

MEDICAL FOR LEASE ORCHARD SQUARE PROFESSIONAL CENTER

1212 York Rd, Lutherville, MD 21093



LISTING DATA

AVAILABLE SF: 2,600 SF

ECONOMIC DATA

LEASE RATE: \$24.00 SF/yr (MG)

PROPERTY INFORMATION

COUNTY: Baltimore

MARKET: Baltimore

SUBMARKET: Route 83 Corridor S

BUILDING DATA

TOTAL BUILDING SF: 28,005 SF

ZONING: RO

PROPERTY OVERVIEW

2nd generation oral surgery space 2,600 SF

PROPERTY HIGHLIGHTS

- First-floor direct access oral surgery center
- Fully built-out oral surgery space
- Ample parking

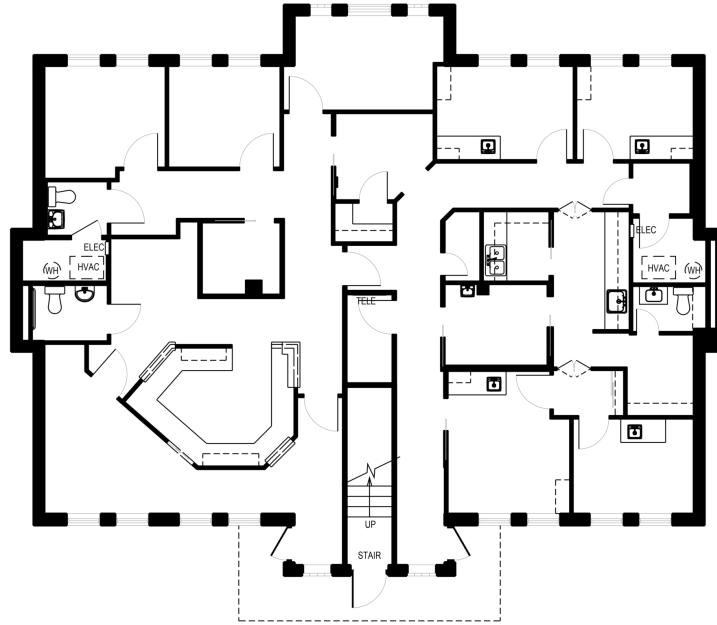
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,600 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Oral surgery center	2,600 SF	Modified Gross	\$24.00 SF/yr

