



1305 GOVERNOR COURT

ABINGDON, MD 21009

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Available: 3,450 - 13,850 sf
- LED lighting throughout
- Wet Sprinkler system
- 20' Clear Height
- Dock and ramped drive-in
- 28'x30' column spacing
- Easy access to 95 and Route 40
- 800-amp, 480/277-volt

AVAILABLE:

SUITE A: 3,450 SF
(EXISTING OFFICE SPACE = 1,022 SF)
SUITE B-C-D: 10,350 SF
(EXISTING OFFICE SPACE = 1,500 SF)

LOADING:

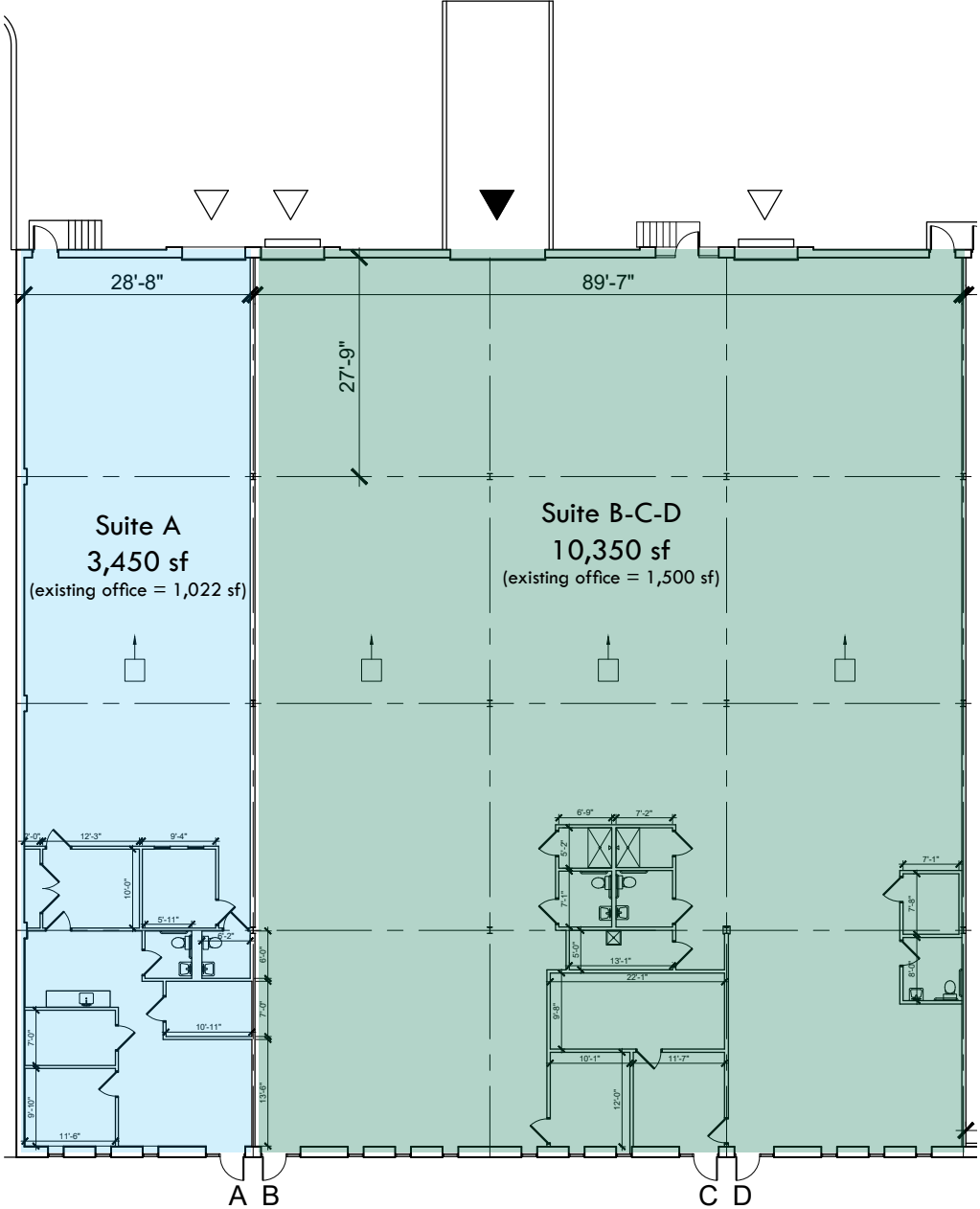
SUITE A: 1 DOCK DOOR
SUITE B-C-D: 3 DOCKS,
1 OVERSIZED DRIVE-IN

OPERATING EXPENSES:

SUITE: 1305 A
TOTAL: \$2.53



FLOOR PLAN



LOCAL BIRDSEYE



INTERSTATE 95

VETERANS MEMORIAL HWY

24

PHILADELPHIA RD

PULASKI HWY 24,140 AADT

40

SITE

Walmart Neighborhood Market, Lowe's, Target, PetSmart, Chick-fil-A, Waffle House, Dunkin' Donuts, Taco Bell

