



355 GRANARY ROAD

FOREST HILL, MD 21050

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 13,600 SF available including 4,000 SF 2nd floor office space
- Built out ambulatory office space
- Drive in door with 1,500 SF warehouse
- High end office space available
- Plenty of on site parking
- Conveniently located on the Bel Air Bypass

BUILDING SIZE:

25,700 SF ±

AVAILABILITY:

13,600 SF ±

YEAR BUILT:

2006

PARKING:

3.30/1,000 SF

ZONING:

CI (COMMERCIAL INDUSTRIAL)

RENTAL RATE:

\$15 PSF, NNN

SALE PRICE:

\$4,950,000

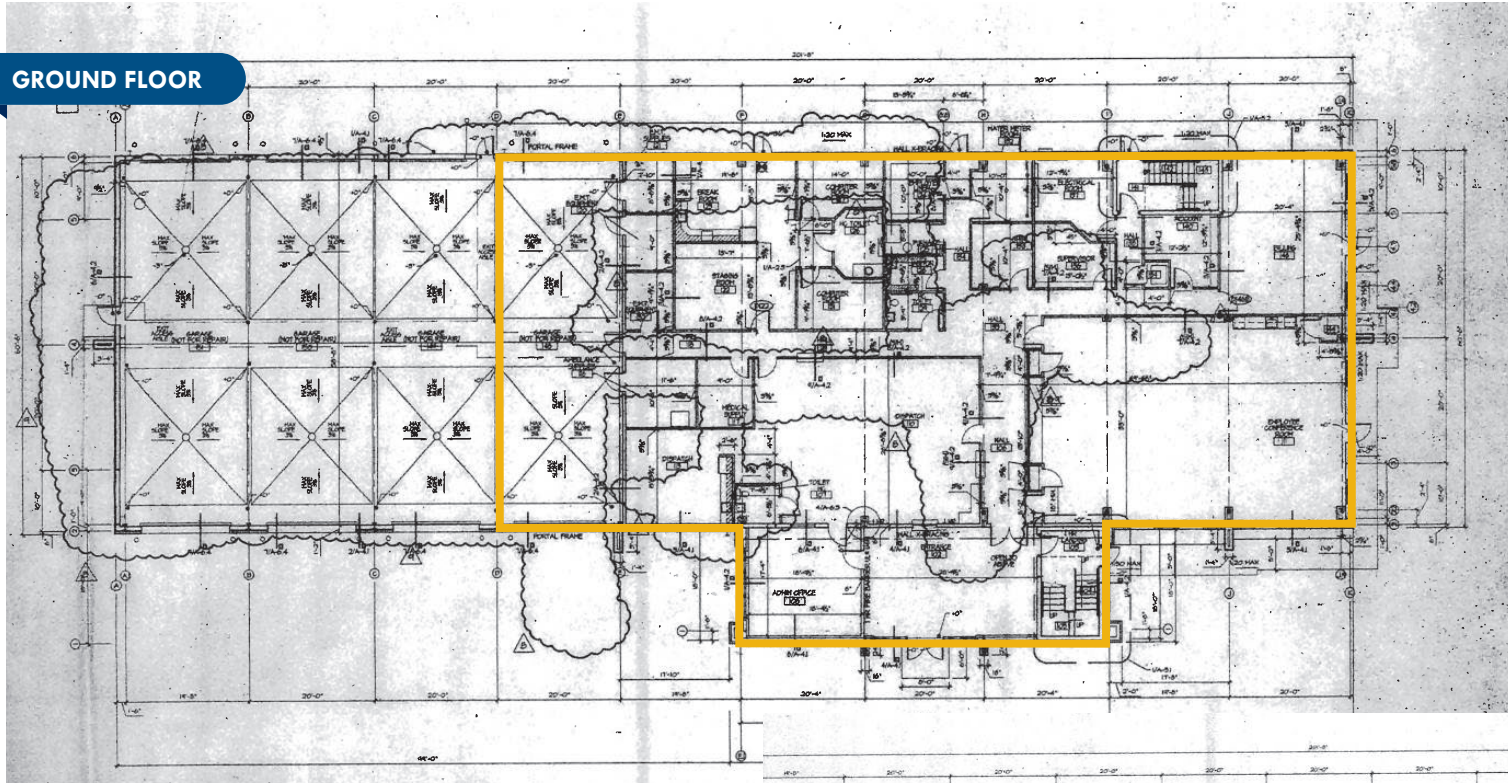


GOOGLE STREET VIEW

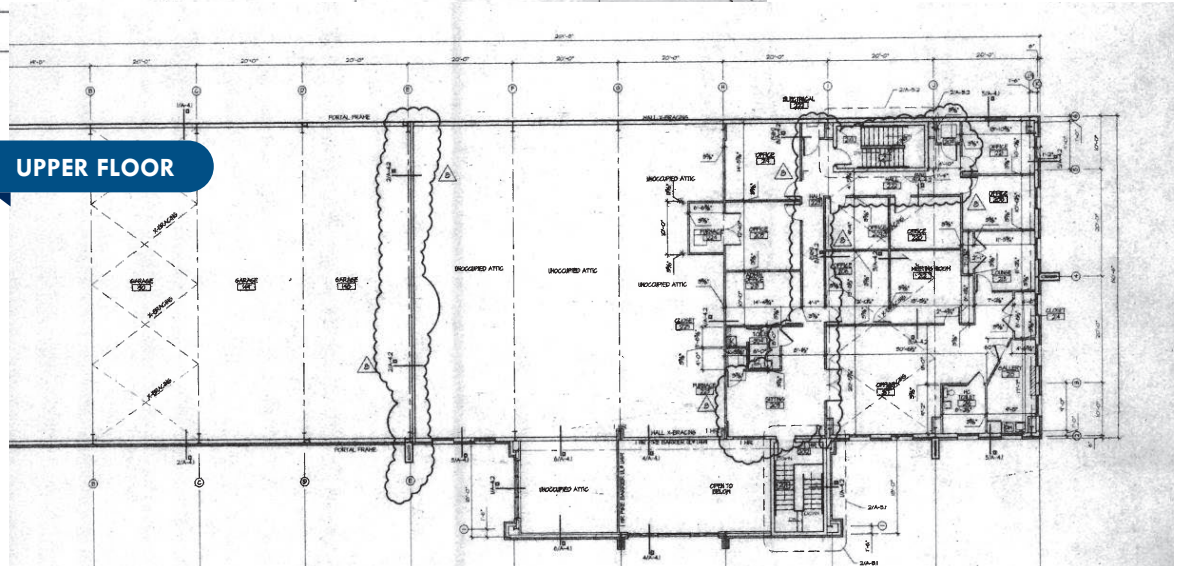


FLOOR PLAN

GROUND FLOOR



UPPER FLOOR



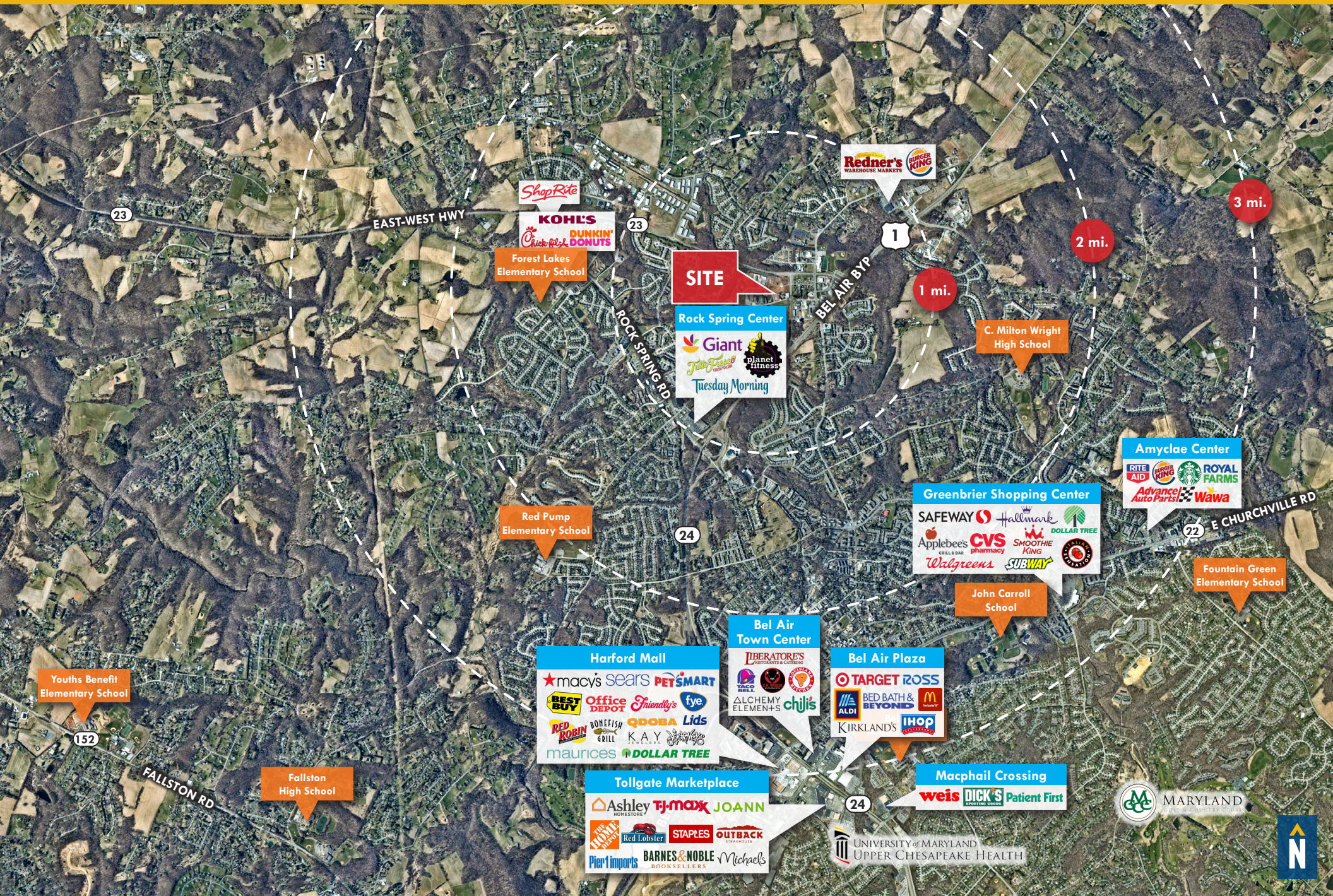
INTERIOR PHOTOS: 2ND FLOOR OFFICE SPACE



LOCAL BIRDSEYE