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



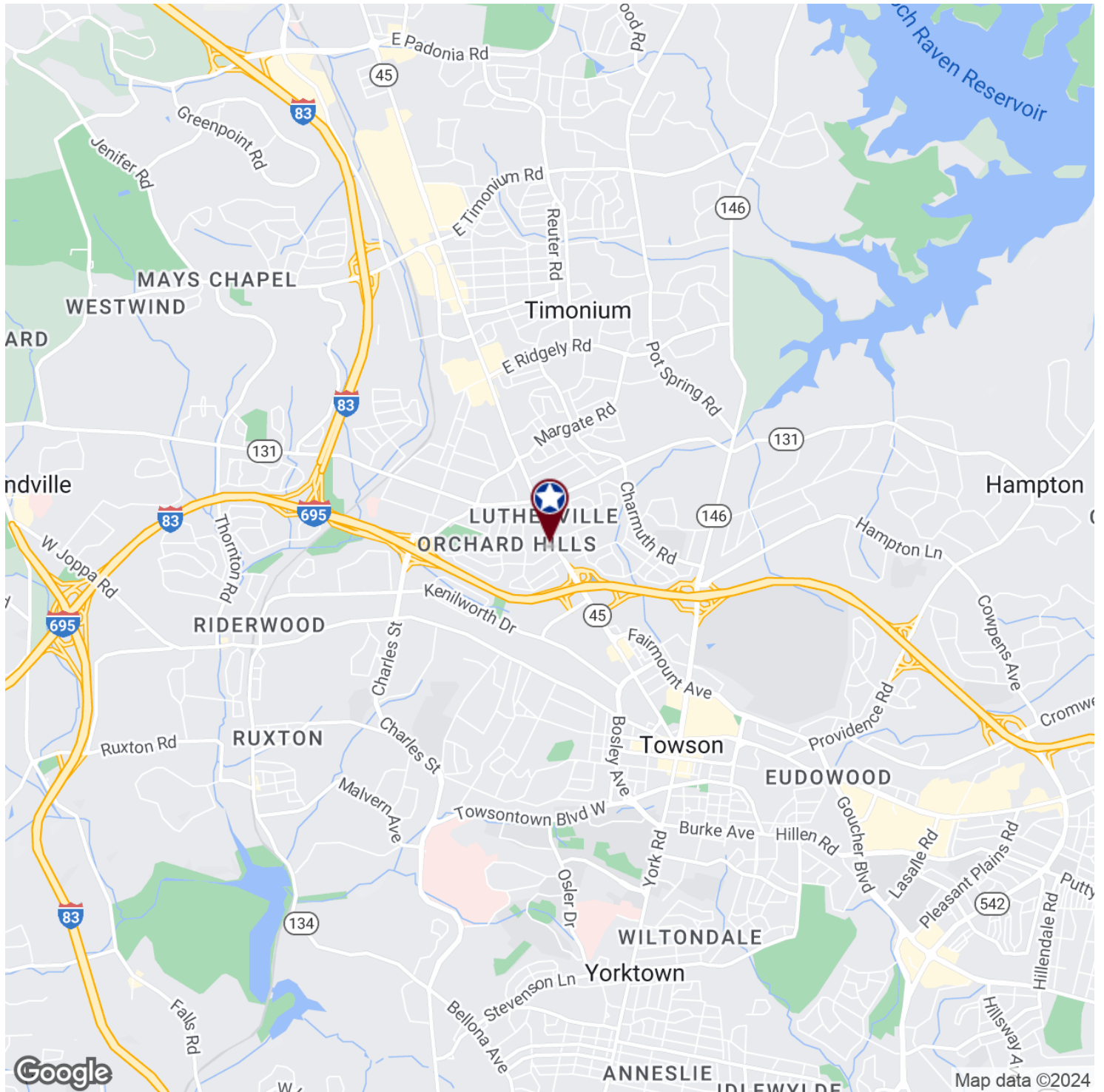
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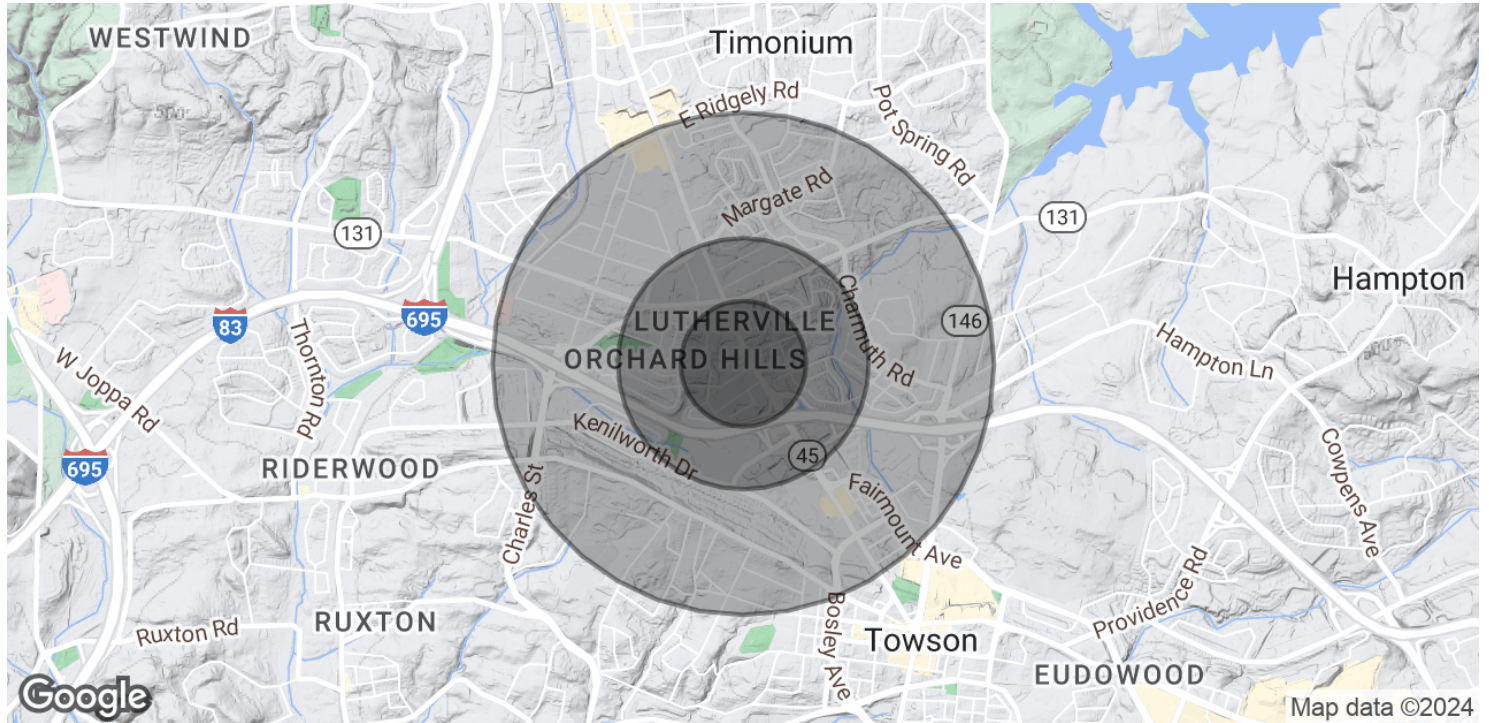
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	833	3,746	14,188
Average Age	41.7	38.8	39.3
Average Age (Male)	25.7	30.6	36.0
Average Age (Female)	45.1	40.9	40.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	323	1,470	6,091
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$110,685	\$97,387	\$93,754
Average House Value	\$357,576	\$322,190	\$294,098

* Demographic data derived from 2020 ACS - US Census

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