



WAVERLY CORPORATE PARK

WALLINGTON WAY & LONGSTONE LANE | MARIOTTSVILLE, MD 21104

FOR
LEASE



IDEAL
FOR MEDICAL,
RETAIL & OFFICE
TENANTS

2500 WALLINGTON WAY

MARIOTTSVILLE RD

WARWICK WAY



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Small Office Suite Available
- Nestled within Waverly Corporate Park
- Abundant surface parking
- 5 minute drive to Turf Valley Resort
- Easy access to I-70, Route 40 (Baltimore National Pike) and Route 29 (Columbia Pike)
- Close proximity to a number of shopping/dining destinations
- Highly affluent surrounding population

AVAILABLE:

1,406 SF ± (SUITE 103-104)
(2500 WALLINGTON WAY)

ZONING:

PEC (PLANNED EMPLOYMENT CENTER)

RENTAL RATE:

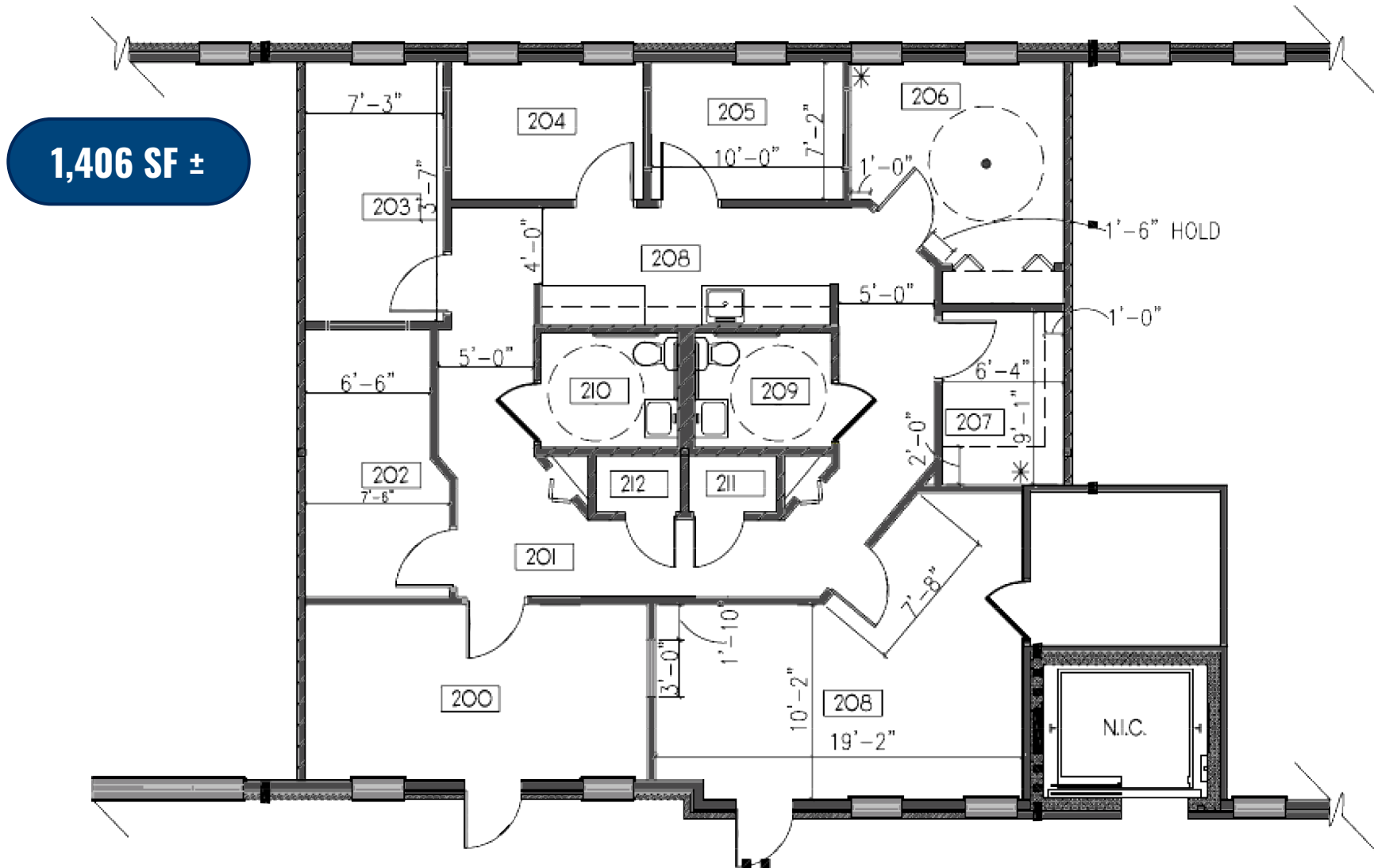
\$18.00 PSF, MODIFIED GROSS



GOOGLE STREET VIEW



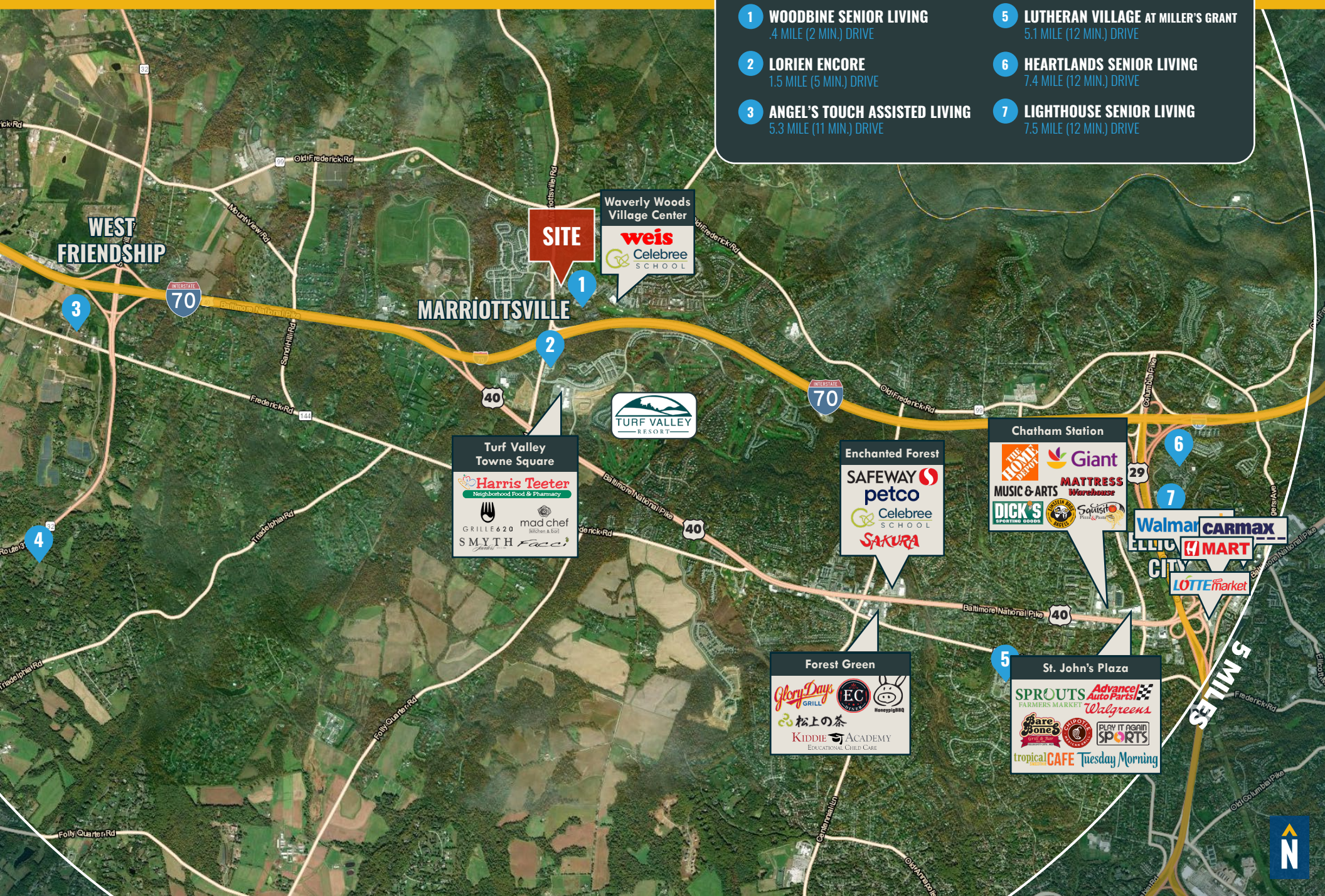
FLOOR PLANS: 2500 WALLINGTON WAY: SUITES 103-104



