



# ROUTE 7 COMMERCE CENTER

9409-9411 PHILADELPHIA ROAD (RT. 7) | ROSEDALE, MARYLAND 21237

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 20,000 SF ± standalone flex/office building (can be demised down to 10,000 SF ±)
- Multiple entrances/exits
- Substantial on-site parking
- Potential to add multiple loading docks
- Building and monument signage potential
- Easy/convenient access to I-95 and I-695
- Close proximity to the White Marsh Business Community, Franklin Square Hospital, Downtown Baltimore and Harford County

AVAILABLE:

10,000-20,000 SF ± (9409)

PARKING:

10+ SPACES PER 1,000 SF

ZONING:

MLR-IM  
(MANUFACTURING LIGHT, RESTRICTED)

RENTAL RATE:

NEGOTIABLE





# SITE PLAN



PHILADELPHIA RD

7

C D E F G H I J K L M N O P Q R S

**PRO-CARE**  
INTEGRATED HEALTH AND TRANSFORM

**DMC**  
DIVERSITY MANAGEMENT CONSULTANTS

**Woundcare**  
SOLUTIONS

**GSA**

**CREATIVE OPTIONS**

**COMPASSION CARE, INC.**

**East Coast SERVICES**

**BRIGHTJOY ADULT MEDICAL DAY CARE**

**A B**

**REAR M**

**LANDLORD-OCCUPIED WAREHOUSE**

9409 PHILADELPHIA RD

**10,000-20,000 SF ±**  
1 STORY

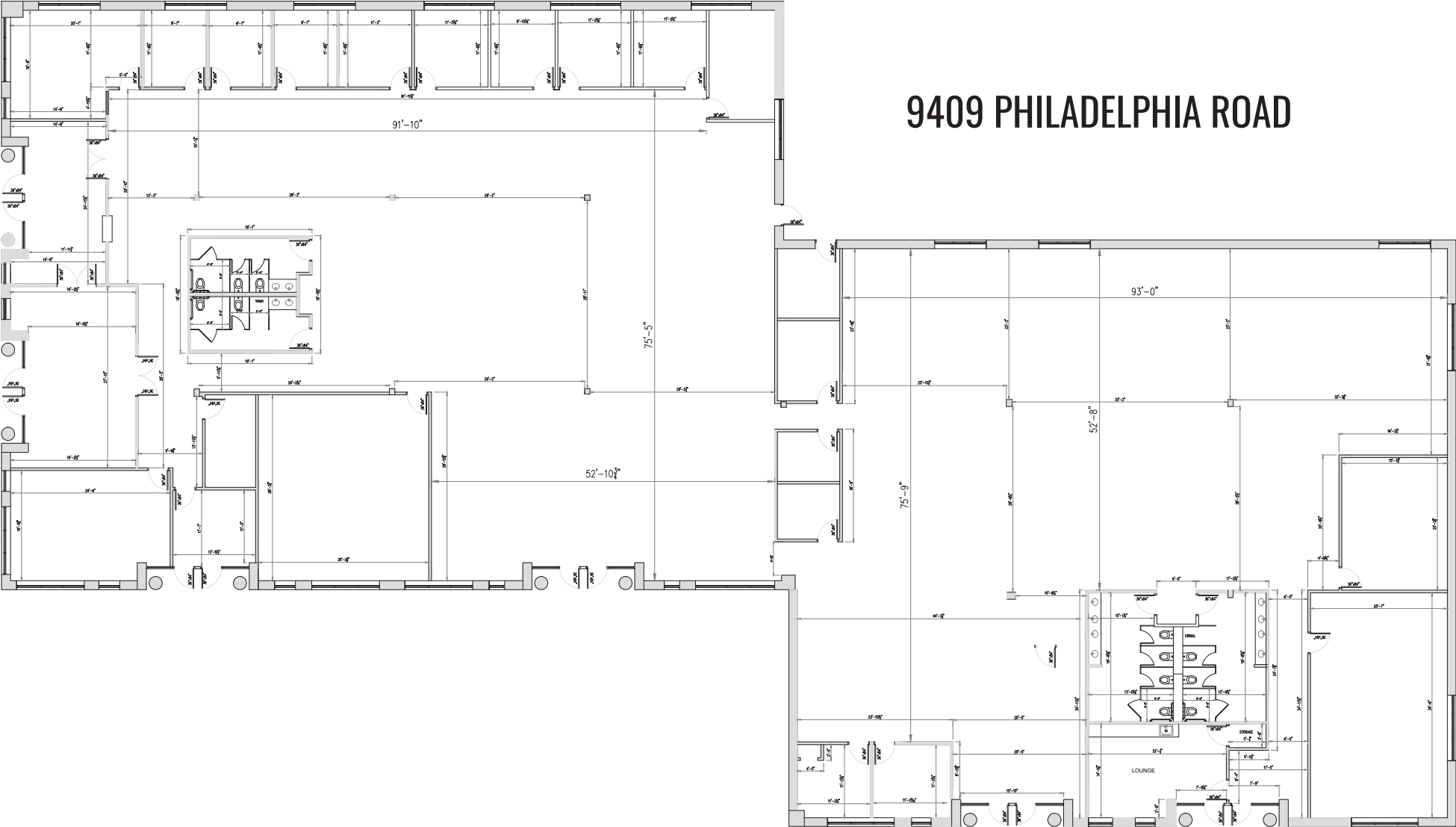
9411 PHILADELPHIA RD





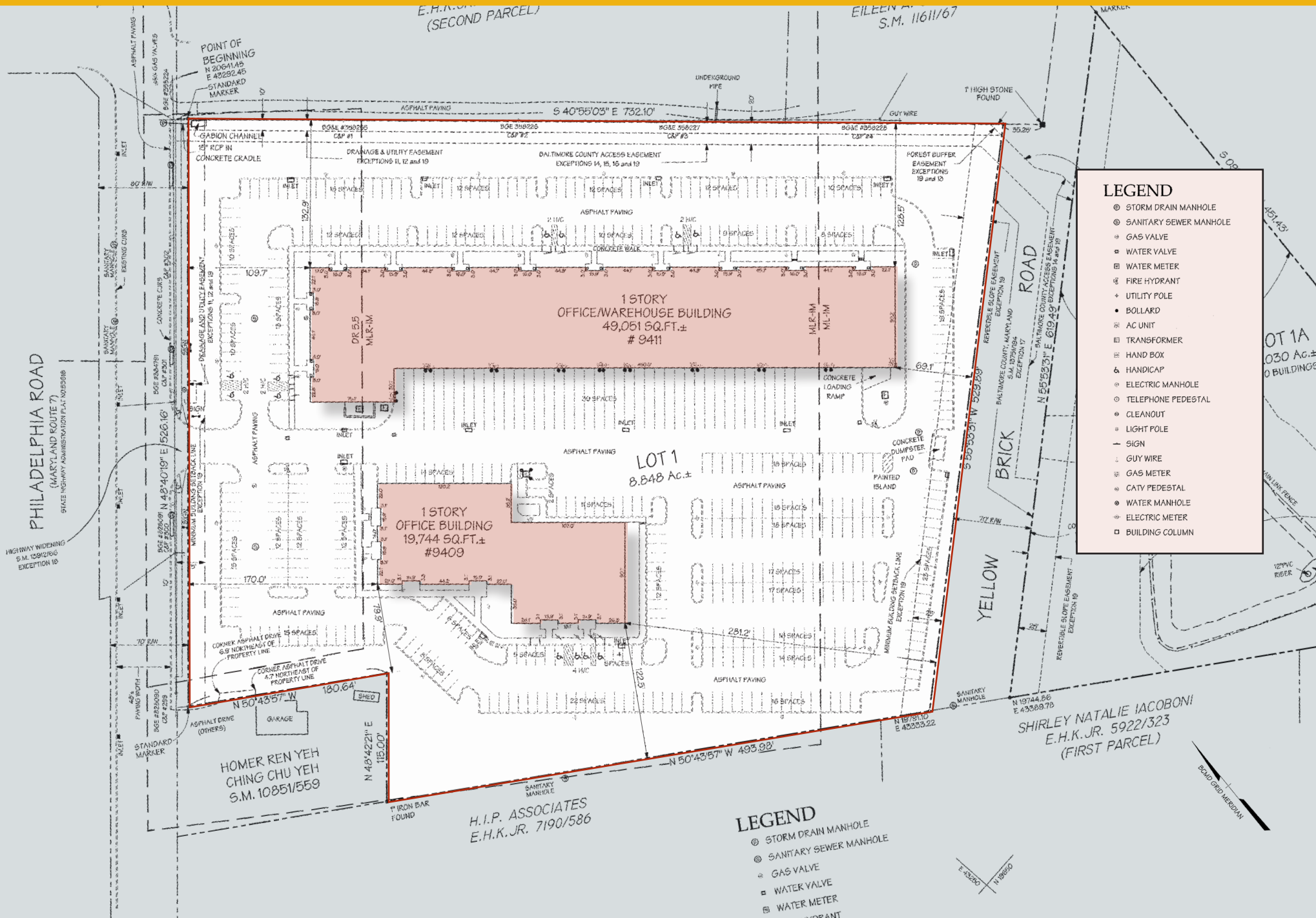
# FLOOR PLAN (EXISTING)