Denny's, Wingate, Waffle House, Dunkin' Donuts

Royal Farms, Home Depot, Home Depot

Royal Farms

ICE WORLD

DSW, planet fitness, ALDI, HomeGoods, Uptown Cheapskate, Hobby Lobby, Old Navy, Dollar Tree, Loft, Lemon N' Ginger, Asian Grille, at home

Boulevard at Box Hill



INTERIOR PHOTOS



SUITE A



SUITE A



SUITE A



SUITE A



SUITE B-C-D



SUITE B-C-D



SUITE B-C-D



SUITE B-C-D

DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,700

27,335

46,871

DAYTIME POPULATION



4,205

45,014

81,424

AVERAGE HOUSEHOLD INCOME



\$145,247

\$106,241

\$118,830

NUMBER OF HOUSEHOLDS



1,204

21,707

37,972

MEDIAN AGE

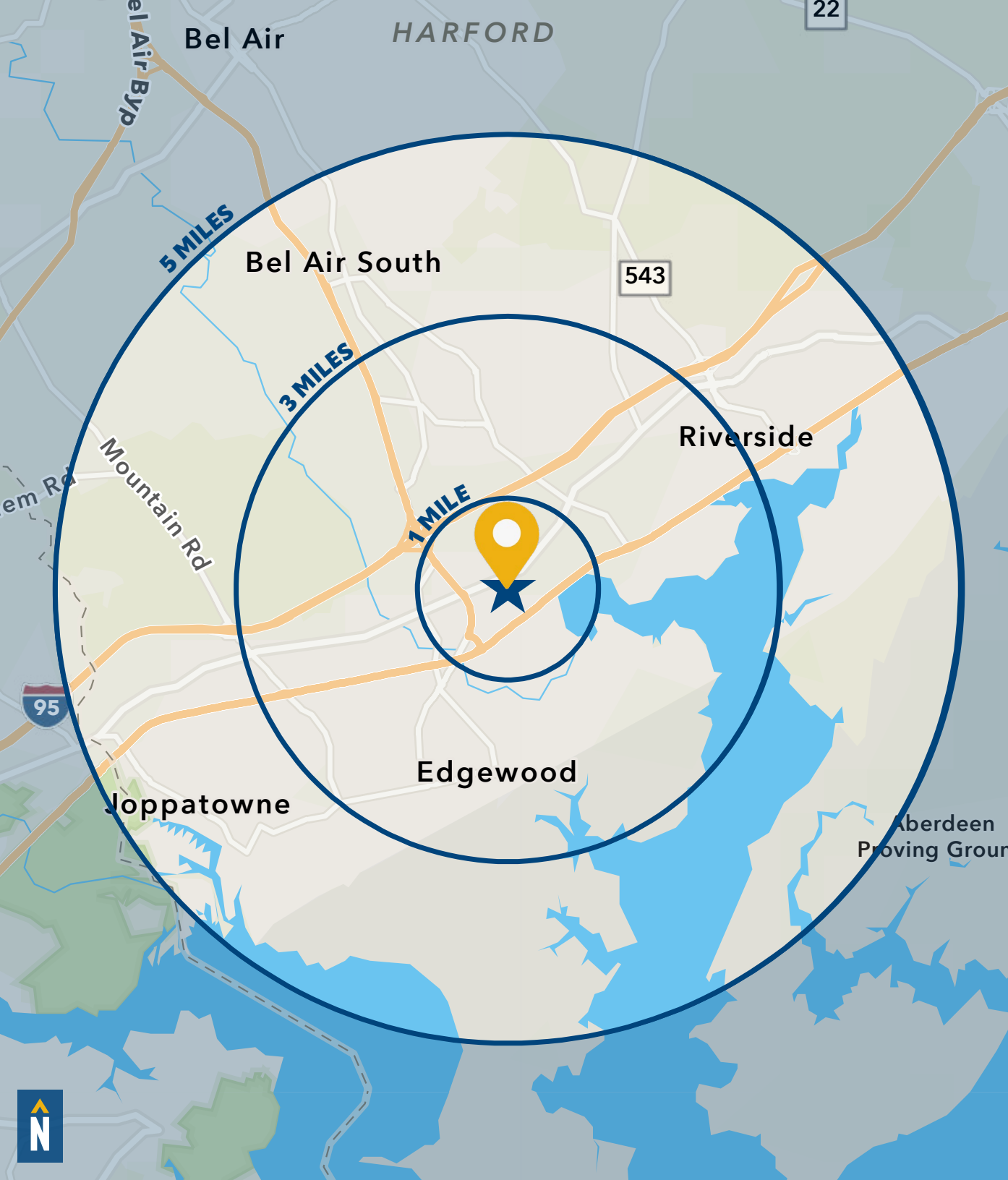


39.0

35.8

38.1

[FULL DEMOS REPORT](#)



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