MARKET AERIAL

NEARBY SENIOR LIVING COMMUNITIES

- 1 **WOODBINE SENIOR LIVING**
.4 MILE (2 MIN.) DRIVE
- 2 **LORIEN ENCORE**
1.5 MILE (5 MIN.) DRIVE
- 3 **ANGEL'S TOUCH ASSISTED LIVING**
5.3 MILE (11 MIN.) DRIVE
- 4 **FRIENDSHIP ASSISTED LIVING**
6.5 MILE (11 MIN.) DRIVE
- 5 **LUTHERAN VILLAGE AT MILLER'S GRANT**
5.1 MILE (12 MIN.) DRIVE
- 6 **HEARTLANDS SENIOR LIVING**
7.4 MILE (12 MIN.) DRIVE
- 7 **LIGHTHOUSE SENIOR LIVING**
7.5 MILE (12 MIN.) DRIVE



Waverly Woods Village Center
weis
Celebree
SCHOOL

Turf Valley Towne Square
Harris Teeter
Neighborhood Food & Pharmacy
GRILLE 620
mad chef
SMYTH
Facci

TURF VALLEY RESORT

Enchanted Forest
SAFeway
petco
Celebree
SCHOOL
SAKURA

Chatham Station
THE HOME DEPOT
Giant
MUSIC & ARTS
MATTRESS Warehouse
DICK'S SPORTING GOODS
Walgreens
Squisito
Walmart
CARMAX
ELIOT
MART
LOTTE market

Forest Green
Glory Days GRILL
EC
松上の茶
KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

St. John's Plaza
SPROUTS FARMERS MARKET
Advance! Auto Parts
Walgreens
Bare Bones
PLAY IT AGAIN SPORTS
tropical CAFE
Tuesday Morning



