



# ROUTE 7 COMMERCE CENTER

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

FOR  
LEASE

5,400 SF  $\pm$  AVAILABLE

1 ACRE  $\pm$   
OF OUTDOOR  
STORAGE ALSO  
AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 5,400 SF  $\pm$  flex/office space available
- 1.00 acre  $\pm$  of industrial outdoor storage also available (can accommodate “fleet parking”)
- Excellent visibility and frontage on busy Philadelphia Road (20,861 cars per day)
- One (1) drive-in loading door
- Generator available for future tenant’s use
- Substantial on-site parking
- 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:

5,400 SF  $\pm$  (9411-SUITE A/B)

1 ACRE  $\pm$  (OUTDOOR STORAGE)

### PARKING:

10+ SPACES PER 1,000 SF

### ZONING:

MLR IM (MANUFACTURING LIGHT, RESTRICTED) [INDUSTRIAL MAJOR DIST.]

### RENTAL RATE:

NEGOTIABLE



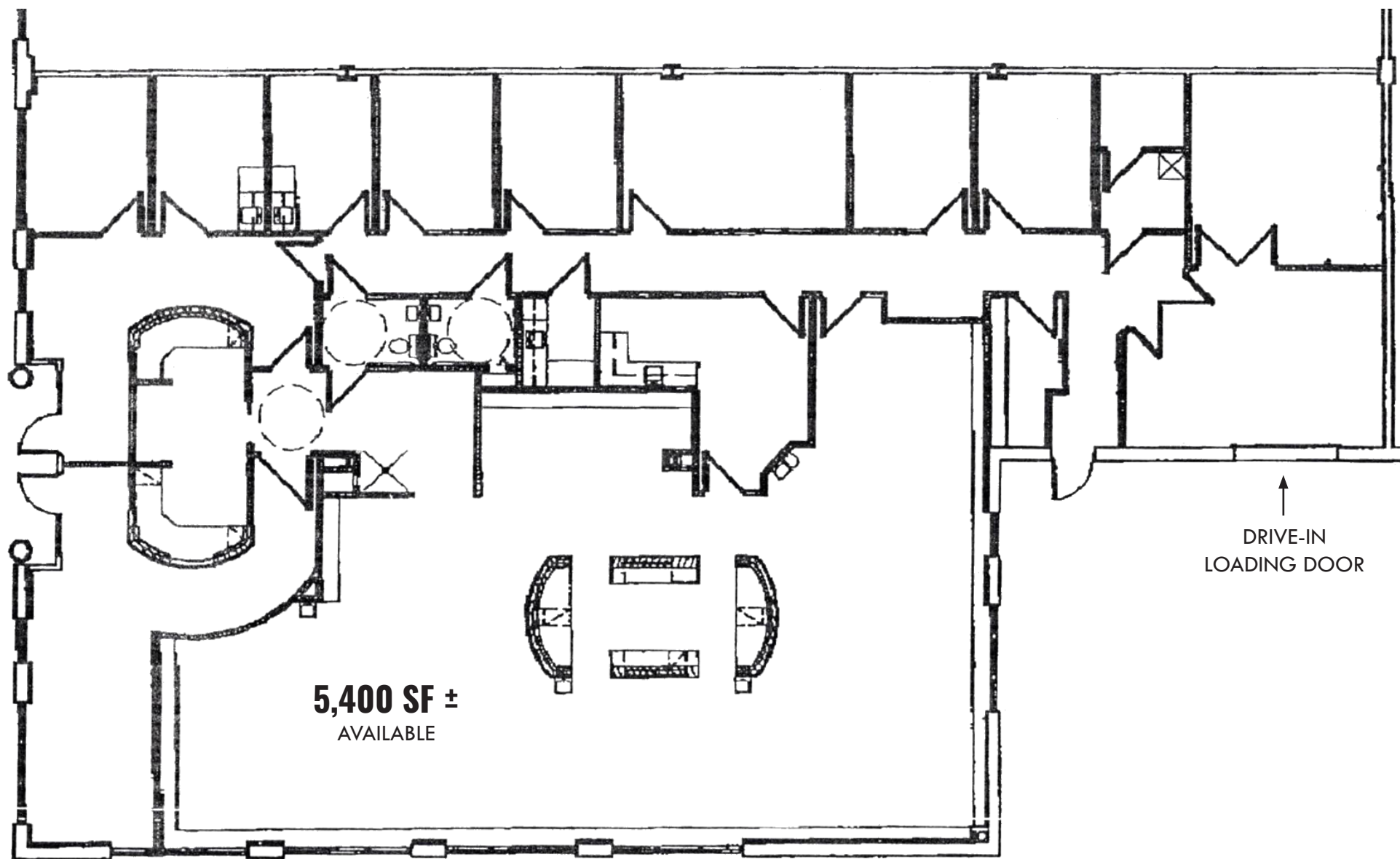


# SITE PLAN



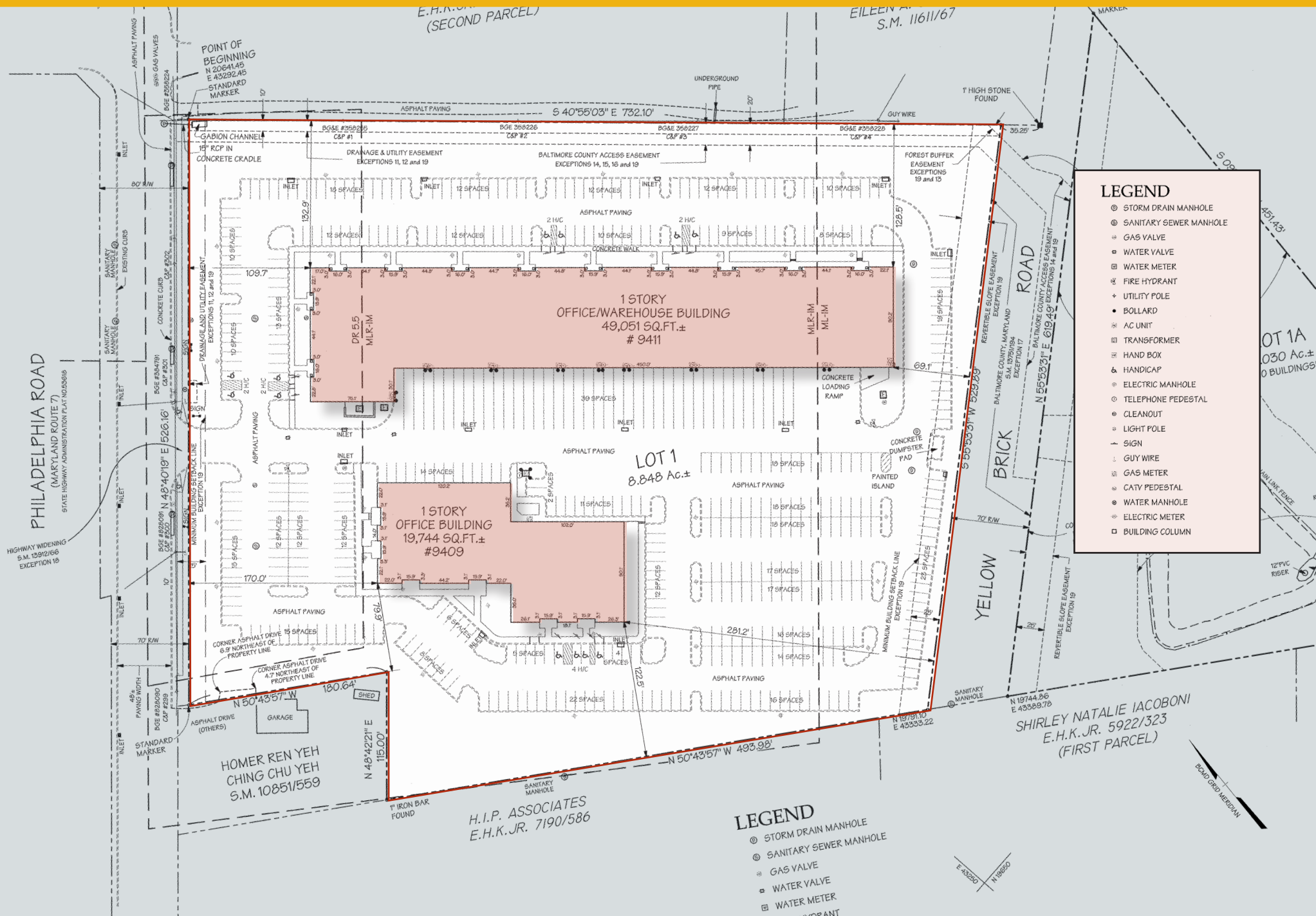


# FLOOR PLAN: **SUITE A/B** (9411 PHILADELPHIA ROAD)





# ALTA SURVEY





# MARKET AERIAL





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



11,972

86,761

249,727

## DAYTIME POPULATION



17,530

84,956

207,312

## AVERAGE HOUSEHOLD INCOME



\$105,151

\$106,733

\$106,686

## NUMBER OF HOUSEHOLDS



4,548

33,720

99,182

## MEDIAN AGE

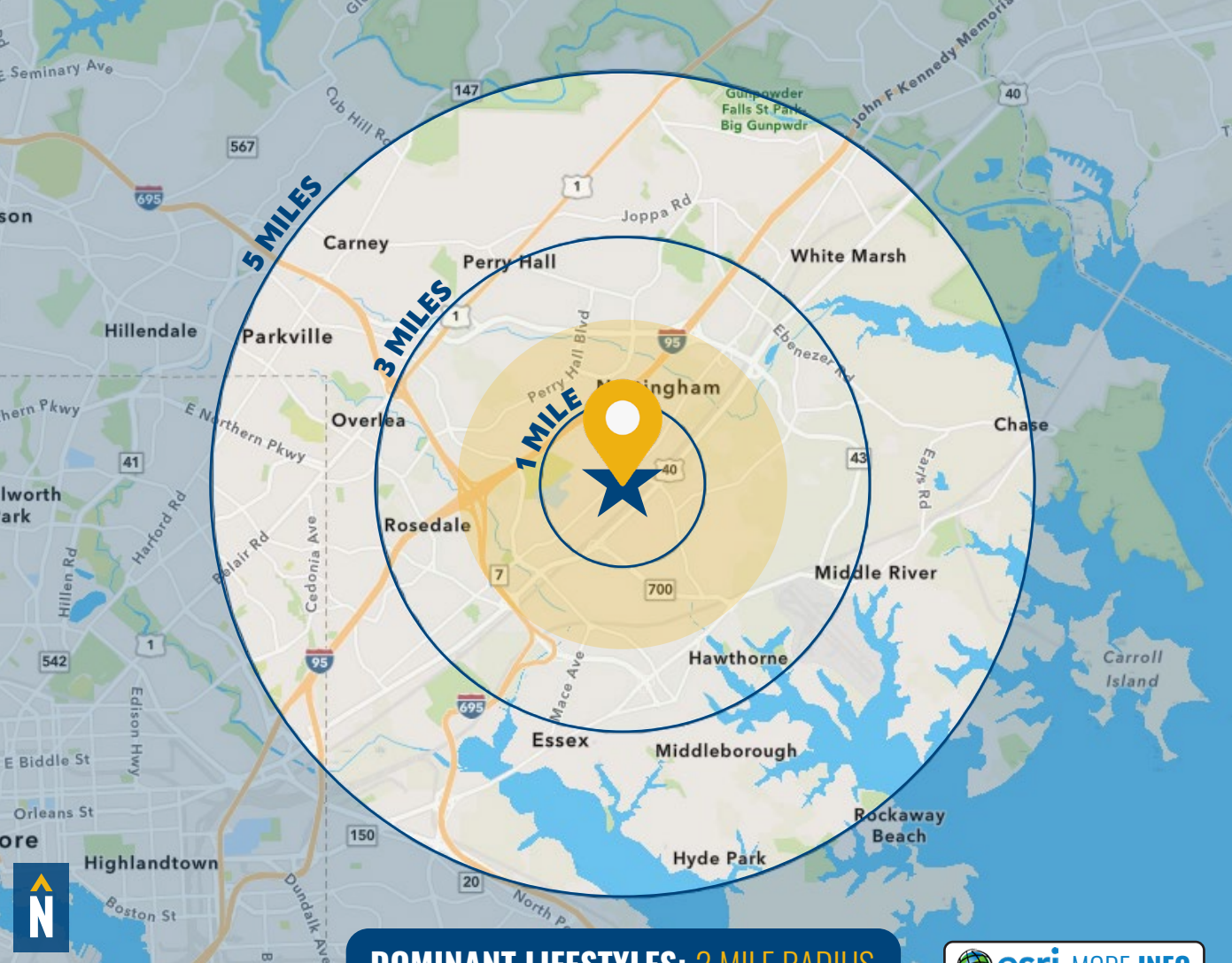


37.0

39.0

40.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

21%

KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

18%

MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

15%

MODERATE METROS



MEDIAN

AGE: 38.1

HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.



# FOR MORE INFO CONTACT:



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### DISCLAIMER:

*As a licensed real estate agent in the State of Maryland, I hereby disclose that I am a family member of the owner of this property located at 9409-9411 Philadelphia Road. This disclosure is being made in accordance with all local applicable real estate laws and regulations to ensure full transparency in this transaction.*



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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