



# 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**



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 5,400 SF ± flex/office space available
- 1.00 acre ± 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

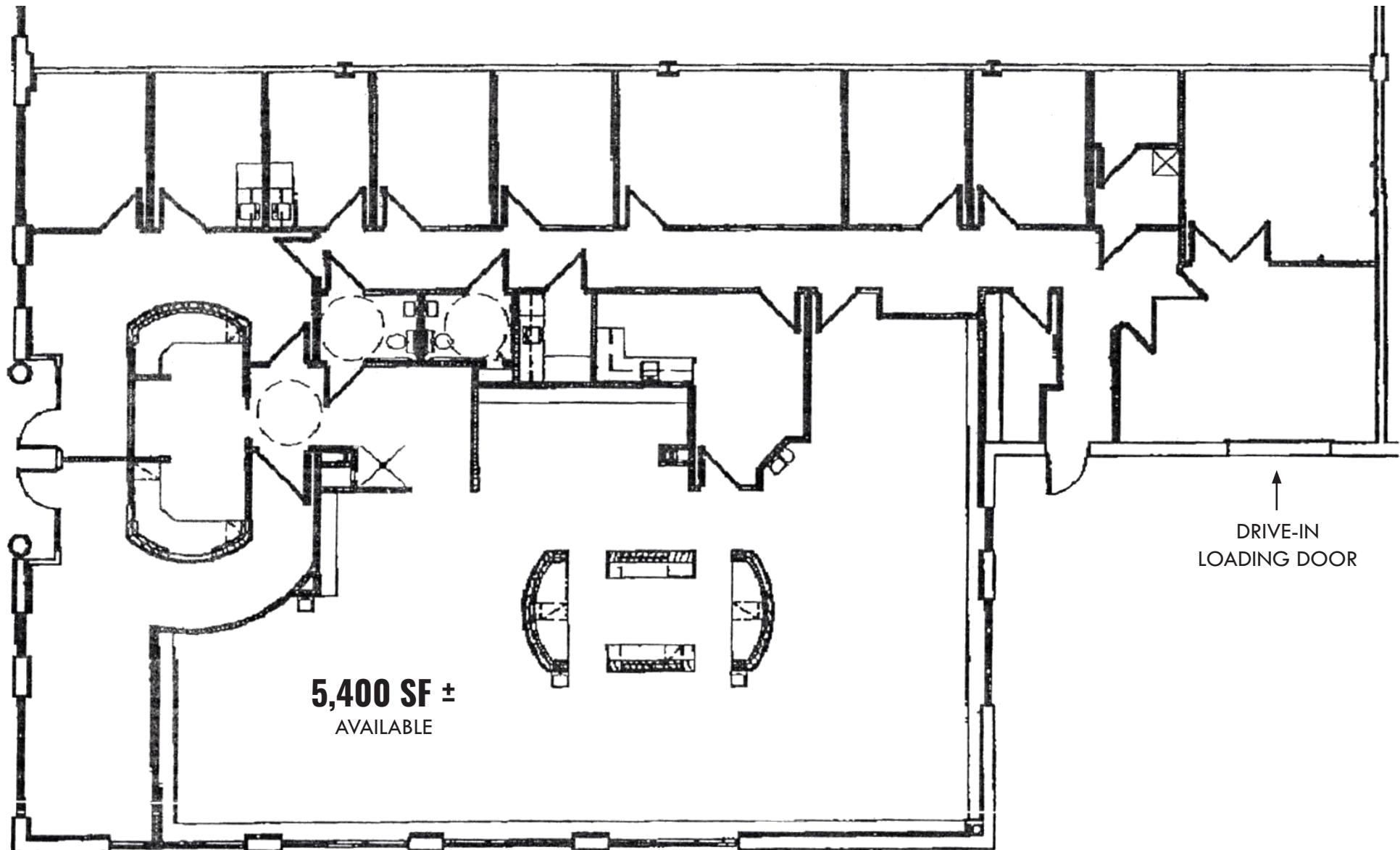
AVAILABLE:	5,400 SF ± (9411-SUITE A/B)
PARKING:	1 ACRE ± (OUTDOOR STORAGE)
ZONING:	MLR IM (MANUFACTURING LIGHT, RESTRICTED) [INDUSTRIAL MAJOR DIST.]
RENTAL RATE:	NEGOTIABLE



