

# LEASE

## Hunt Valley Professional Building

9 Schilling Road | Hunt Valley, Maryland 21031

Office / Medical space  
Expansive window lines

**NEWLY UPDATED EXTERIOR BUILDING FAÇADE!**



**VIRTUAL TOUR**  
SHOW SUITE



Click OR Scan

OWNED &  
MANAGED BY

**BAVAR**  
PROPERTIES GROUP, LLC



**GARDNER**  
commercial realty

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**TIM GARDNER**

Owner/ Broker

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Tim@GardnerCR.com





# 9 Schilling Rd

Hunt Valley, Maryland 21031

GARDNER Commercial Realty is pleased to present the **HUNT VALLEY PROFESSIONAL BUILDING**, an opportunity to lease **OFFICE/ MEDICAL** space in Hunt Valley, MD.



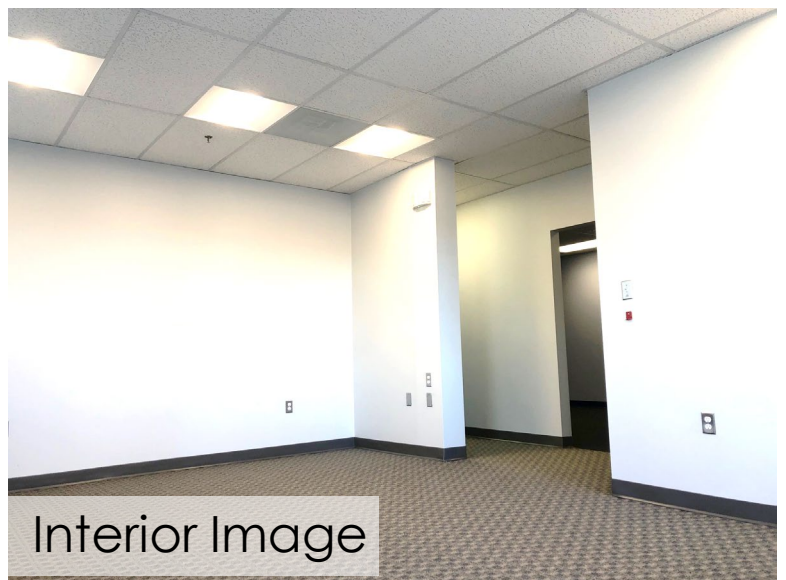
**STREET VIEW**



Click Here



Interior Image



Interior Image





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Hunt Valley, Maryland 21031

## DEMOGRAPHICS

Strong Hunt Valley, MD demographics, highly visible & convenient location



### 2023/2024

#### EST. POPULATION

#### 1 MILE

4,266

#### 3 MILE

35,590

#### 5 MILE

70,723

#### EST. HOUSEHOLDS

1,793

15,842

29,383

#### AVE HH INCOME

\$140,217

\$122,944

\$138,941

\* Source: CoStar Realty Information, Inc. 2024

## LOCATION ADVANTAGES

Adjacent to York Road with easy access to I-83 and MTA **Light Rail** (Pepper Road Station).

Close proximity to **Hunt Valley Towne Centre** and numerous retail amenities and restaurants.

