



STEVENSON STATION

1925 OLD VALLEY ROAD | STEVENSON, MARYLAND 21153

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Free and ample surface parking
- Retail Shopping Center within walking distance
- Great access to I-695
- Beautiful scenic/rural views from private offices
- Potential storage space available
- In close proximity to multiple private schools

AVAILABLE:

2ND FLOOR: 2,507 SF
*EXECUTIVE SUITES ALSO AVAILABLE

BUILDING SIZE:

19,278 SF

ZONING:

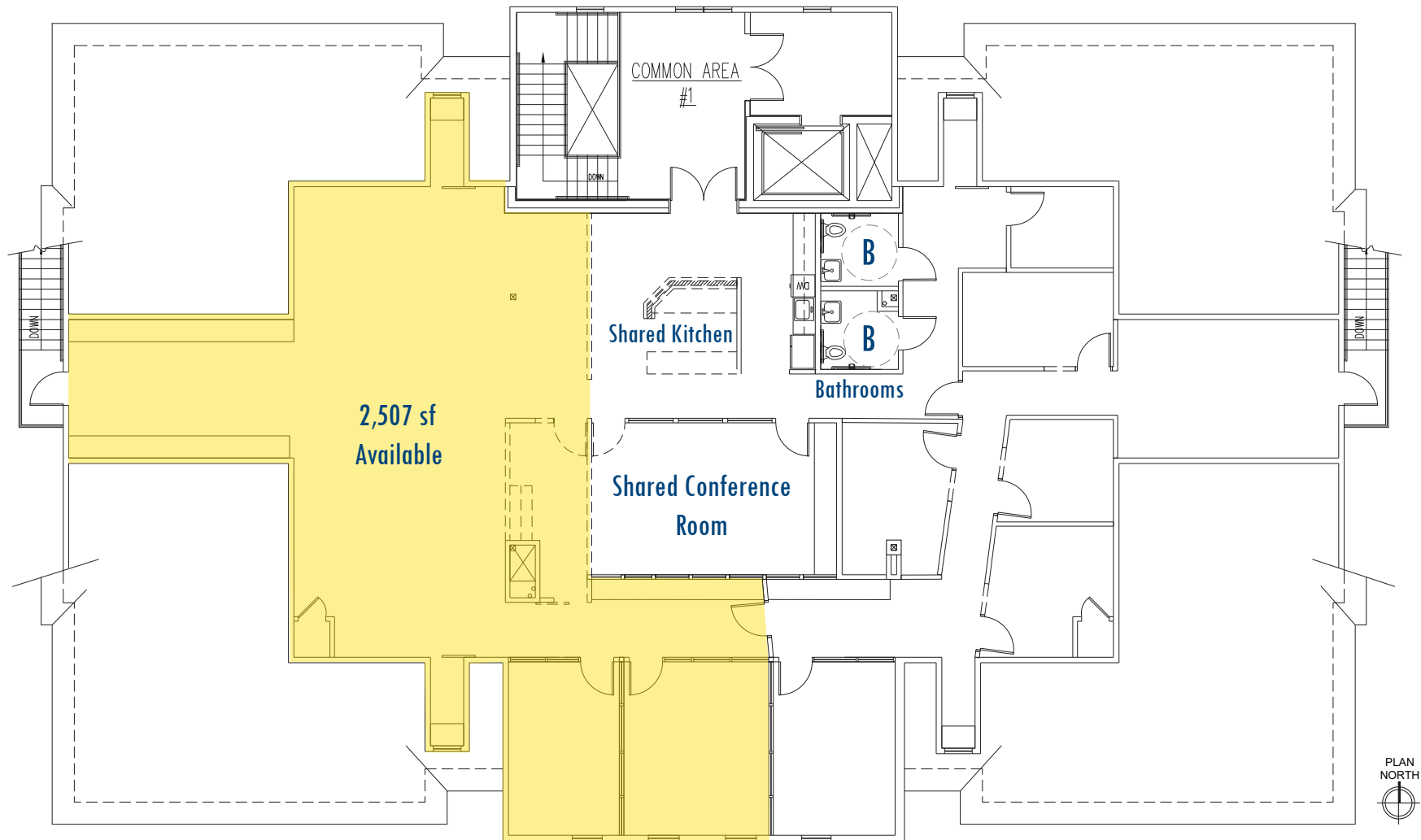
BL (BUSINESS LOCAL)

RENTAL RATE:

