



# RETAIL/OFFICE SUITE

15 S. PARKE STREET | ABERDEEN, MARYLAND 21001

FOR  
LEASE

SUITE 200

2,000 SF  
AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# 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)

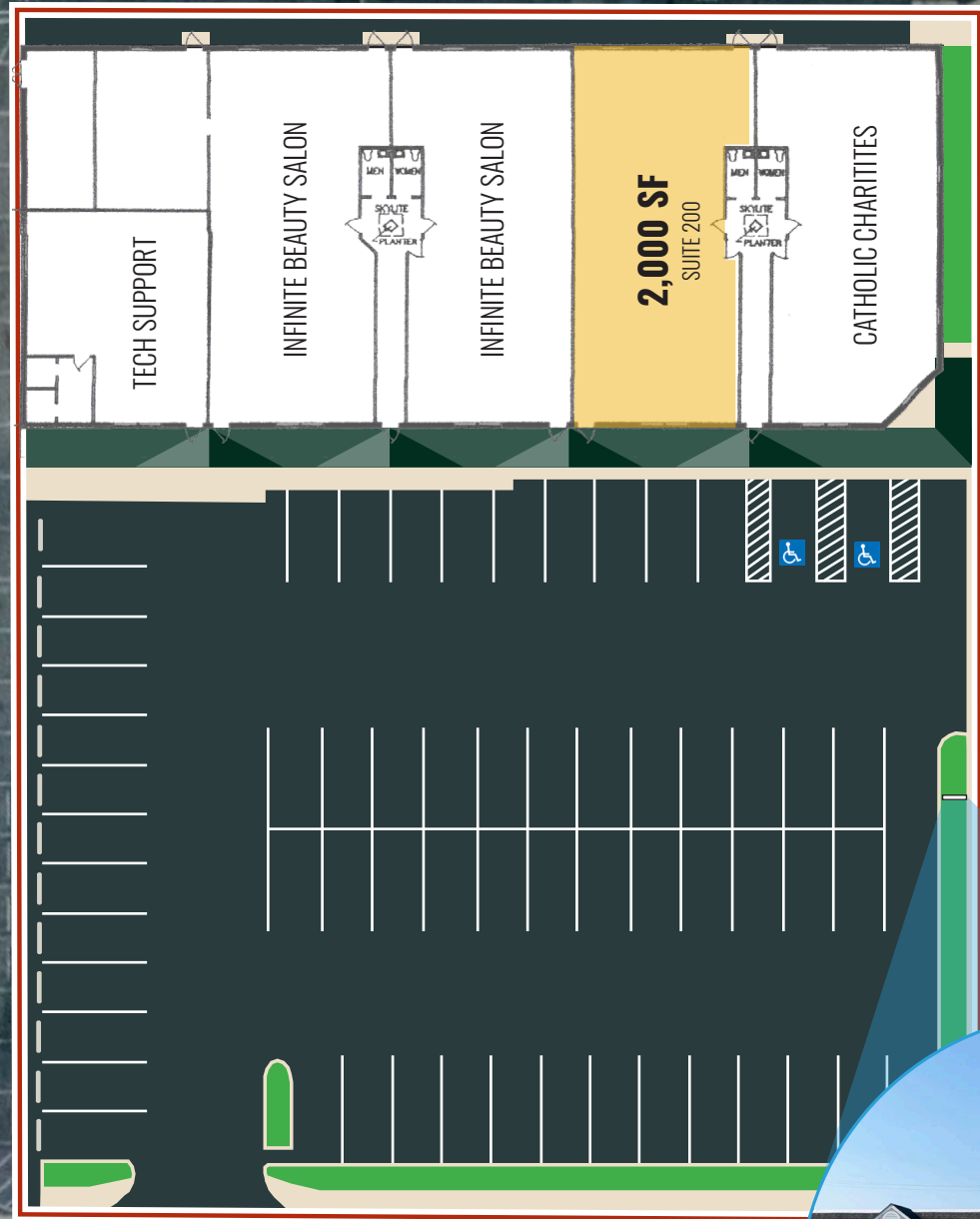
RENTAL RATE:

\$2,500/MO., NET OF UTILITIES



GOOGLE STREET VIEW

CURTIS ST



S PAKE ST

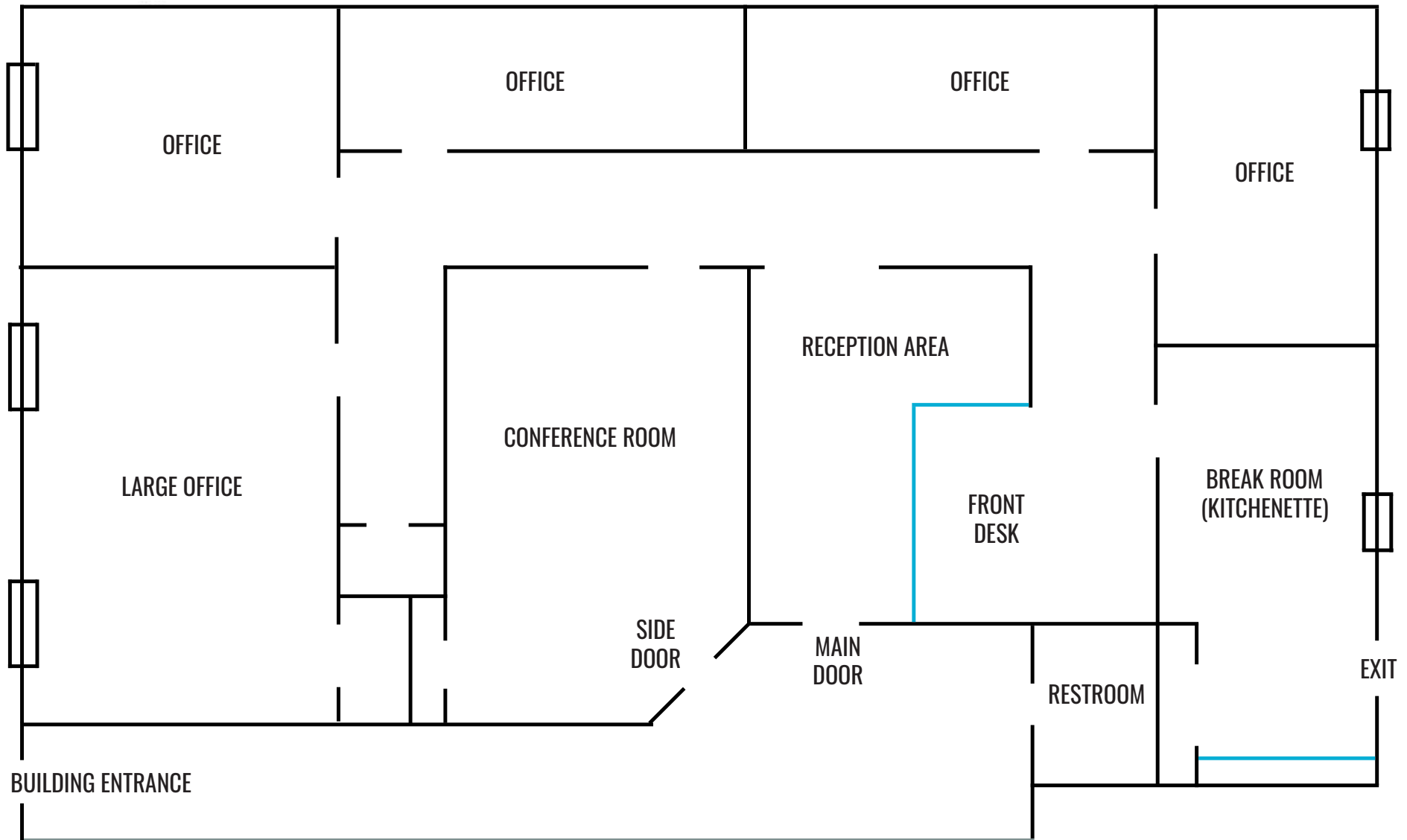
PYLON SIGNAGE



BUCHANAN ALLEY

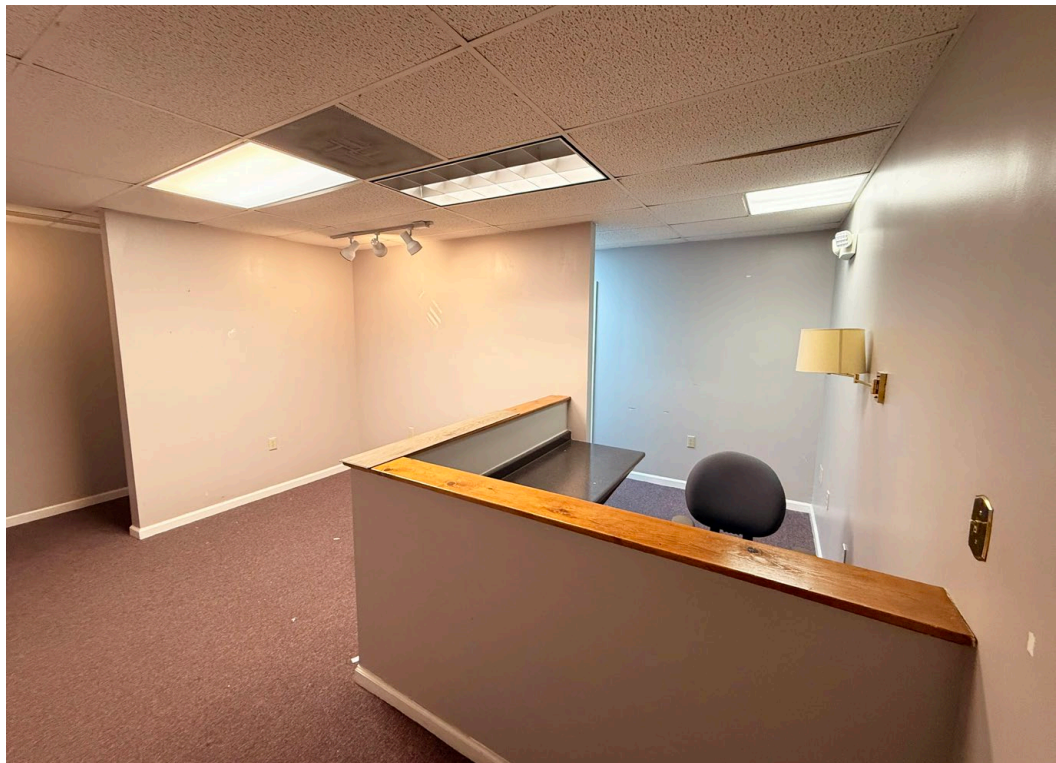
# FLOOR PLAN: SUITE 200

2,000 SF





# INTERIOR PHOTOS



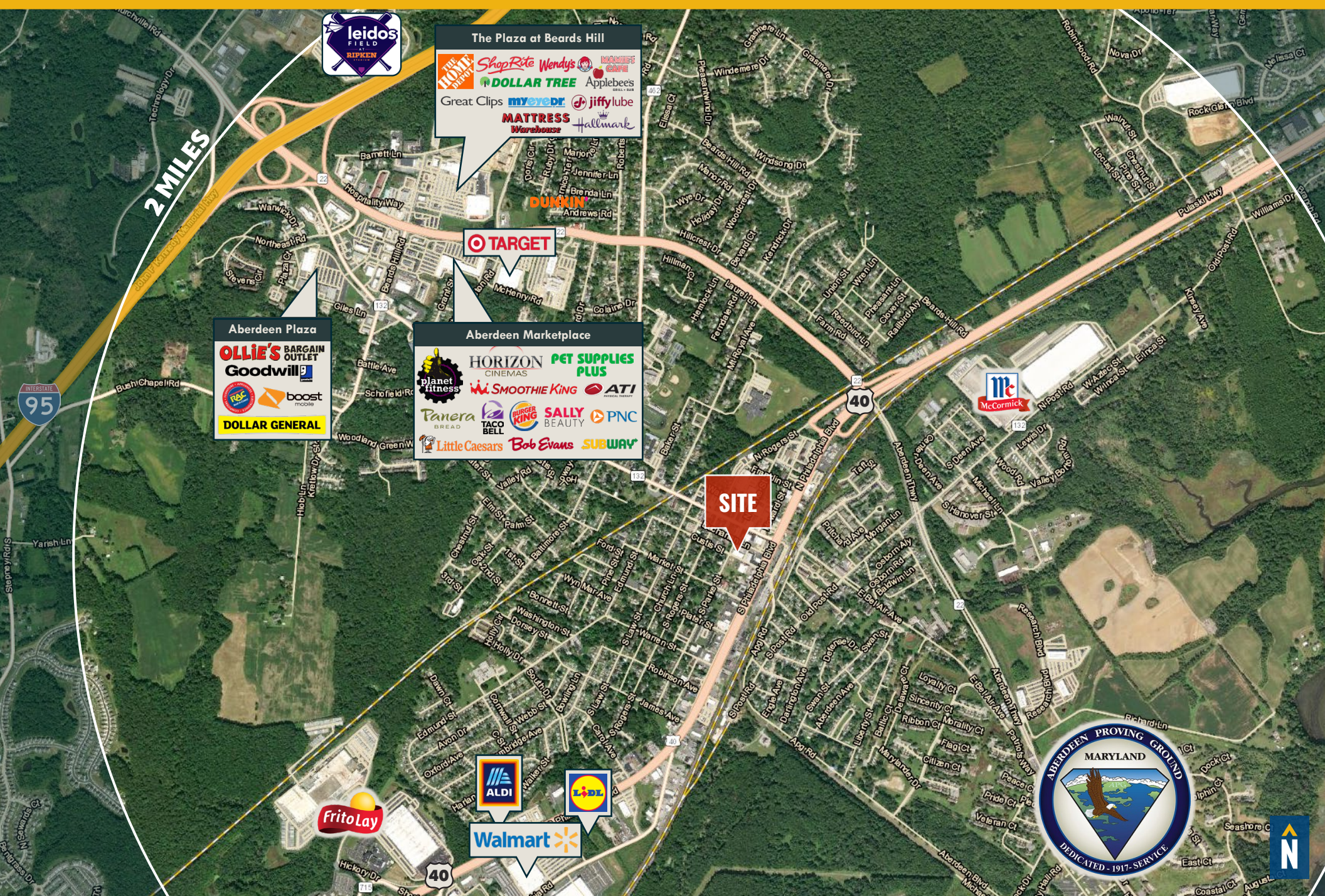


# LOCAL BIRDSEYE





# MARKET AERIAL





# 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

