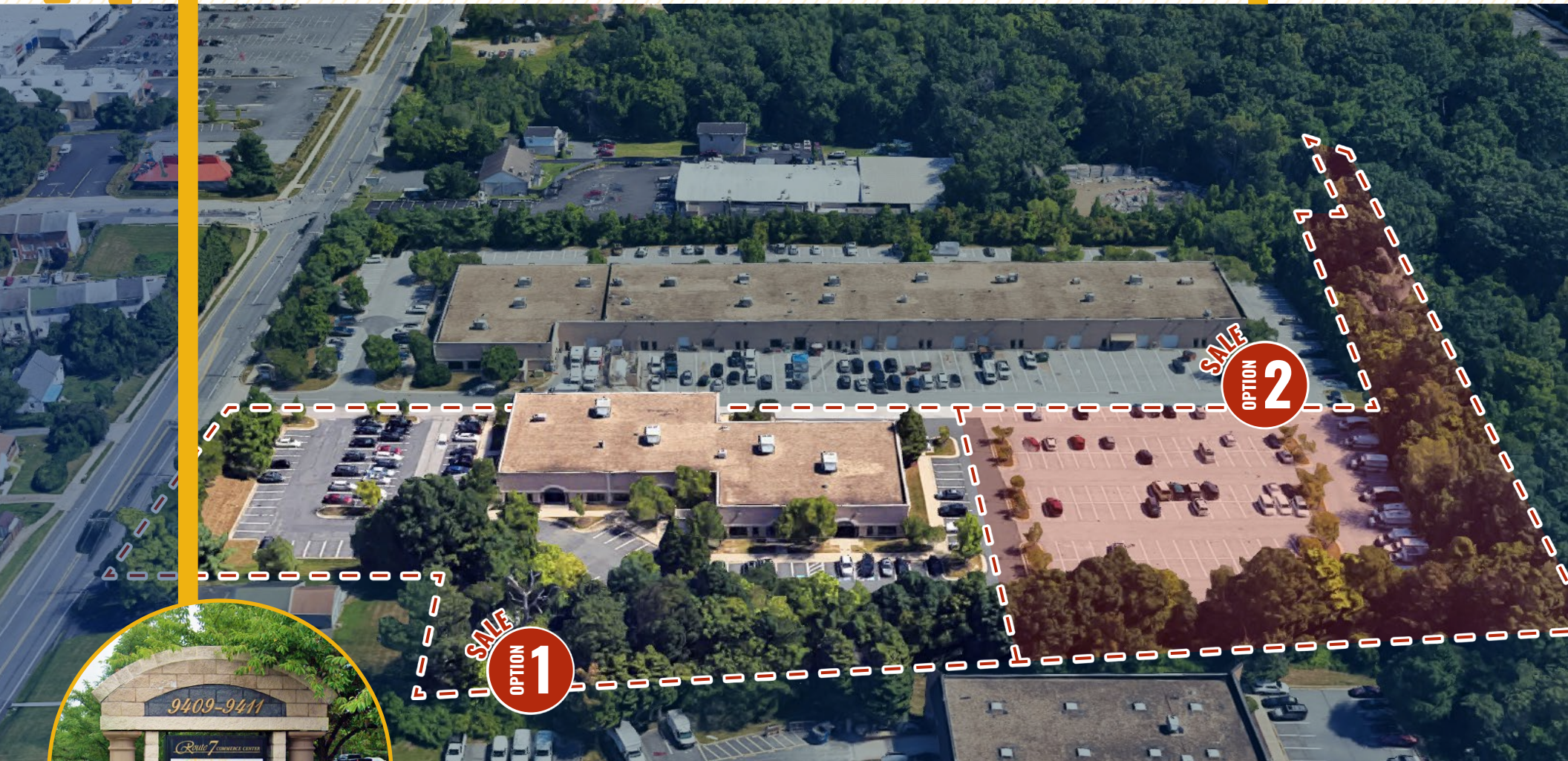




ROUTE 7 COMMERCE CENTER

9409 PHILADELPHIA ROAD (RT. 7) | ROSEDALE, MARYLAND 21237

FOR
**LEASE/
SALE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 20,000 SF \pm standalone flex/office building (can be demised down to 10,000 SF \pm)
- Multiple entrances/exits
- Substantial on-site parking
- Existing knockouts for up to 5 loading docks
- Building and monument signage potential
- Easy/convenient access to I-95 and I-695
- Close proximity to the White Marsh Business Community, Franklin Square Hospital, Downtown Baltimore and Harford County