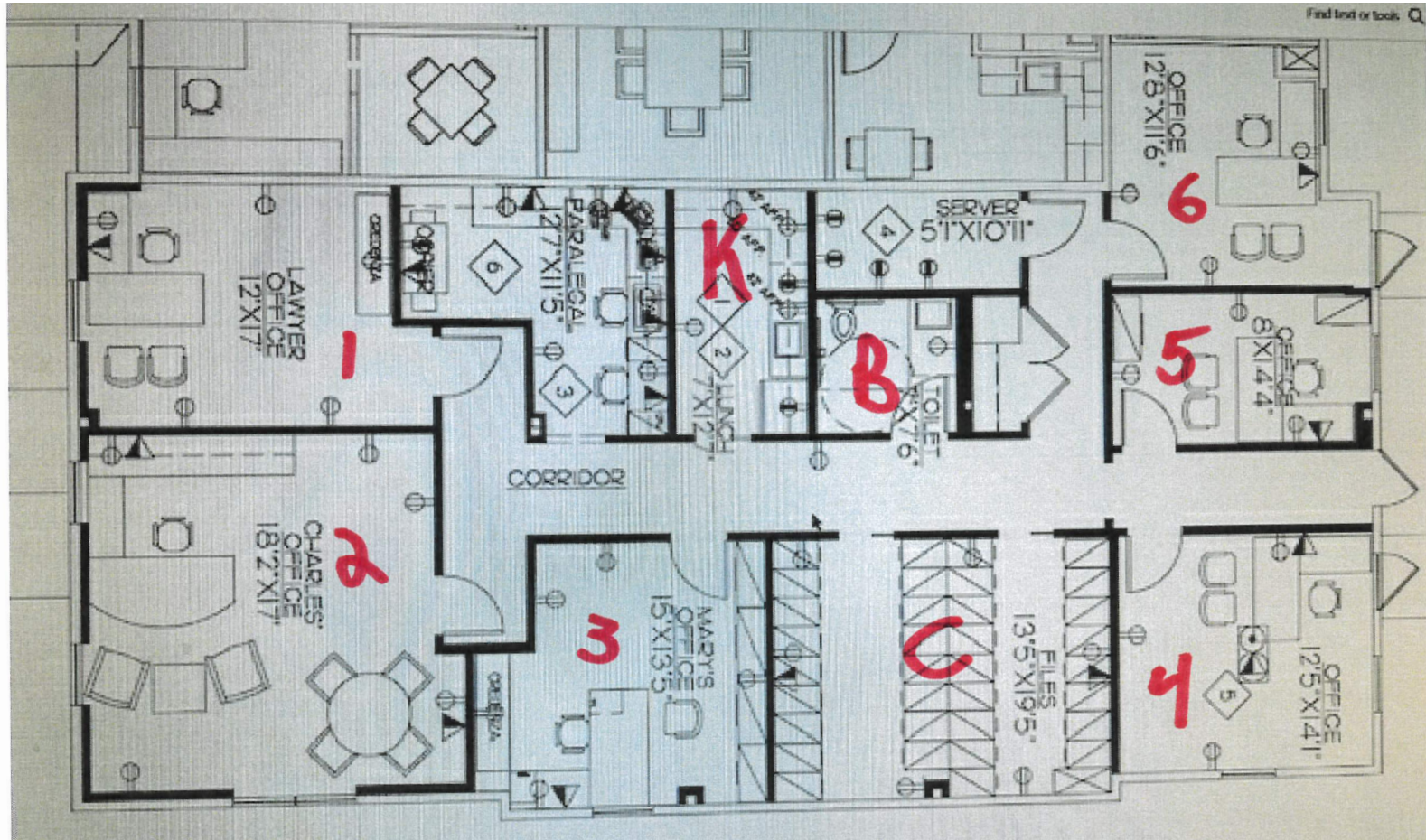
NEGOTIABLE



FLOOR PLAN: 2ND FLOOR



FLOOR PLAN: **EXECUTIVE SUITES**



LOCAL AERIAL



SITE

Stevenson Village Shopping Center
CHESSIE'S FOOD WORKS
SHINE NAIL BOUTIQUE
SALON O
PAPERS PLUS STATIONARY
THE FRENCH PARADOX WINES
HILLSIDE NEEDLE ARTS
STEVENSON GAMES

THE VELVET CHOCOLATIER
JULIYA'S CUSTOM TAILORING & ALTERATIONS

RATCLIFFE ARCHITECTS
STONE HOUSE BUILDERS



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,875

43,480

208,665

DAYTIME POPULATION



1,769

48,982

213,515

AVERAGE HOUSEHOLD INCOME



\$279,482

\$159,396

\$131,196

NUMBER OF HOUSEHOLDS



741

18,049

84,769

MEDIAN AGE



55.2

47.2

42.3

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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