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,644

26,713

65,343

DAYTIME POPULATION



5,657

20,058

52,593

AVERAGE HOUSEHOLD INCOME



\$197,485

\$229,040

\$219,477

NUMBER OF HOUSEHOLDS



2,569

9,062

22,191

MEDIAN AGE

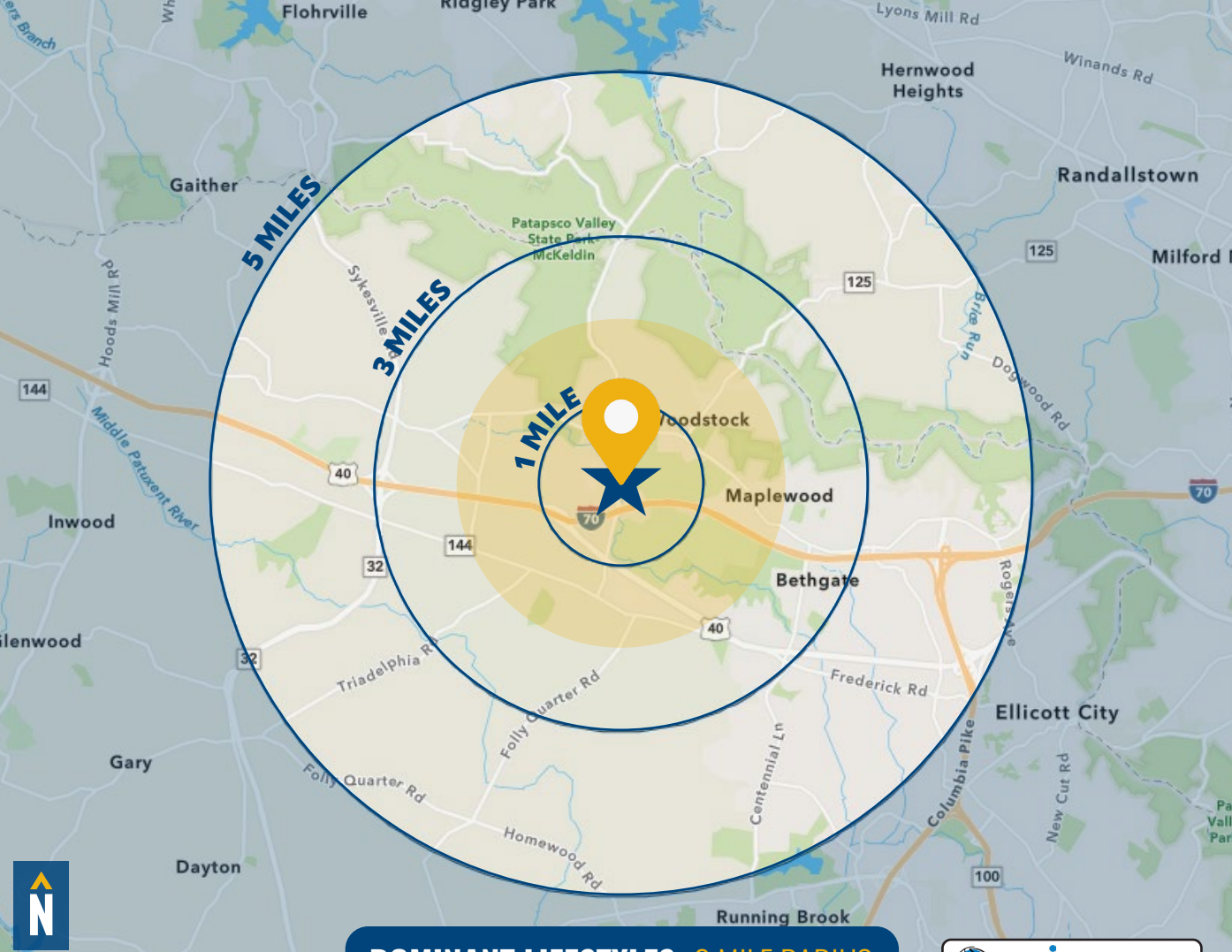


48.1

45.5

44.1

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

59% TOP TIER



MEDIAN

AGE: 45.4

HH INCOME: \$209,720

These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

23% BURBS AND BEYOND



MEDIAN

AGE: 51.1

HH INCOME: \$119,769

Nearly half of this population is aged 55 or above, and most households are composed of married couples without children, with incomes typically middle- to upper-tier. They tend to frequent fine dining establishments.