BUILDING SIZE:	20,000 SF \pm
LOT SIZE:	2.69 ACRES \pm (OPTION 1)
	2.23 ACRES \pm (OPTION 2)
PARKING:	10+ SPACES PER 1,000 SF
ZONING:	MLR IM (MANUFACTURING LIGHT, RESTRICTED) [INDUSTRIAL, MAJOR DIST.]
RENTAL RATE:	NEGOTIABLE
SALE PRICE:	NEGOTIABLE



SITE PLAN: OPTIONS 1 + 2

OPTION 1:
20,000 SF ± BLDG. ON 2.69 AC ±

OPTION 2:
20,000 SF ± BLDG. ON 4.92 AC ±



PHILADELPHIA RD

7

OPTION 1

9409 PHILADELPHIA RD

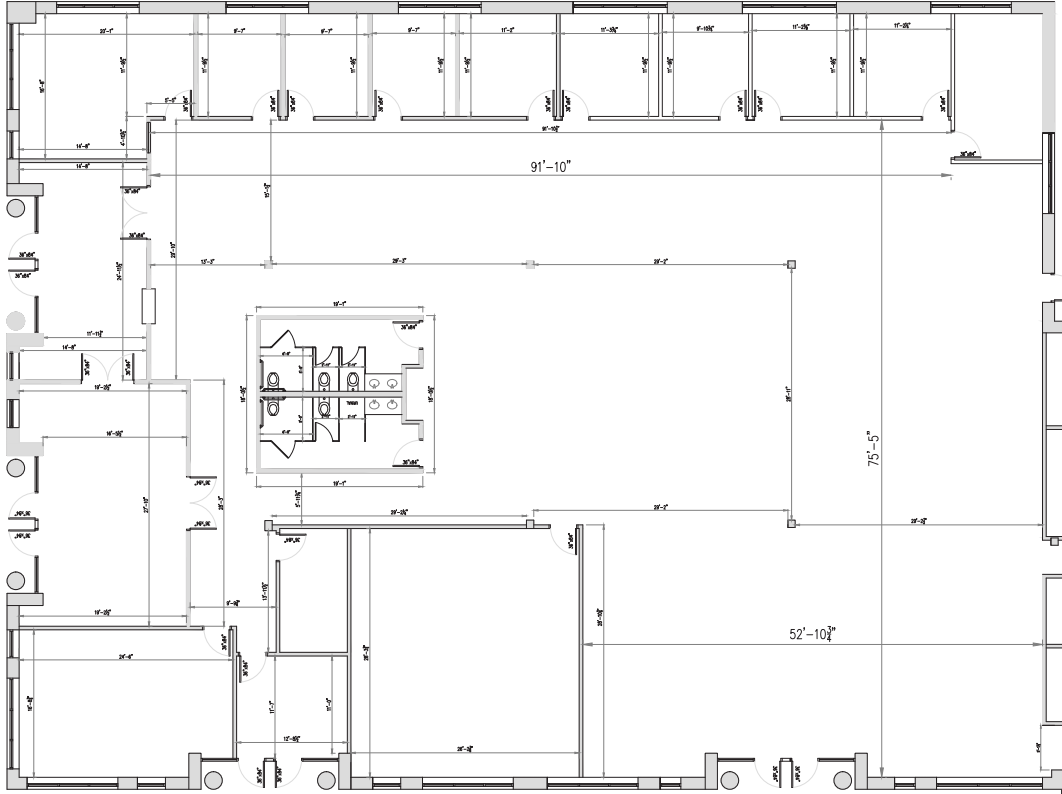
10,000-20,000 SF ±
1 STORY | CLEAR HEIGHT = 14' ±

