



RETAIL/OFFICE SUITE

15 S. PARKE STREET | ABERDEEN, MARYLAND 21001

FOR
LEASE

SUITE 200
2,000 SF
AVAILABLE

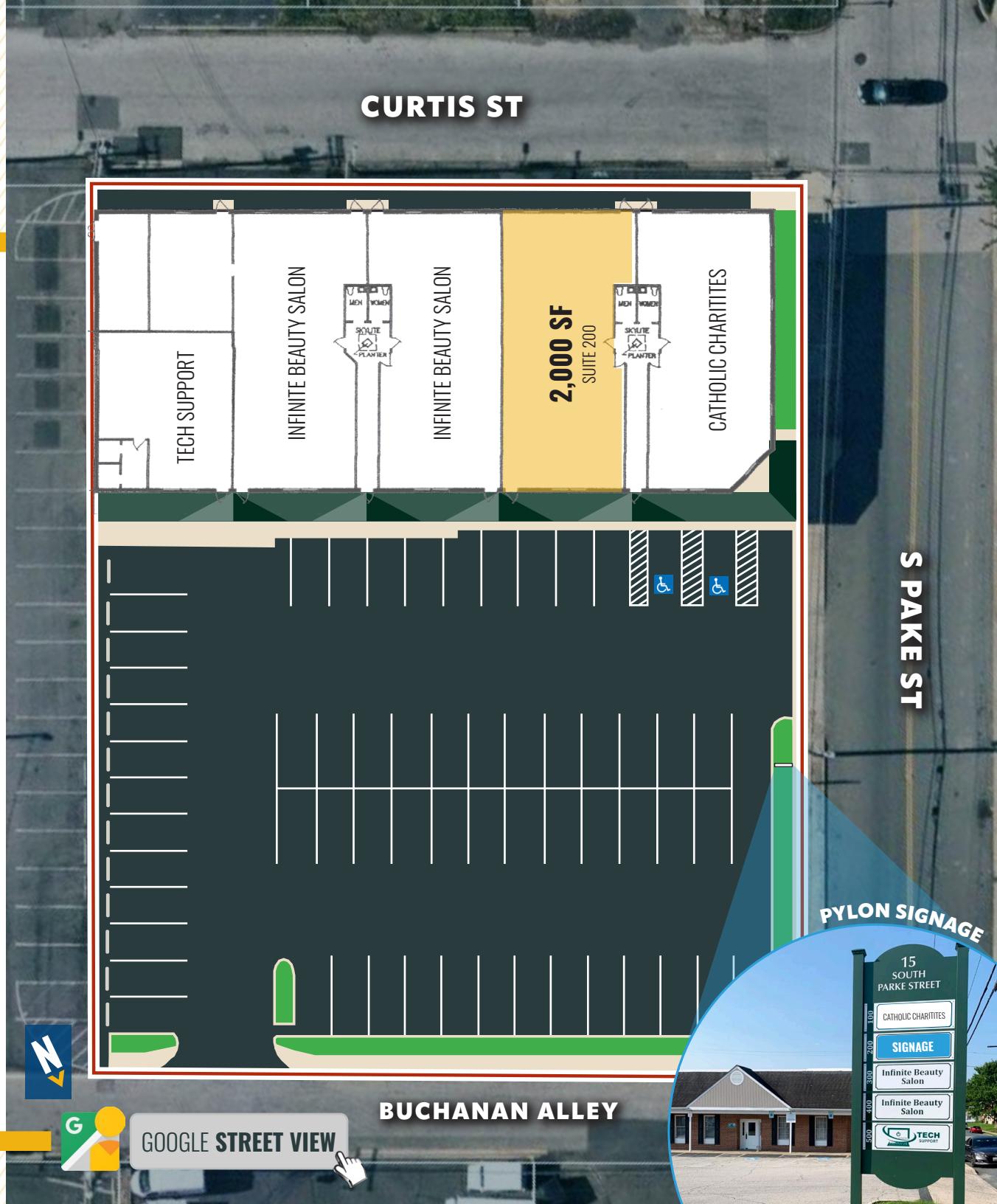


PROPERTY OVERVIEW

HIGHLIGHTS:

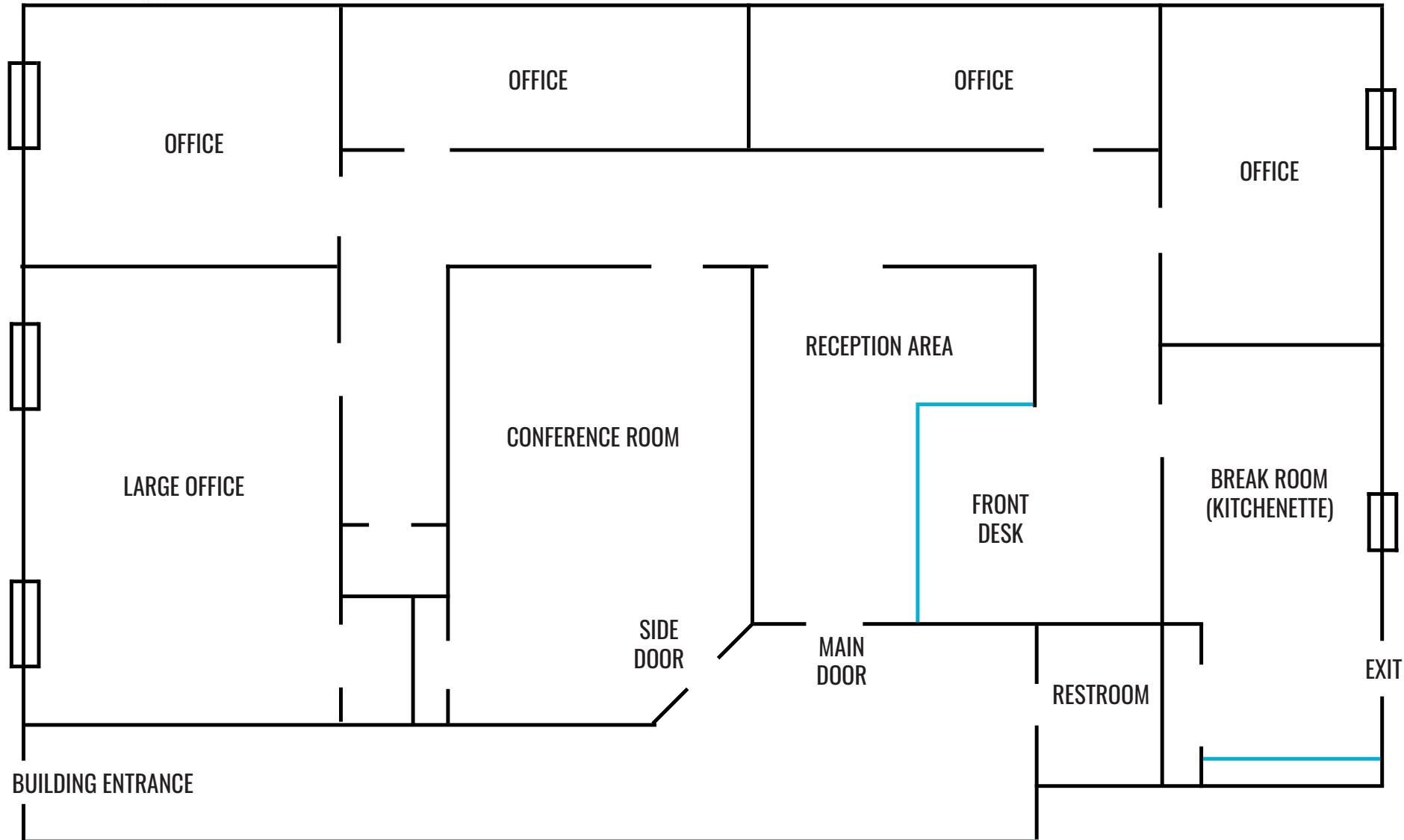
- 2,000 SF \pm available inline
- 2 restrooms located at end of common hallway
- Ample surface parking
- Situated in the heart of Aberdeen
- Located just off of Pulaski Highway/Route 40
- Easy access to I-95
- Close proximity to Aberdeen Proving Ground
- Convenient to many nearby amenities, shopping, and dining destinations