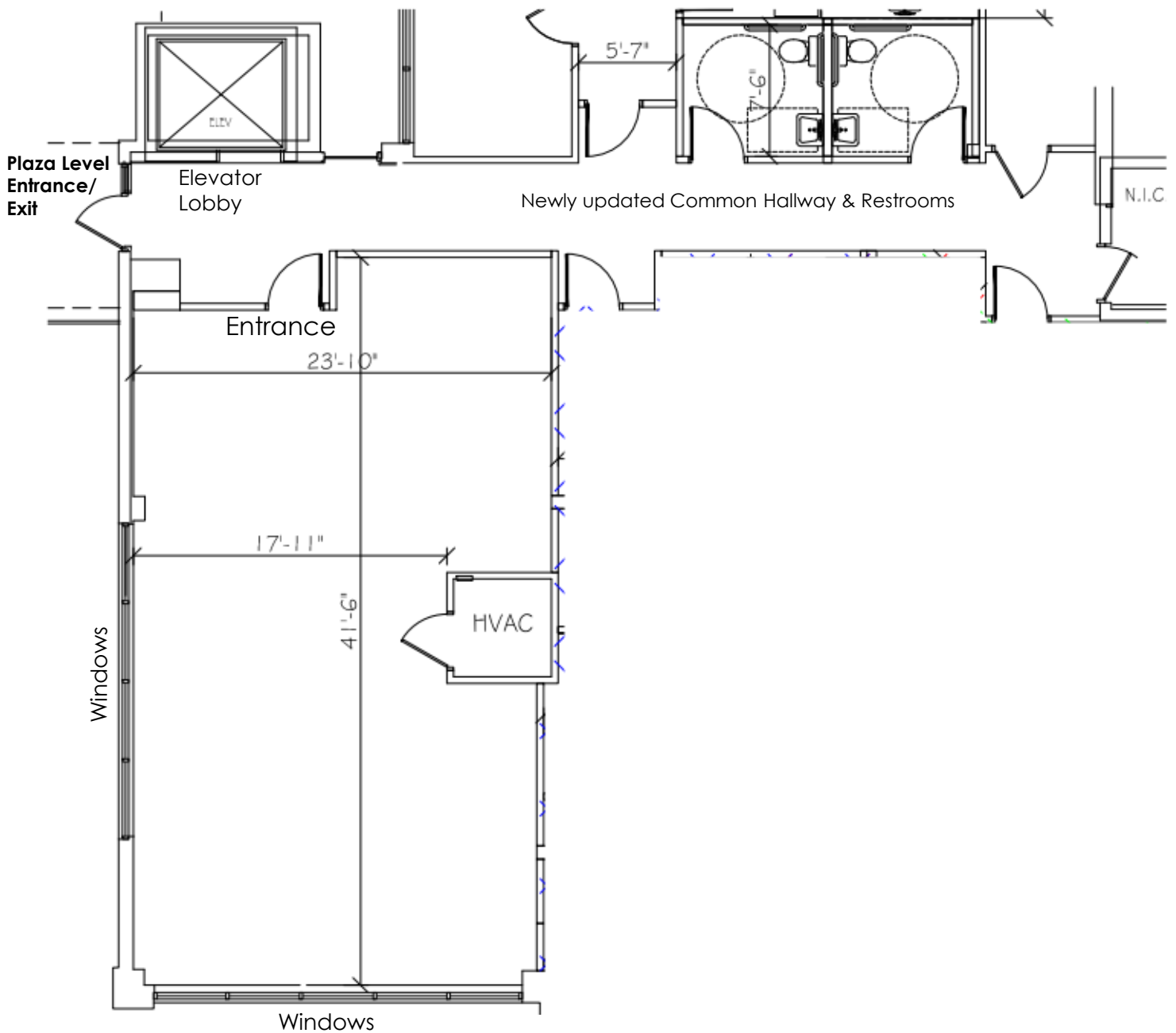


# 9 Schilling Rd

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Available: Plaza Level

Suite 103 ~1,075 SqFt



**Note:** Floor Plan NOT to scale and for conceptual purposes only.

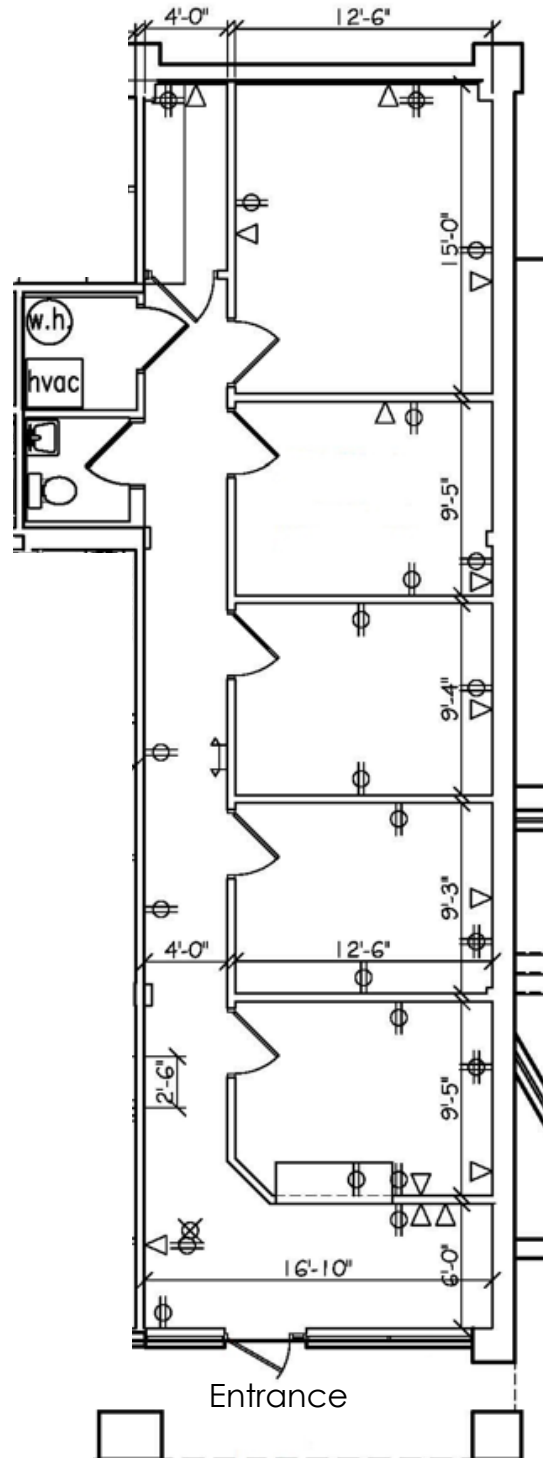


# 9 Schilling Rd

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Available: Terrace Level