OPTION 2

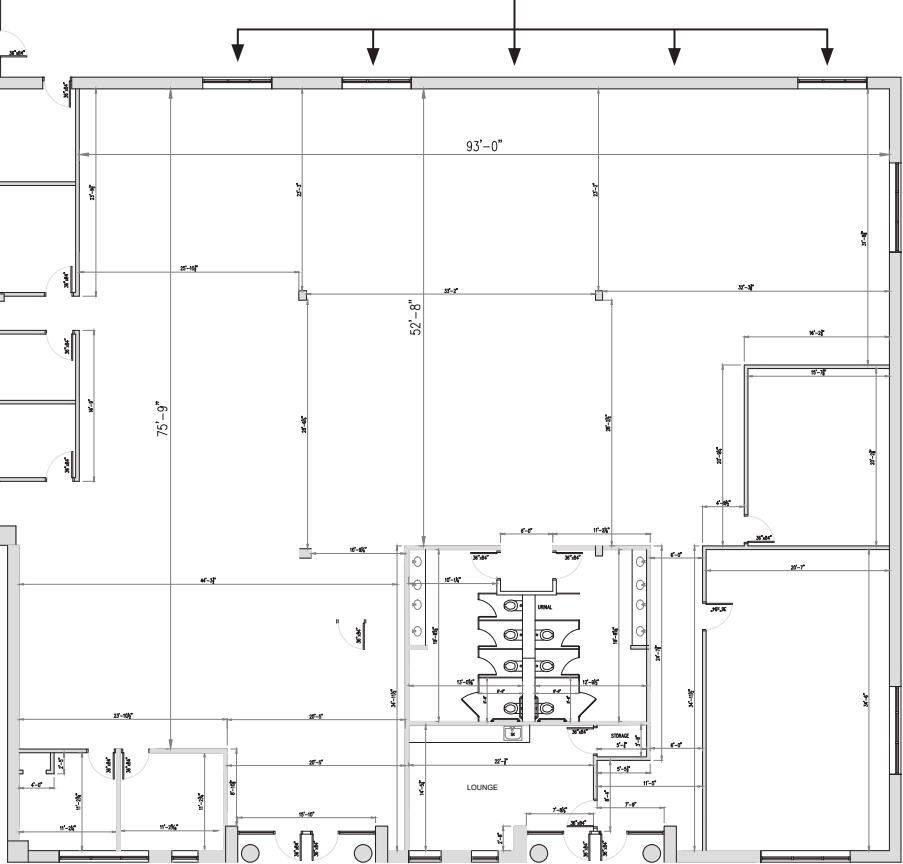
9411 PHILADELPHIA RD



FLOOR PLAN (EXISTING)



