



FREESTANDING RETAIL

201 MT CARMEL ROAD | PARKTON, MARYLAND 21120

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,647 SF \pm freestanding building on .96 acres \pm
- Double drive-thru
- Lower level with exterior entrance
- Ample on-site parking (20+ parking spaces)
- Excellent visibility (10,920 cars/day on Rt. 137)
- Immediate access (350 yards) to I-83 (Exit 27: Mt Carmel Rd/Rt. 137) and close proximity to York Road/Rt. 45
- Extremely affluent demographic base
- Perfect for medical, retail or office users



UPPER LEVEL:

1,785 SF \pm

LOWER LEVEL:

1,862 SF \pm

LOT SIZE:

0.96 ACRES \pm

YEAR BUILT:

1989

PARKING:

20+ SURFACE SPACES

ZONING:

BL CR (BUSINESS LOCAL)
[COMMERCIAL, RURAL DISTRICT]

RENTAL RATE:

NEGOTIABLE

AERIAL

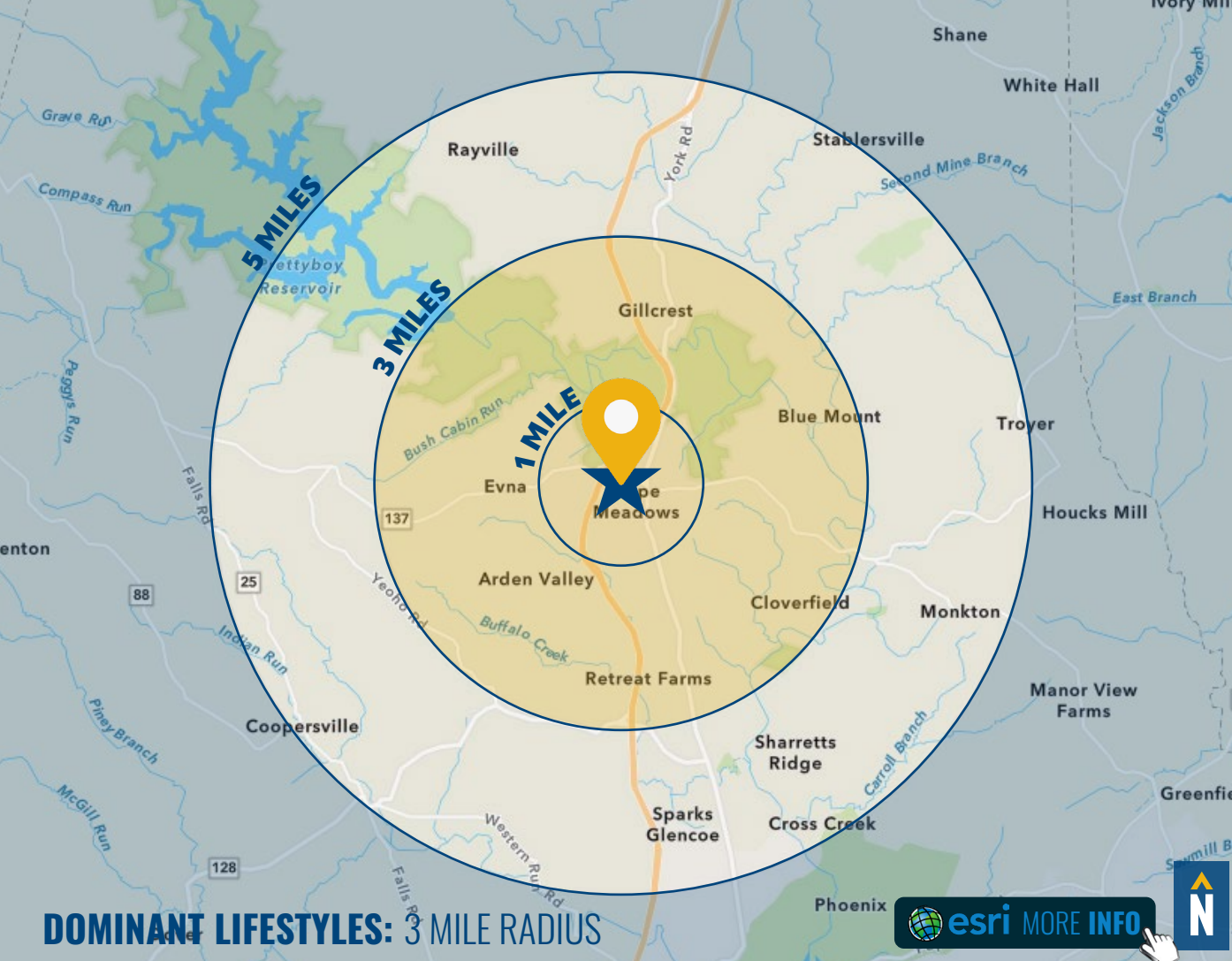


GOOGLE STREET VIEW



LOCAL MARKET AERIAL





76%
SAVVY
SUBURBANITES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age:	45.1
Median Household Income:	\$108,700

22%
TOP TIER

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

Median Age: **47.3**
Median Household Income: **\$173,200**

3%
EXURBANITES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age:	51.0
Median Household Income:	\$103,400

DEMOGRAPHICS

■ 2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



691

5,265

12,148

DAYTIME POPULATION



1,154

4,007

8,510

AVERAGE HOUSEHOLD INCOME



\$177,463

\$205,492

\$203,526

NUMBER OF HOUSEHOLDS



264

1,913

4,395

MEDIAN AGE



43.5

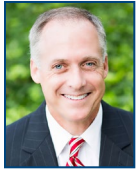
45.6

46.4

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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