Suite LL4 ~1,184 SqFt



**Note:** Floor Plan NOT to scale and for conceptual purposes only.




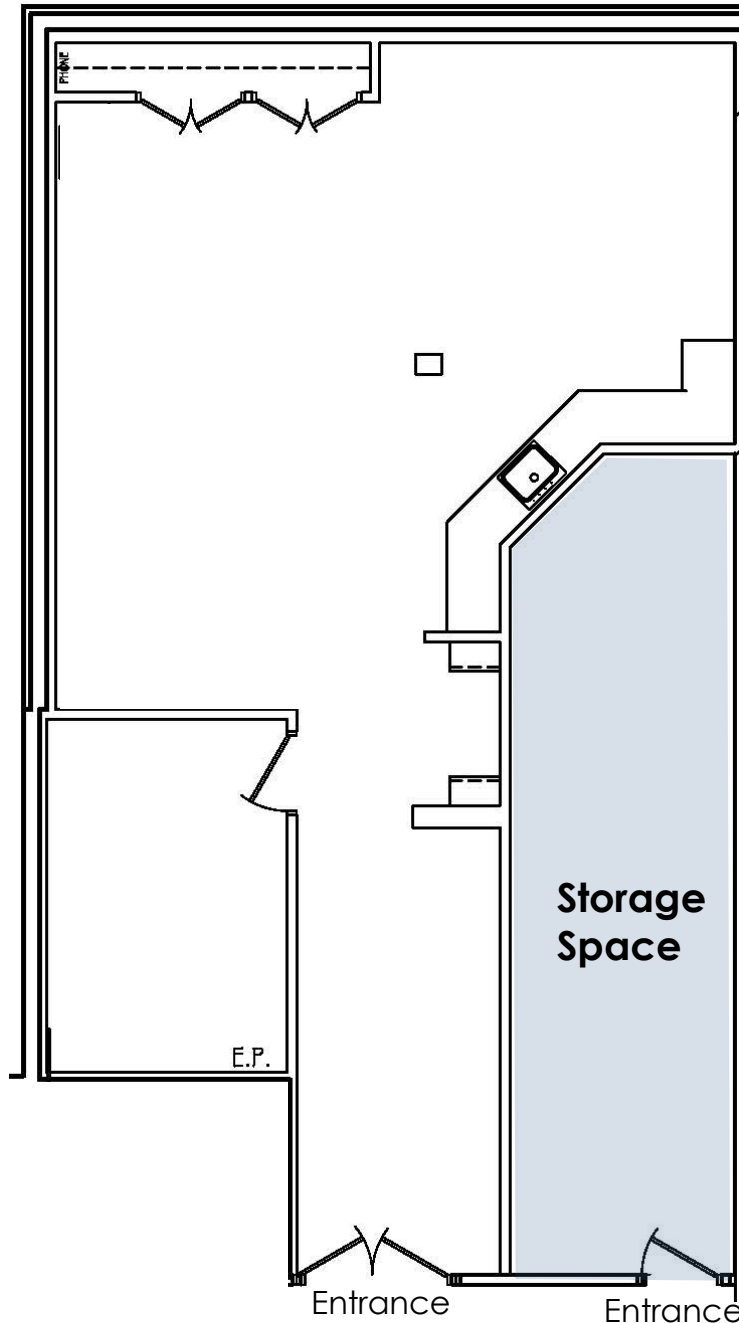
# 9 Schilling Rd

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Available: Terrace Level

Suite LL5 ~1,121 SqFt\*

\*Square footage includes the adjacent storage space  .



