



2ND FLOOR OFFICE CONDO

2012 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,446 SF ± 2nd floor Class B office condo
- 3 executive offices, conference room, bullpen, kitchenette and reception
- 1 dedicated restroom (additional in common area)
- Pylon signage
- Elevator served
- Ample on-site parking
- Within minutes of many Route 24 (Rock Spring Road) amenities (ShopRite, Chick-fil-A, Dunkin', Walgreens, Kohl's, Papa Johns and more)
- 8 minute drive to Downtown Bel Air
- Easy access to Routes 1, 22, 23, 924

CONDO SIZE:	1,446 SF ± (SUITE C)
BUILDING SIZE:	28,836 SF ±
YEAR BUILT:	2009
ZONING:	B2 (COMMUNITY BUSINESS DISTRICT)
SALE PRICE:	\$325,000

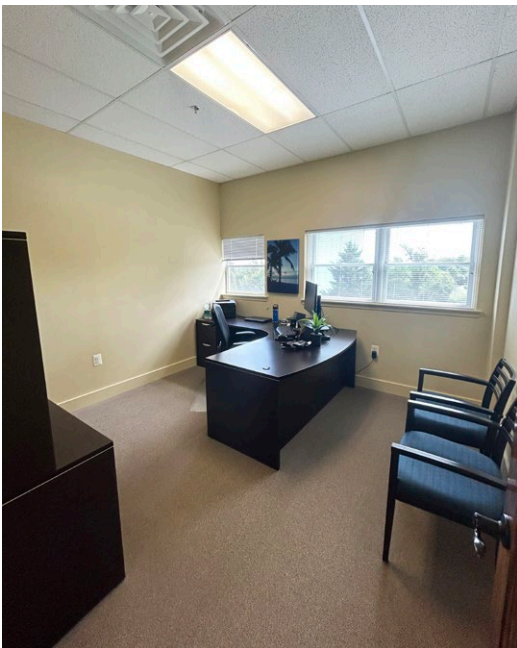


FLOOR PLAN: SUITE C

Note: For illustrative purposes only. Drawing is not to scale, and should not be used for planning purposes. Any and all measurements should be verified in the field.