LOCAL TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,211

21,597

41,034

DAYTIME POPULATION



8,328

48,576

84,979

AVERAGE HOUSEHOLD INCOME



\$139,700

\$135,303

\$143,923

NUMBER OF HOUSEHOLDS



3,453

18,010

32,471

MEDIAN AGE

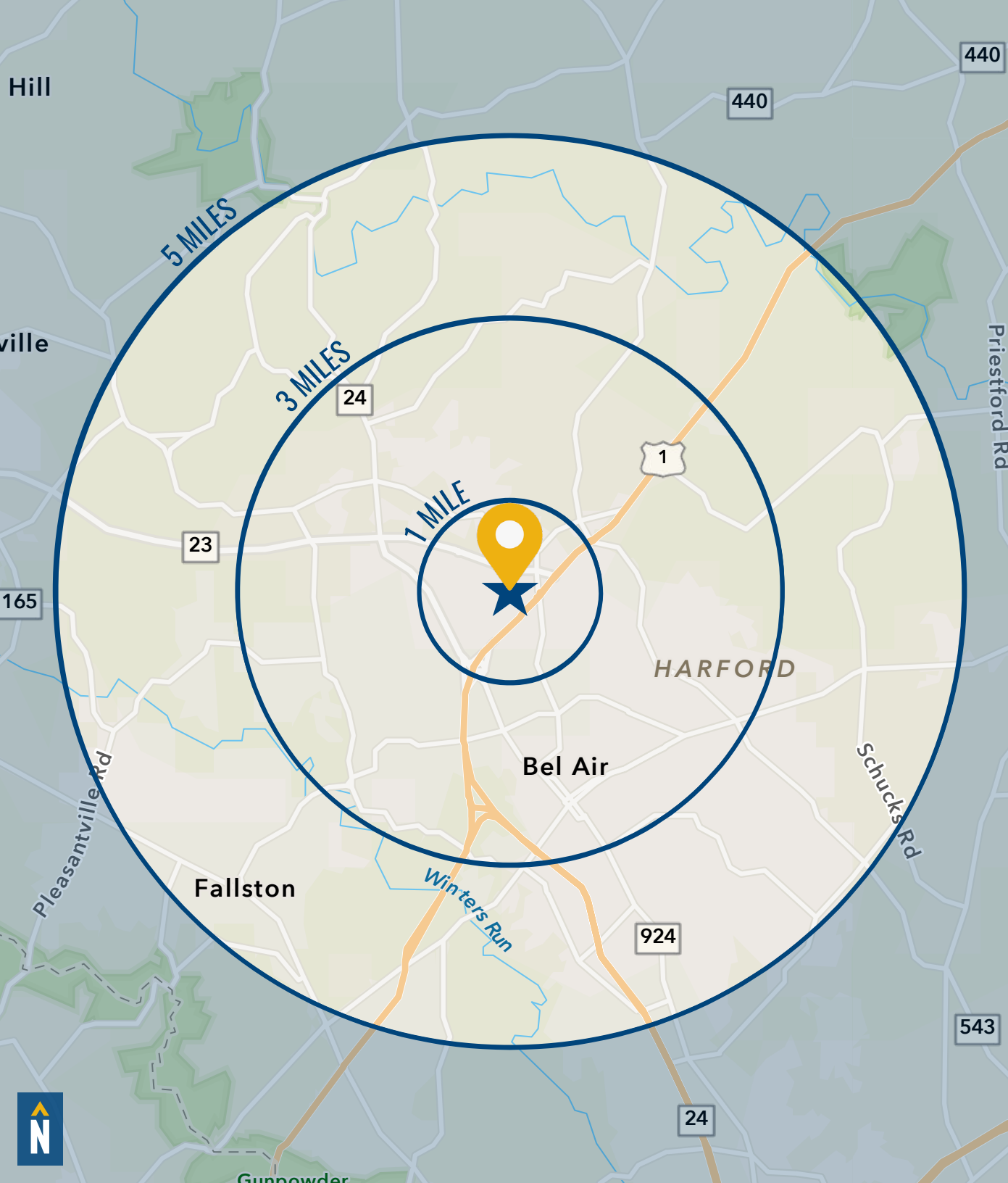


39.3

41.3

43.4

FULL DEMOS REPORT



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