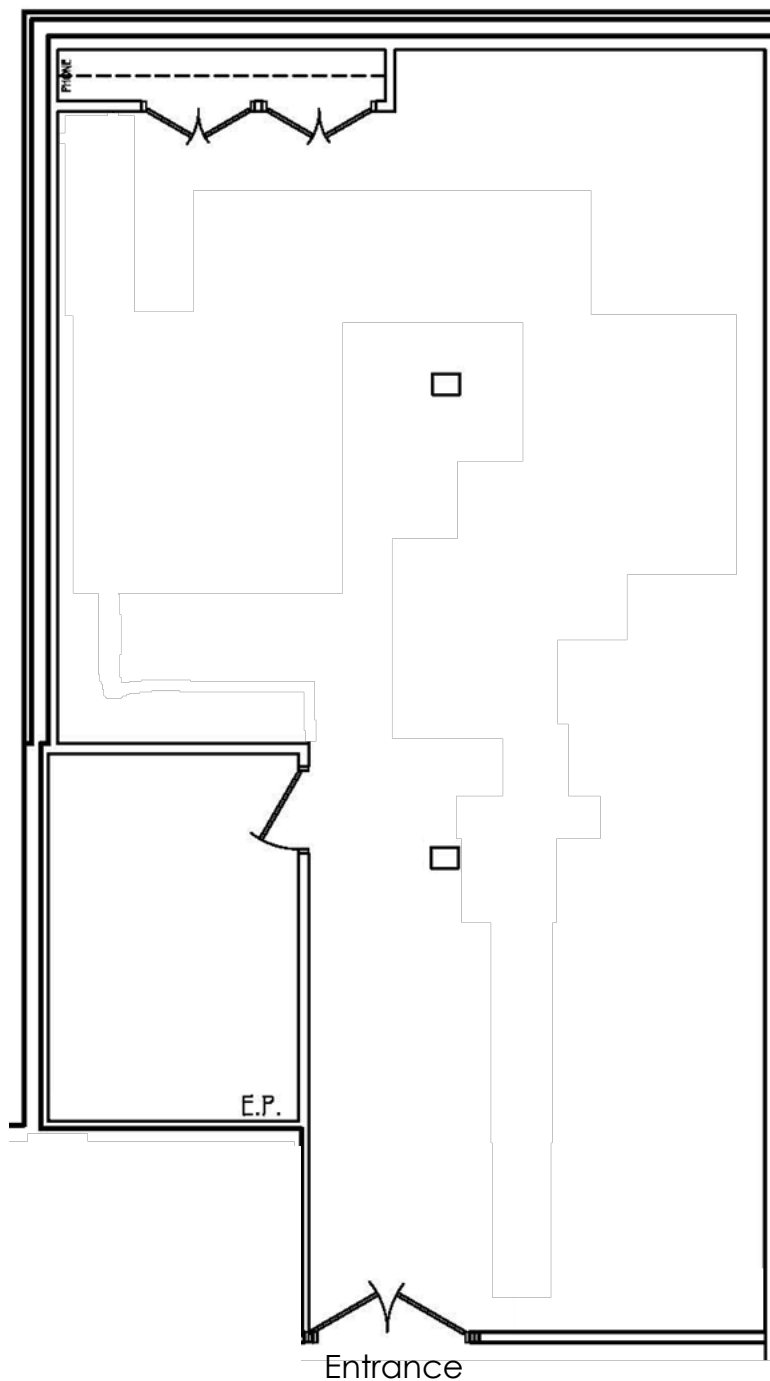
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# 9 Schilling Rd

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Available: Terrace Level  
Suite LL5 ~1,121 SqFt



**Note:** Floor Plan NOT to scale and for conceptual purposes only.





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For more information or to schedule a tour:



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**TIM GARDNER**

Owner, Broker

443-827-1321

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**Gardner Commercial Realty is the Exclusive Listing Broker and represents the Landlord of the Hunt Valley Professional Building.**

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