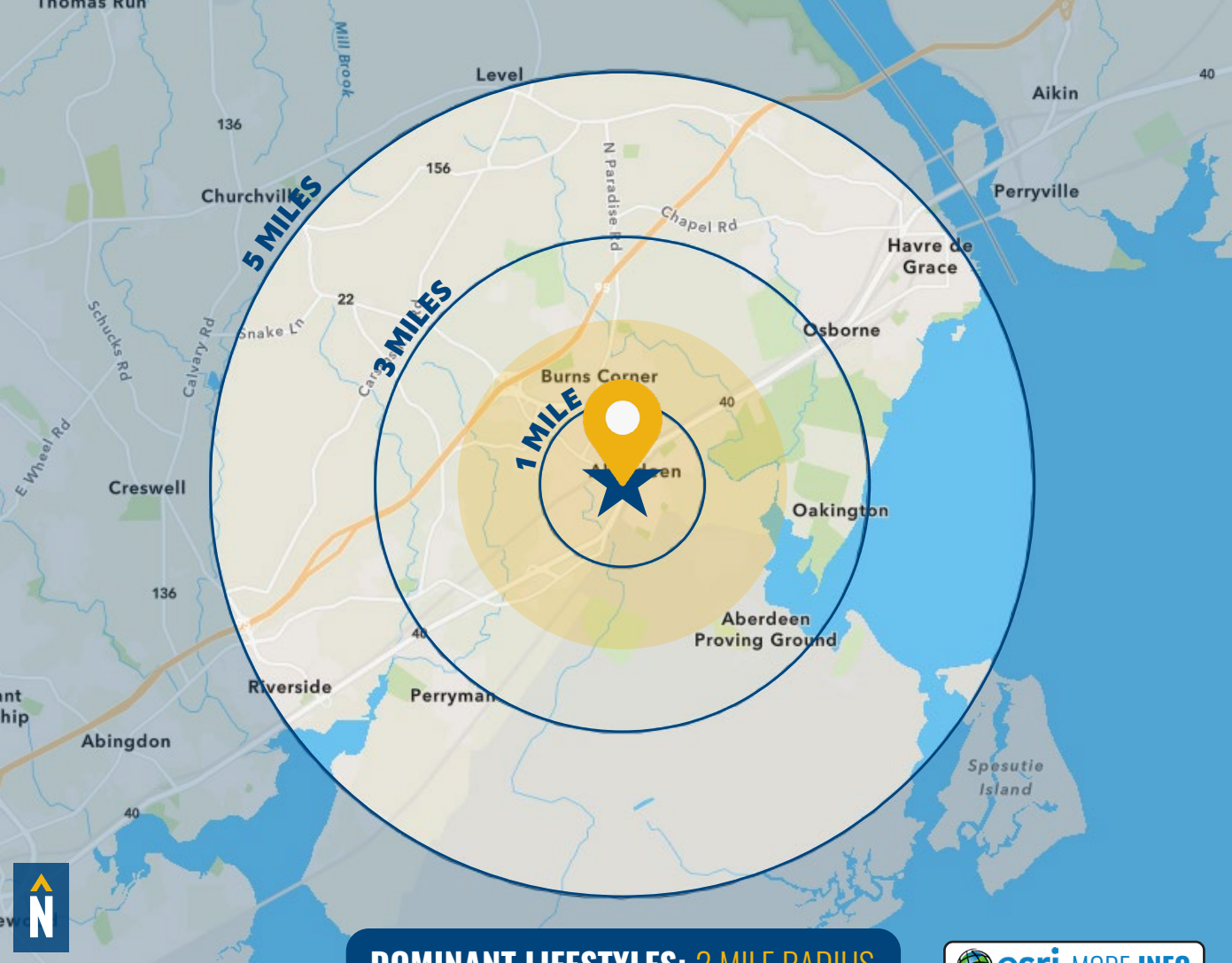


38.0

40.4

41.6

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

### 22% CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

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.

### 21% LEGACY HILLS



MEDIAN

AGE: 45.6

HH INCOME: \$55,927

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.

### 15% ROOM TO ROAM



MEDIAN

AGE: 46.2

HH INCOME: \$99,689

Married couples, often without children, form most households, with more than half aged 55 and older. Self-employment is notable. They like to cook, bake, read, walk their dogs, and maintain their properties.



# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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