18% PROFESSIONAL PRIDE



MEDIAN

AGE: 38.6

HH INCOME: \$187,750

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

FOR MORE INFO CONTACT:



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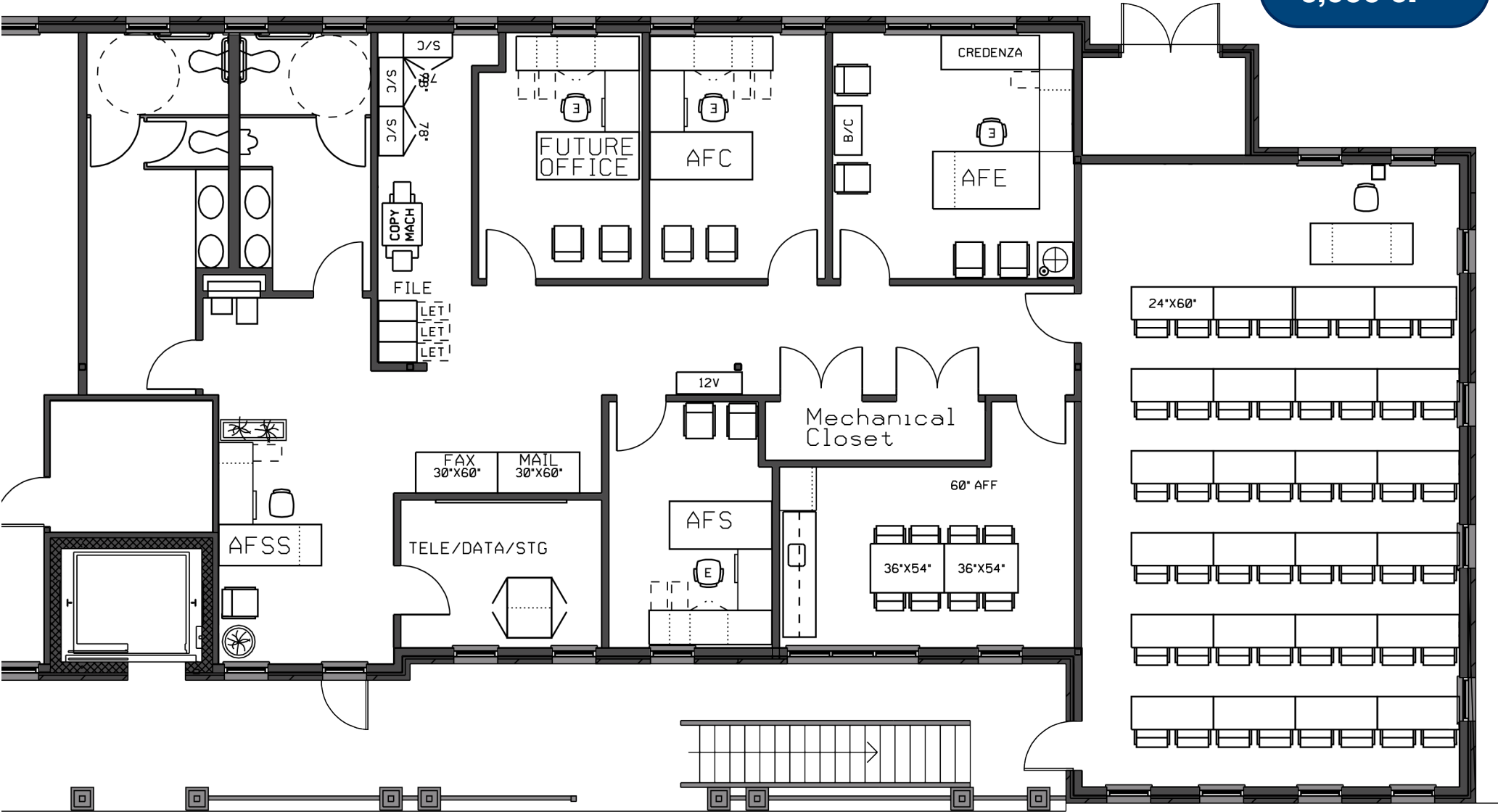


VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

FLOOR PLANS: 2500 WALLINGTON WAY: SUITES 105-108

3,600 SF ±



FLOOR PLANS: 2400 LONGSTONE LANE: SUITES 103-106

3,270 SF ±