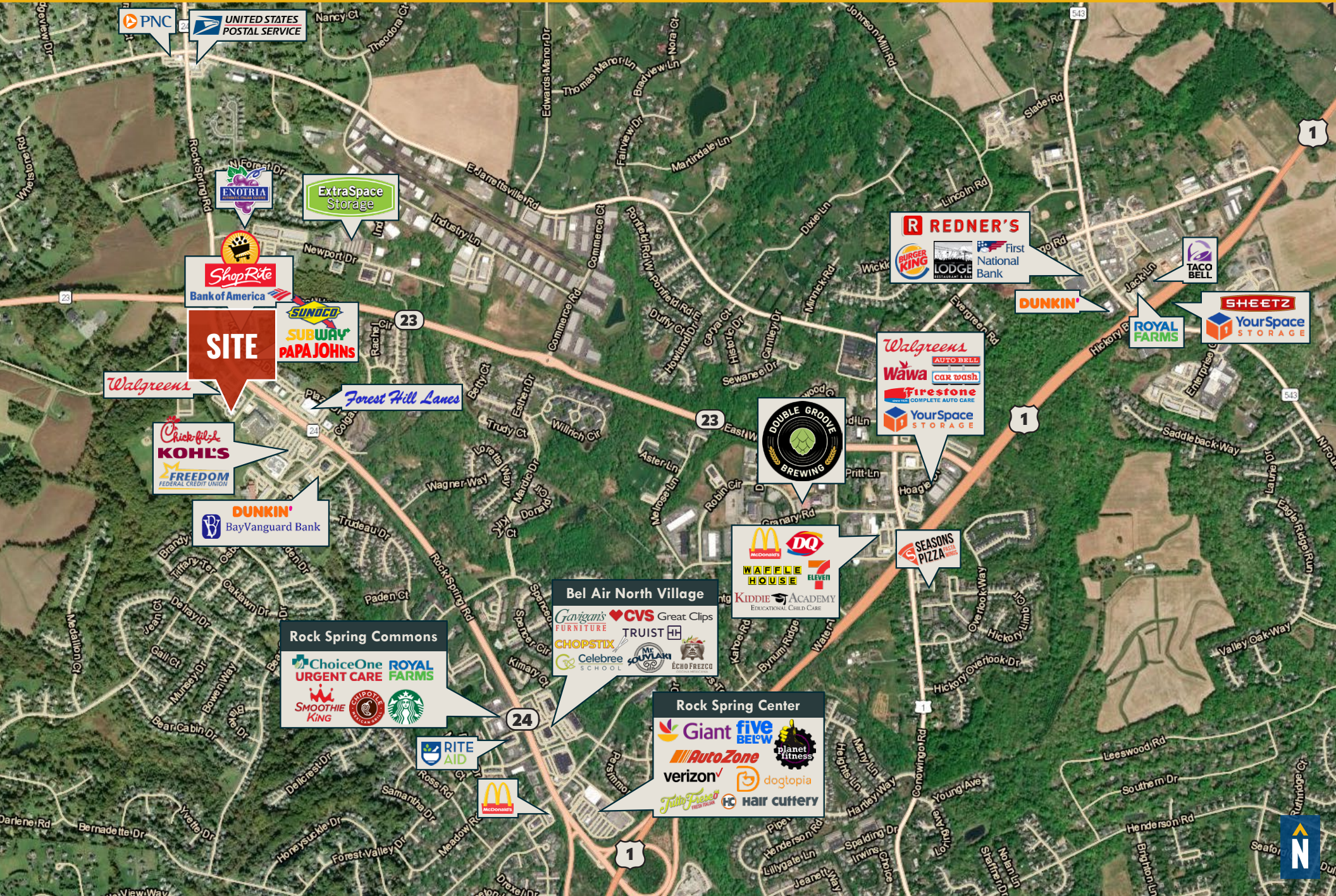
INTERIOR PHOTOS



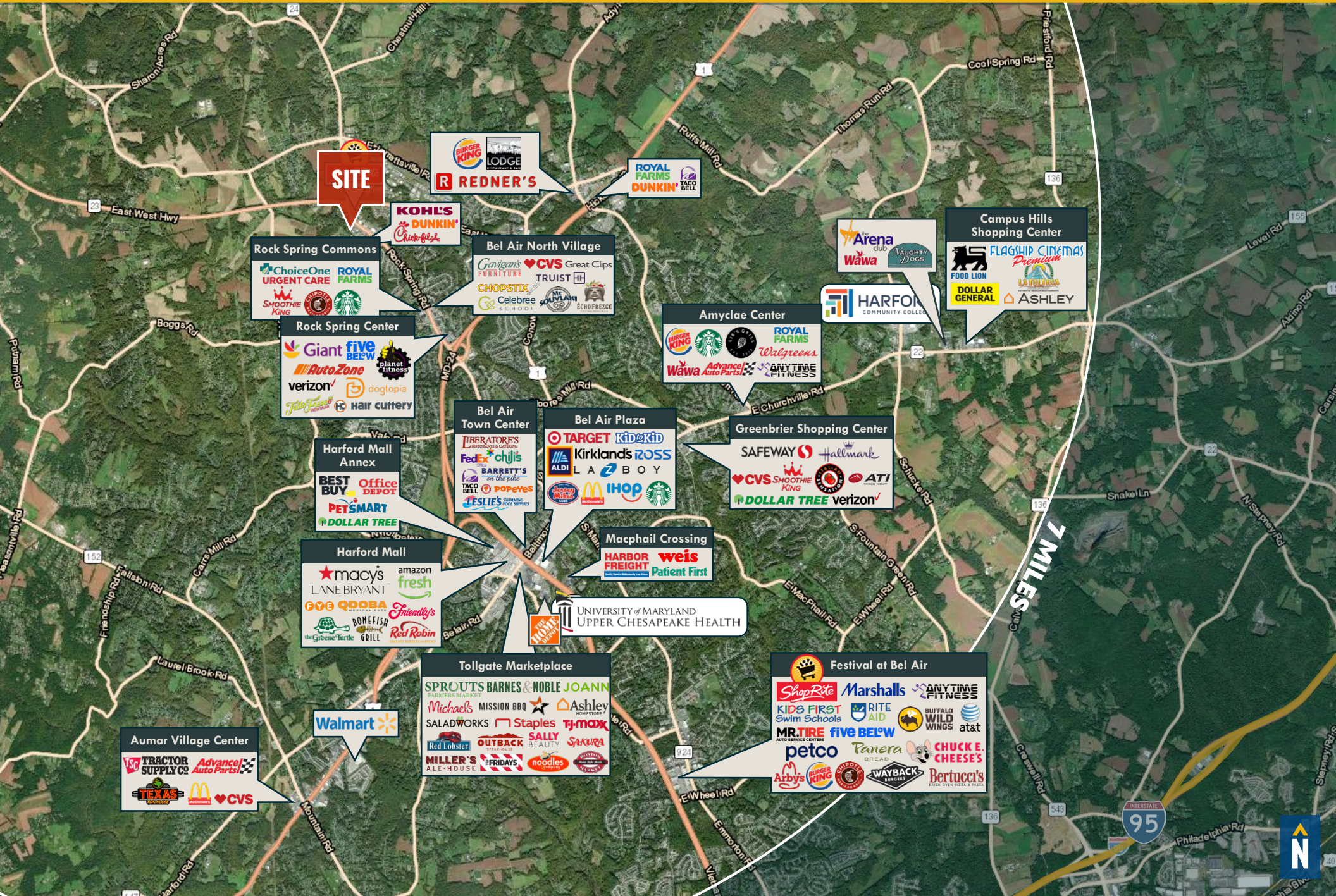
LOCAL BIRDSEYE



FOREST HILL TRADE AREA



REGIONAL TRADE AREA



DEMOGRAPHICS

2025

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

RESIDENTIAL POPULATION



6,857

36,537

80,886

DAYTIME POPULATION



7,452

30,909

81,963

AVERAGE HOUSEHOLD INCOME



\$127,602

\$146,161

\$144,532

NUMBER OF HOUSEHOLDS



2,837

13,597

30,459

