



# 2601 N. ROLLING ROAD

BALTIMORE, MARYLAND 21244

FOR  
SUBLEASE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Sublease expires August 31, 2027

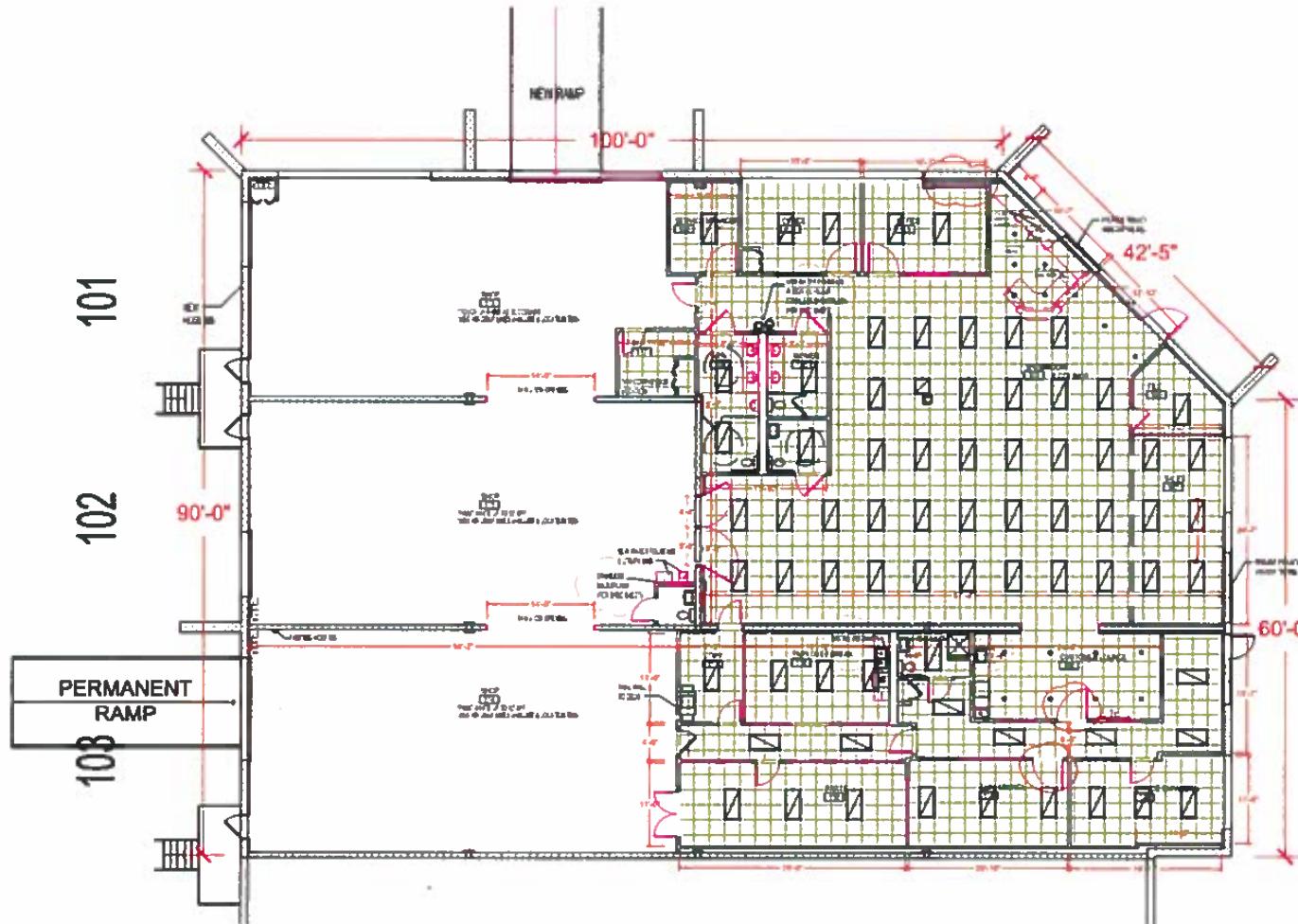
AVAILABLE:	SUITES 101-103: 11,250 SF ±
CLEAR HEIGHT:	22'
DOCKS:	2
DRIVE-INS:	2 OVERSIZED
ZONING:	ML-IM
RENTAL RATE:	UNPRICED



