

**FOR LEASE**

Baltimore County, MD

**NEW  
RENOVATIONS!**

# KING'S COURT SHOPPING CENTER

9504-9544 PHILADELPHIA ROAD  
ROSEDALE, MARYLAND 21237



**Chris Walsh** | *Senior Vice President*

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# KING'S COURT SHOPPING CENTER

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## AVAILABLE

- ▶ 2,030 SF (inline)

## TRAFFIC COUNT

20,861 AADT (Philadelphia Rd)

## PARKING RATIO

6.5 : 1,000 sf

## HIGHLIGHTS

- ▶ Well-established 6.9-Acre community shopping center anchored by Tractor Supply Co.
- ▶ Recently renovated and newly landscaped
- ▶ Fully signalized intersection
- ▶ Tremendous visibility on Philadelphia Road/Route 7
- ▶ Join Tractor Supply Co., Dunkin', Baltimore Medical System, and the Olde Philadelphia Inn
- ▶ Nearby retailers include Big Lots!, The Home Depot, CVS, JCPenney, Lowe's, Giant Food



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# SITE PLAN

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- A Pizza Hut
- B Dunkin'
- C Kings Court Liquors
- D Olde Philadelphia Inn
- E Baltimore Medical System
- F Innovative Physical Therapy
- G American Taekwondo Association
- H Dry Cleaners
- I AVAILABLE: 2,030 SF
- J King's Nails and Tan
- K Tractor Supply Co.



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# TRADE AREA

KING'S COURT SHOPPING CENTER | 9504-9544 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

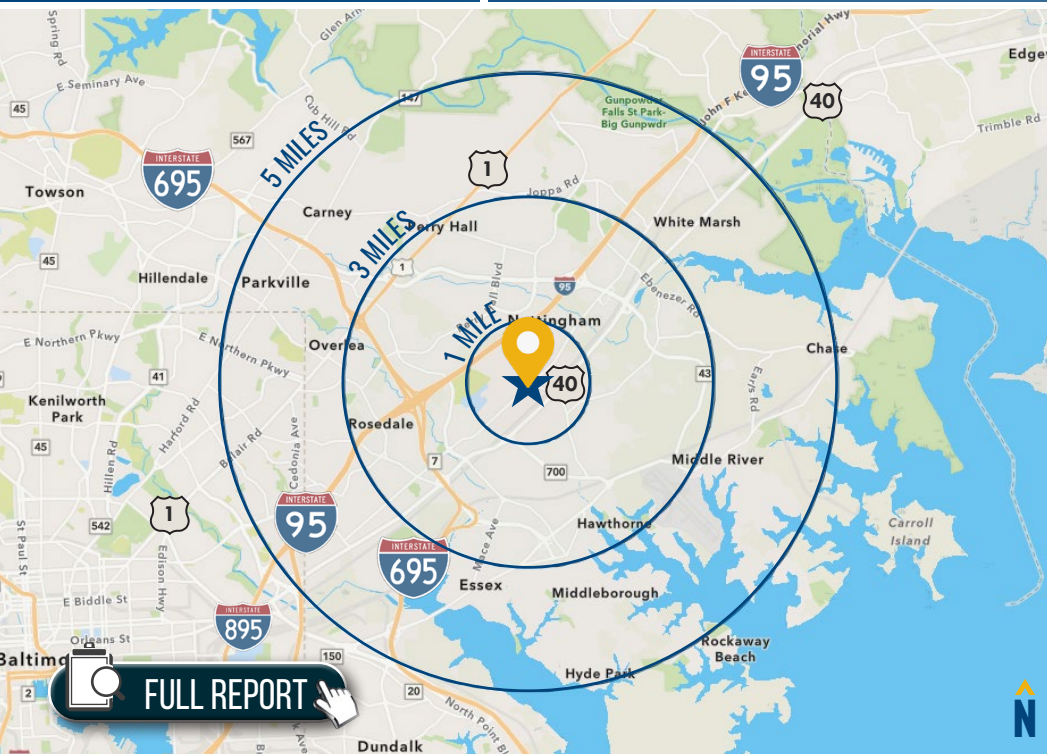


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# LOCATION / DEMOGRAPHICS (2023)

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<b>RESIDENTIAL POPULATION</b> 11,830 1 MILE 89,209 3 MILES 249,076 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 4,744 1 MILE 34,251 3 MILES 97,821 5 MILES	<b>AVERAGE HH SIZE</b> 2.47 1 MILE 2.59 3 MILES 2.53 5 MILES	<b>MEDIAN AGE</b> 37.3 1 MILE 39.2 3 MILES 40.1 5 MILES
<b>AVERAGE HH INCOME</b> \$100,753 1 MILE \$104,064 3 MILES \$103,546 5 MILES	<b>EDUCATION (COLLEGE+)</b> 62.1% 1 MILE 60.4% 3 MILES 58.7% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 96.9% 1 MILE 96.5% 3 MILES 96.0% 5 MILES	<b>DAYTIME POPULATION</b> 14,328 1 MILE 87,055 3 MILES 203,325 5 MILES

**36%**  
**BRIGHT YOUNG PROFESSIONALS**  
2 MILES

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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.

**2.41**  
AVERAGE HH SIZE

**33.0**  
MEDIAN AGE

**\$54,000**  
MEDIAN HH INCOME

**19%**  
**ENTERPRISING PROFESSIONALS**  
2 MILES

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These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

**2.48**  
AVERAGE HH SIZE

**35.3**  
MEDIAN AGE

**\$86,600**  
MEDIAN HH INCOME

**11%**  
**FRONT PORCHES**  
2 MILES

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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.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

**6%**  
**PARKS AND REC**  
2 MILES

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Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME



**CHRIS WALSH**

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