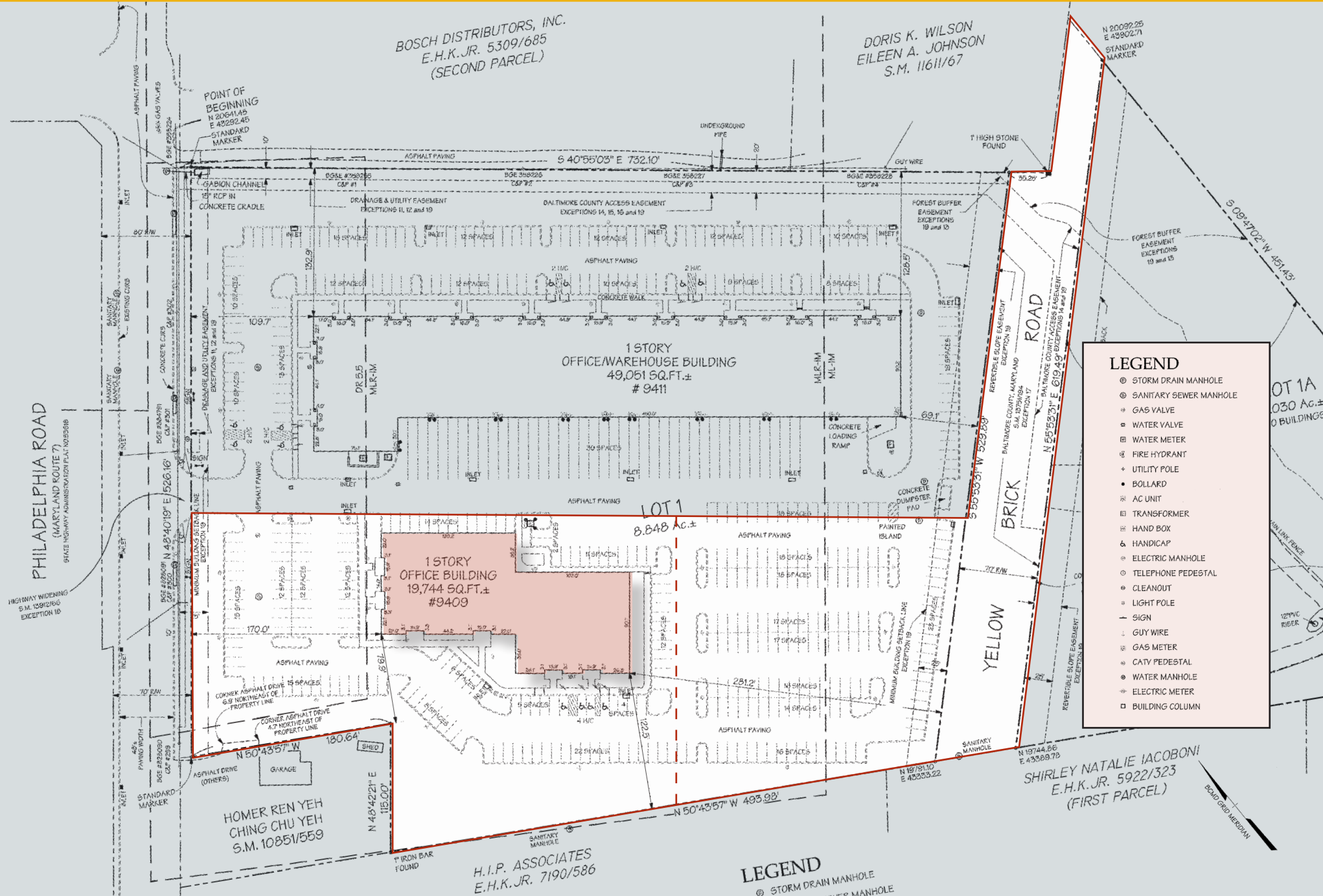
EXISTING KNOCKOUTS FOR UP TO 5 DOCK HIGH LOADING DOORS



CLEAR HEIGHT = 14' ±

CLEAR HEIGHT = 14' ±




ALTA SURVEY





MARKET AERIAL



DRIVING DISTANCE TO:

- 
0.6 MILES
2 MIN. DRIVE
- 
2.1 MILES
4 MIN. DRIVE
- 
3.0 MILES
5 MIN. DRIVE

- 
12.7 MILES
18 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)
- 
21.1 MILES
23 MIN. DRIVE



DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



11,953

86,517

250,969

DAYTIME POPULATION



16,830

83,284

205,565

AVERAGE HOUSEHOLD INCOME



\$110,872

\$107,501

\$107,637

NUMBER OF HOUSEHOLDS



4,516

33,467

99,202

MEDIAN AGE

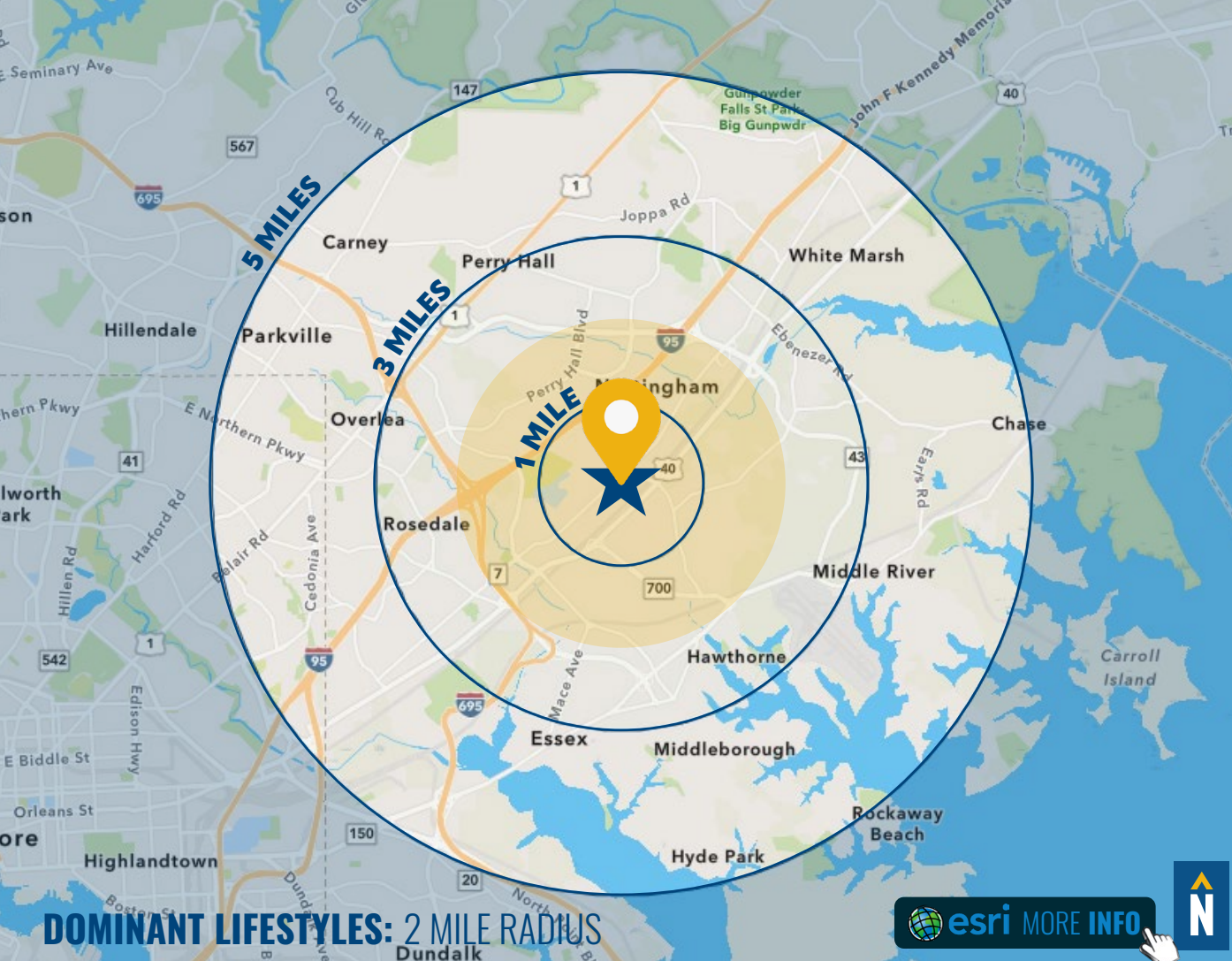


36.8

38.4

39.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



32%
BRIGHT YOUNG PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**
Median Household Income: **\$54,000**

14%
ENTERPRISING PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

11%
FRONT PORCHES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

FOR MORE INFO CONTACT:



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com

DISCLAIMER:

As a licensed real estate agent in the State of Maryland, I hereby disclose that I am a family member of the owner of this property located at 9409-9411 Philadelphia Road. This disclosure is being made in accordance with all local applicable real estate laws and regulations to ensure full transparency in this transaction.



MACKENZIE

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