AVAILABLE:	2,000 SF \pm (SUITE 200)
ZONING:	TOD (DOWNTOWN - T6)
RENTAL RATE:	\$2,500/MO., NET OF UTILITIES



FLOOR PLAN: SUITE 200

2,000 SF



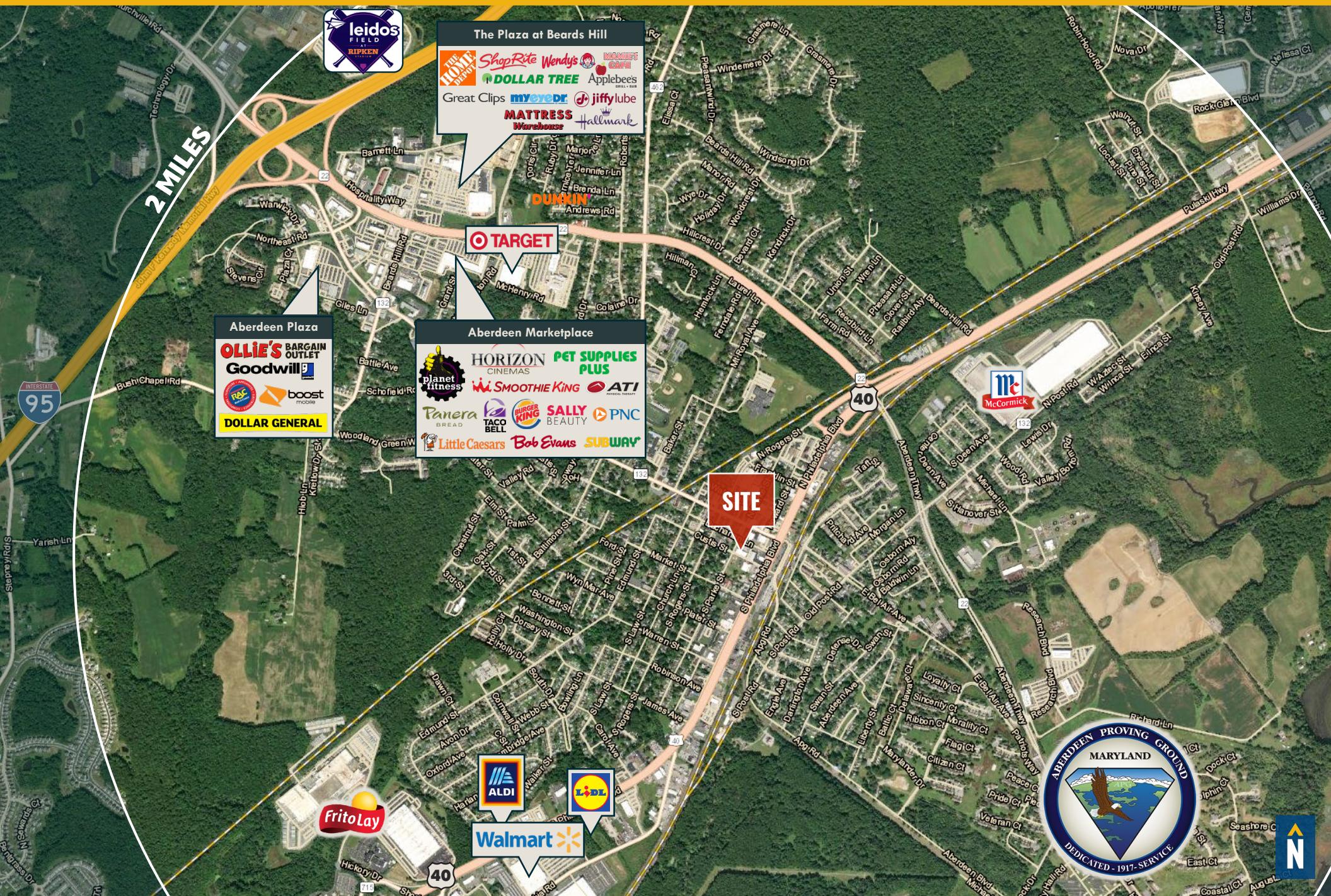
INTERIOR PHOTOS

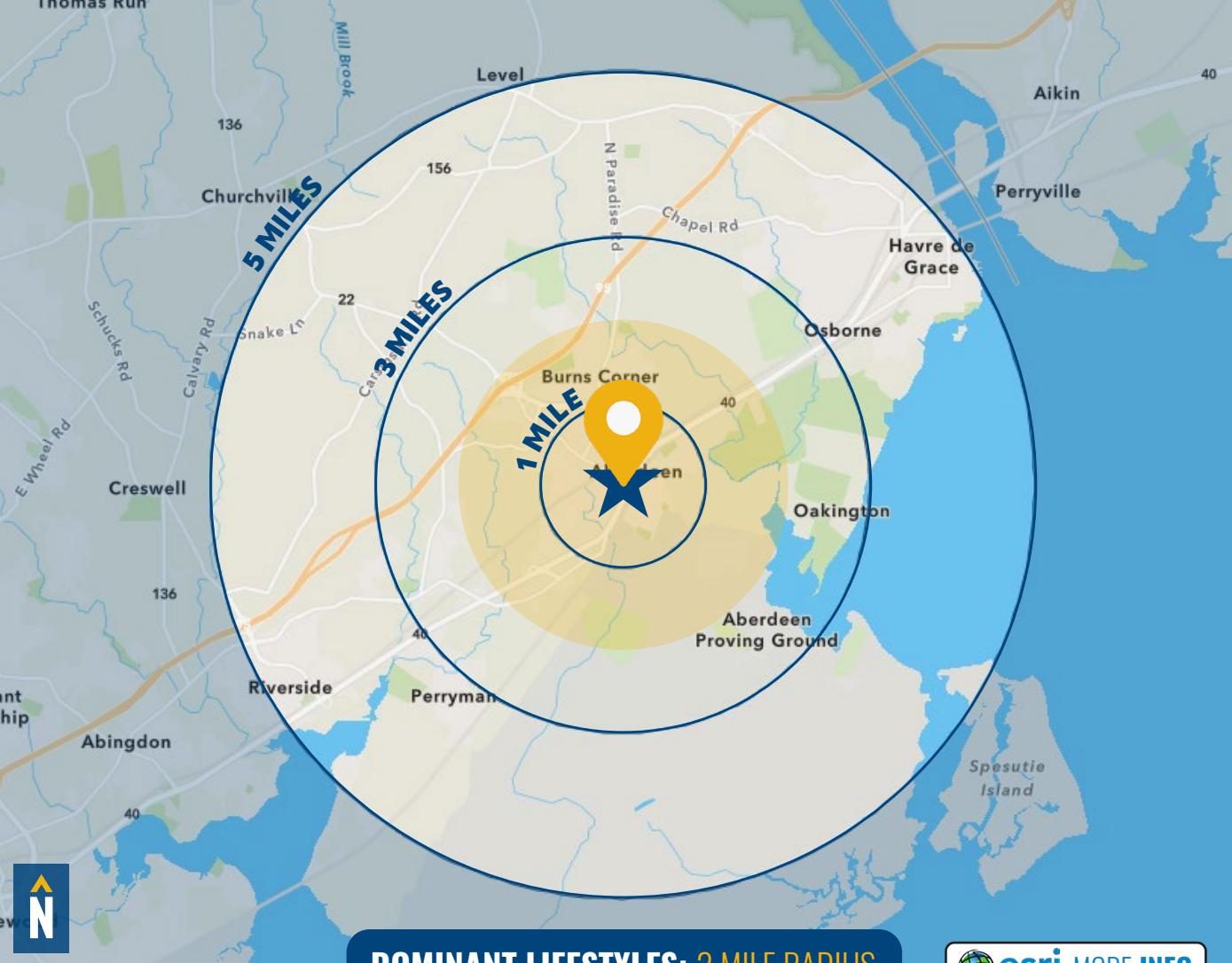


LOCAL BIRDSEYE



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

 [MORE INFO](#) 

22%

CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

21%

LEGACY HILLS



MEDIAN

AGE: 45.6

HH INCOME: \$55,927

15%

ROOM TO ROAM



MEDIAN

AGE: 46.2

HH INCOME: \$99,689

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



9,825

27,309

53,684

DAYTIME POPULATION



9,635

28,602

54,167

AVERAGE HOUSEHOLD INCOME



\$85,560

\$106,185

\$114,466

NUMBER OF HOUSEHOLDS



3,870

10,986

21,851

MEDIAN AGE



38.0

40.4

41.6

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



MIKE RUOCCHO
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4868
MRUOCCHO@mackenziecommercial.com



PATRICK J. SMITH
REAL ESTATE ADVISOR
847.346.2701
PJSMITH@mackenziecommercial.com



VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

410-821-8585
2328 W. JOPPA ROAD, SUITE 200
LUTHERVILLE, MD 21093

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.