GOOGLE STREET VIEW



# FLOOR PLAN



# INTERIOR PHOTOS



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



12,045

101,909

304,109

## DAYTIME POPULATION



16,584

97,219

281,684

## AVERAGE HOUSEHOLD INCOME



\$93,469

\$96,900

\$101,694

## NUMBER OF HOUSEHOLDS



4,694

39,320

121,088

## MEDIAN AGE

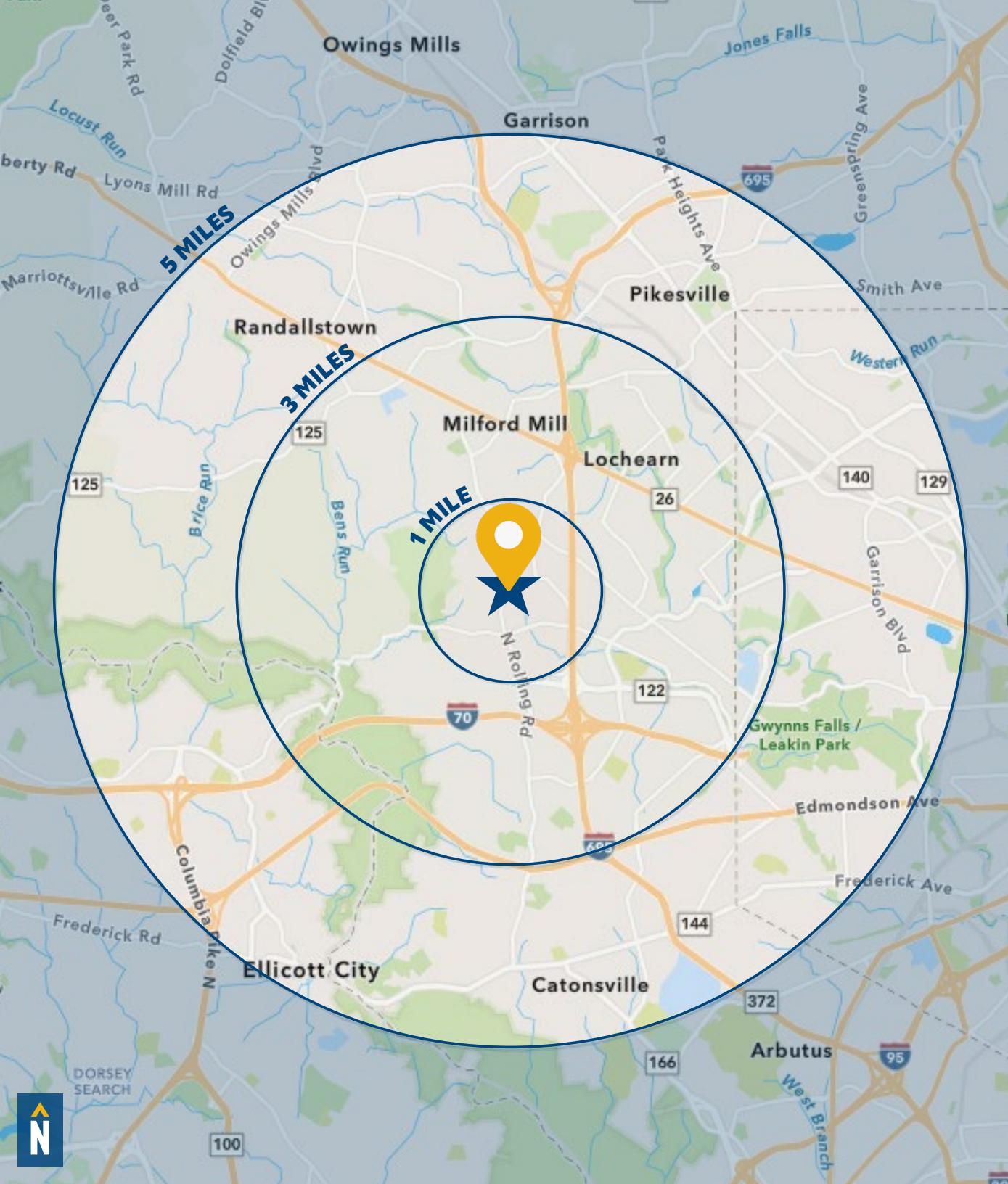


36.4

39.9

40.8

FULL DEMOS REPORT



# FOR MORE INFO CONTACT:



**OLIVER FRYER**

VICE PRESIDENT

**443.597.5711**

[OFRYER@mackenziecommercial.com](mailto:OFRYER@mackenziecommercial.com)



**BRYAN HERR**

VICE PRESIDENT

**443.875.7505**

[BHERR@mackenziecommercial.com](mailto:BHERR@mackenziecommercial.com)



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**410-974-9336**  
410 Severn Avenue  
Annapolis, MD 21403

OFFICES IN: **ANNE ARUNDEL COUNTY, MD**   **BALTIMORE, MD**   **BEL AIR, MD**   **COLUMBIA, MD**   **LUTHERVILLE, MD**   **CHARLOTTESVILLE, VA**

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