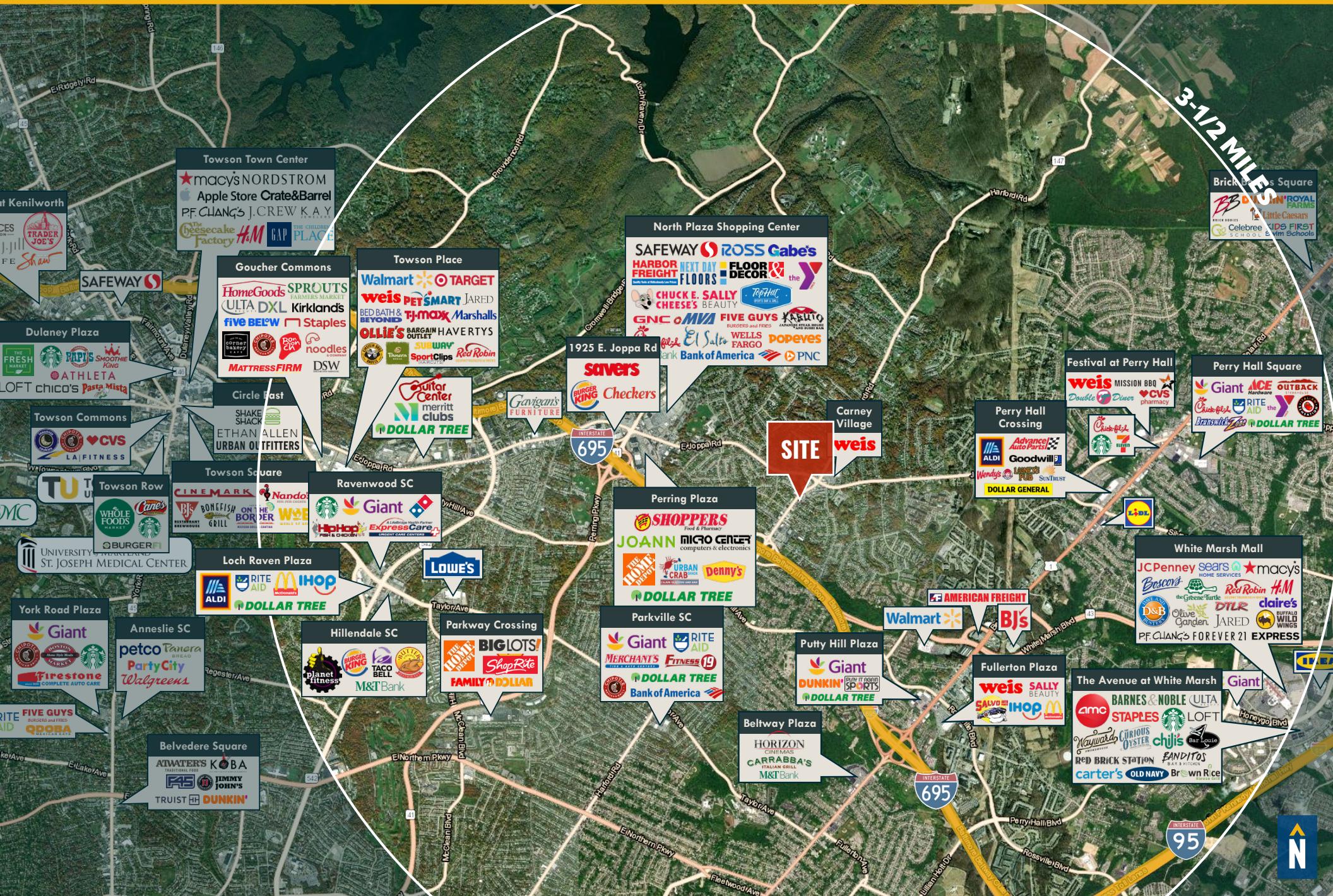
LOCAL BIRDSEYE

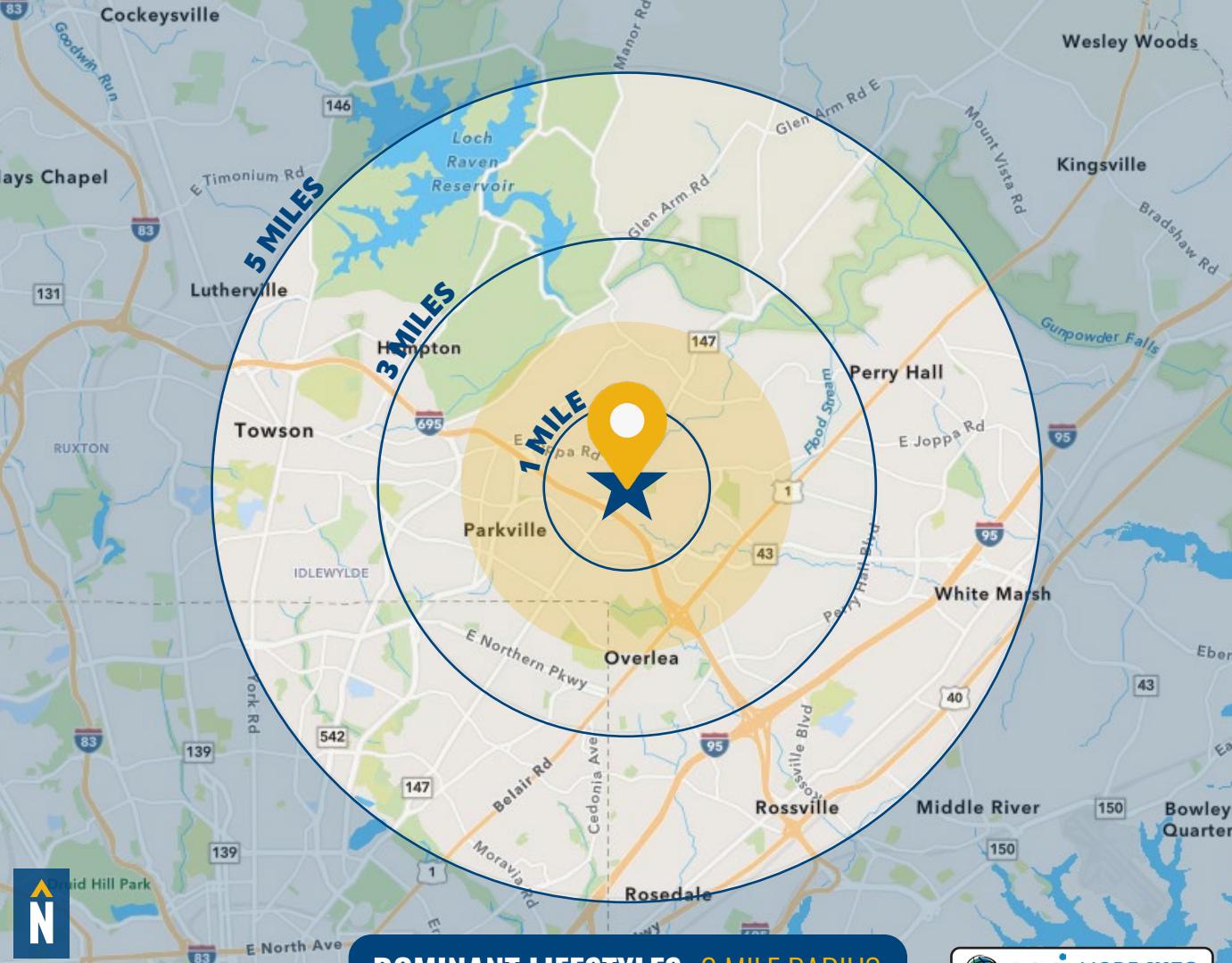


LOCAL BIRDSEYE



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

 [MORE INFO](#) 

15%

CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

12%

MODERATE METROS



MEDIAN

AGE: 38.1

HH INCOME: \$70,055

11%

MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

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.

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.

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



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