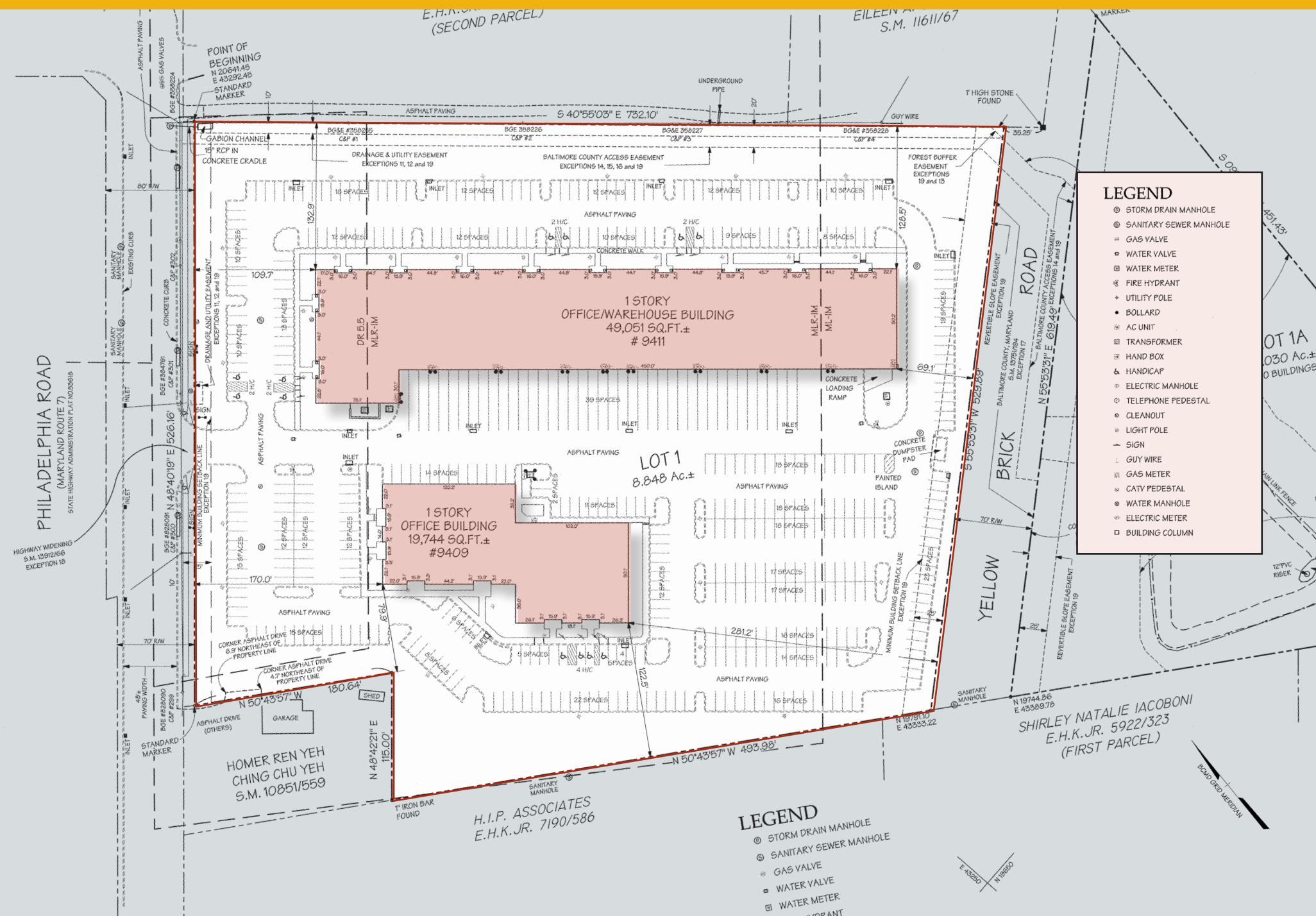
# SITE PLAN