9409 PHILADELPHIA ROAD



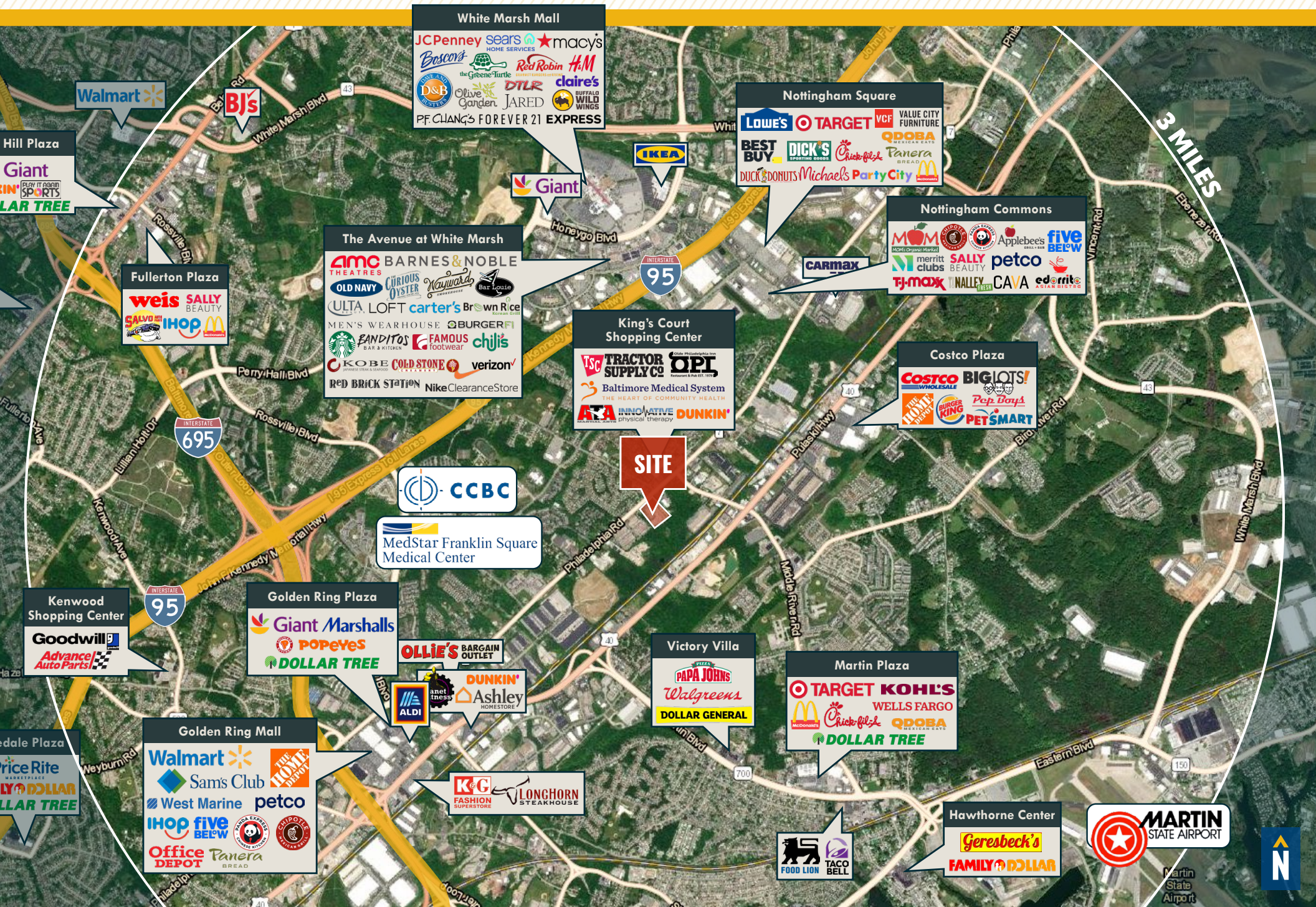


# ALTA SURVEY





# MARKET AERIAL





# DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



12,856

87,054

250,598

## DAYTIME POPULATION



15,205

84,505

205,855

## AVERAGE HOUSEHOLD INCOME



\$101,379

\$101,953

\$102,806

## NUMBER OF HOUSEHOLDS



5,032

33,671

98,742

## MEDIAN AGE

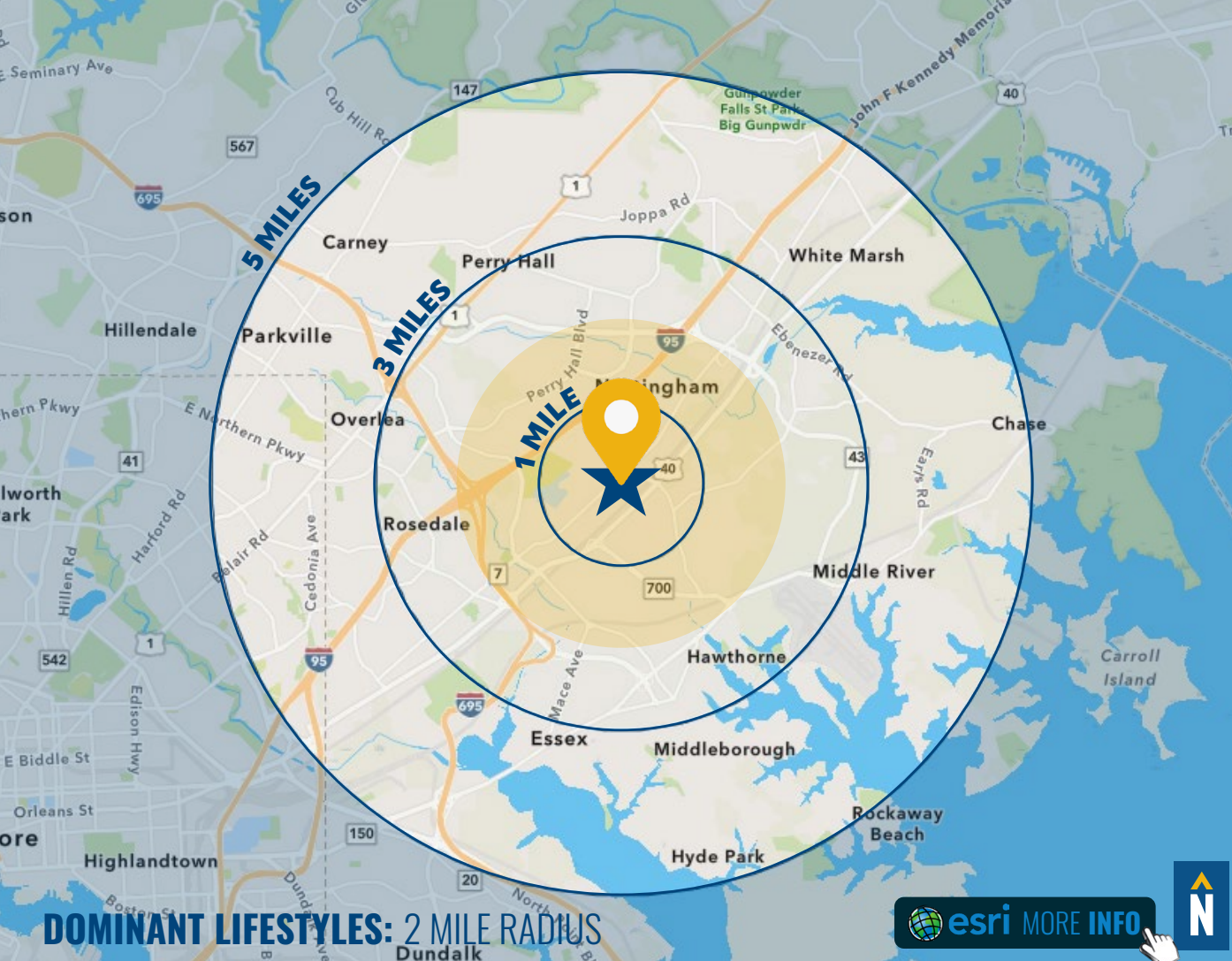


37.2

39.1

40.0

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[MORE INFO](#)



**35%**  
BRIGHT YOUNG PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**  
Median Household Income: **\$54,000**

**15%**  
ENTERPRISING PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**  
Median Household Income: **\$86,600**

**12%**  
FRONT PORCHES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**  
Median Household Income: **\$43,700**



# FOR MORE INFO **CONTACT:**



## **MIKE RUOCCO**

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