MEDIAN AGE

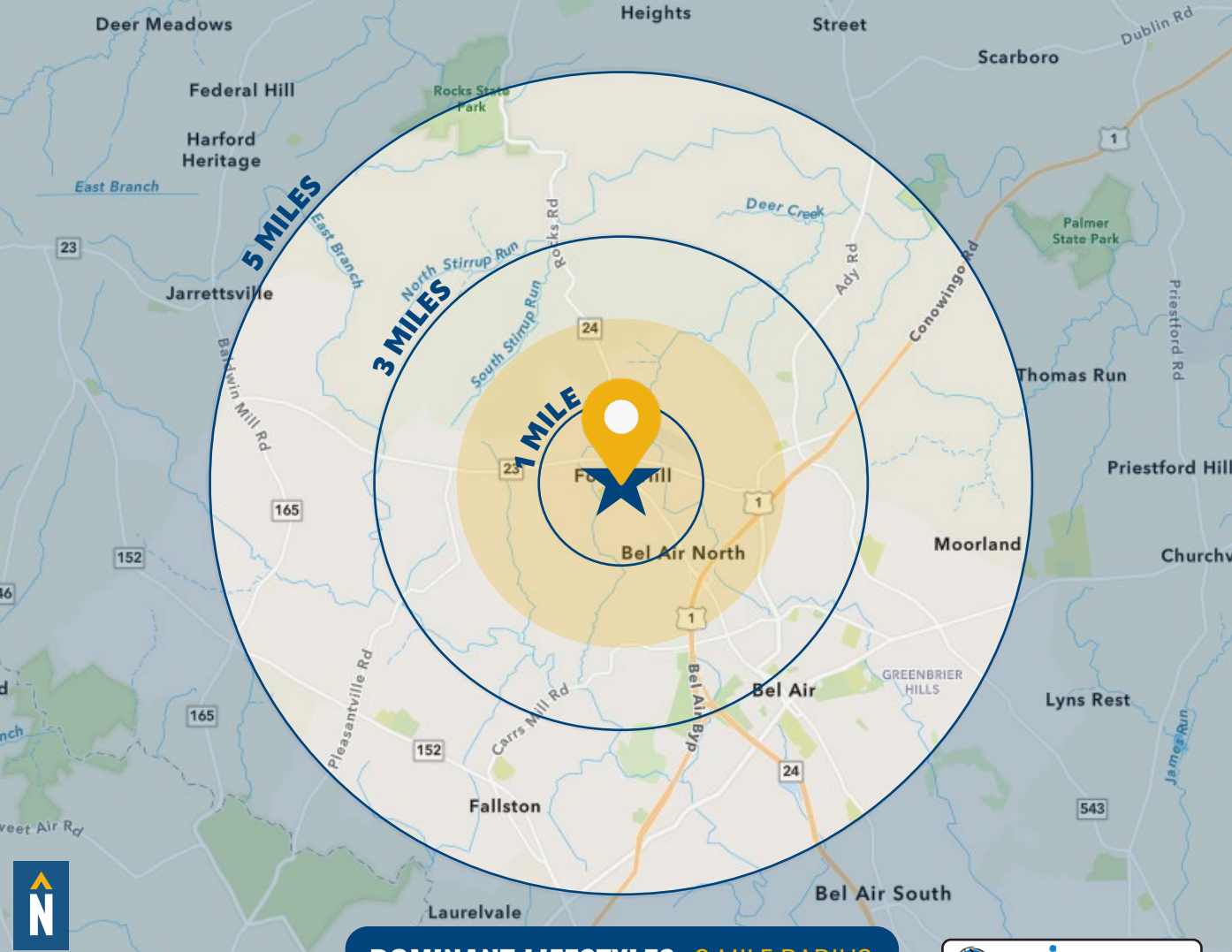


43.5

42.1

42.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

43% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

16% PROFESSIONAL PRIDE



MEDIAN

AGE: 38.6

HH INCOME: \$187,750

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

10% FLOURISHING FAMILIES



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

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