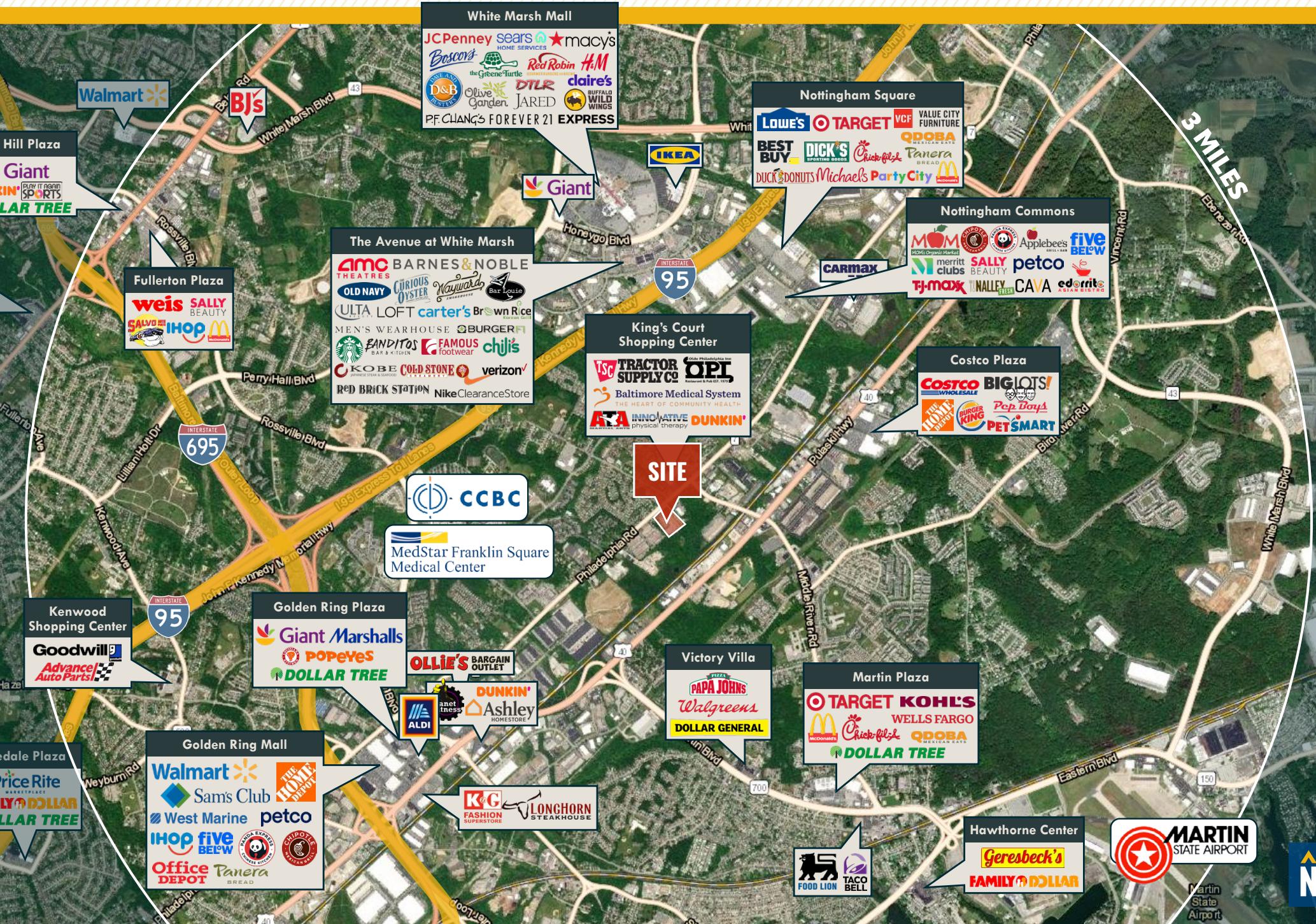
# FLOOR PLAN: SUITE A/B (9411 PHILADELPHIA ROAD)



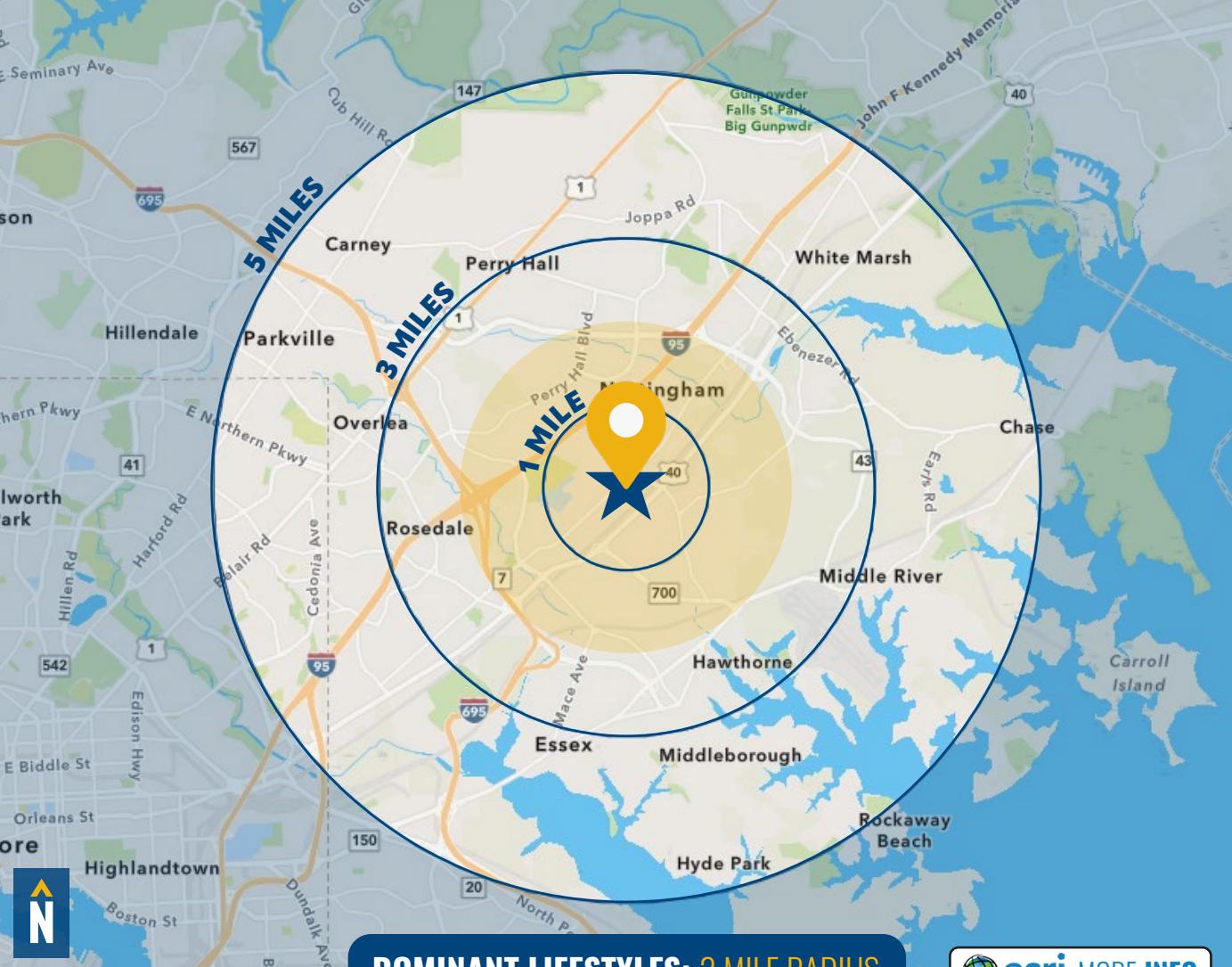
# ALTA SURVEY



# MARKET AERIAL



# DEMOGRAPHICS



## DOMINANT LIFESTYLES: 2 MILE RADIUS

 [MORE INFO](#) 

**21%**

KIDS AND KIN



**18%**

MODERN MINDS



**15%**

MODERATE METROS



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.

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.

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.

**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**



# 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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