



# RETAIL/OFFICE SUITE

15 S. PARKE STREET | ABERDEEN, MARYLAND 21001

FOR  
LEASE

SUITE 100  
1,753 SF  
AVAILABLE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,753 SF ± available, ideal for retail or office use (former spa)
- 2 common restrooms at end of common hallway
- Ample surface parking
- Situated in the heart of Aberdeen
- Located just off of Pulaski Highway/Route 40
- Easy access to I-95
- Close proximity to Aberdeen Proving Ground
- Convenient to many nearby amenities, shopping, and dining destinations

AVAILABLE:

1,753 SF ± (SUITE 100 - END CAP)

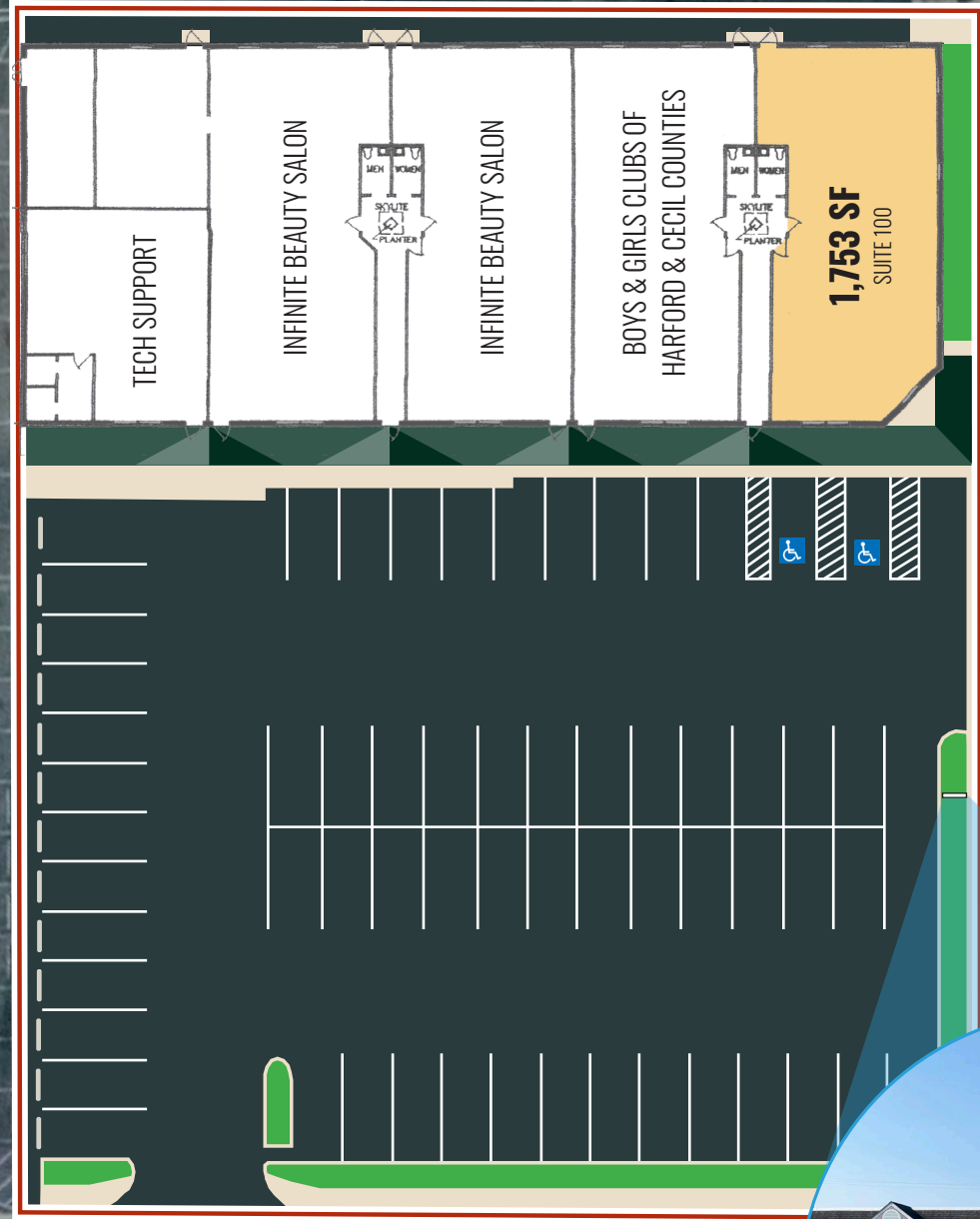
ZONING:

TOD (DOWNTOWN - T6)

RENTAL RATE:

\$3,000/MO., MODIFIED GROSS

CURTIS ST



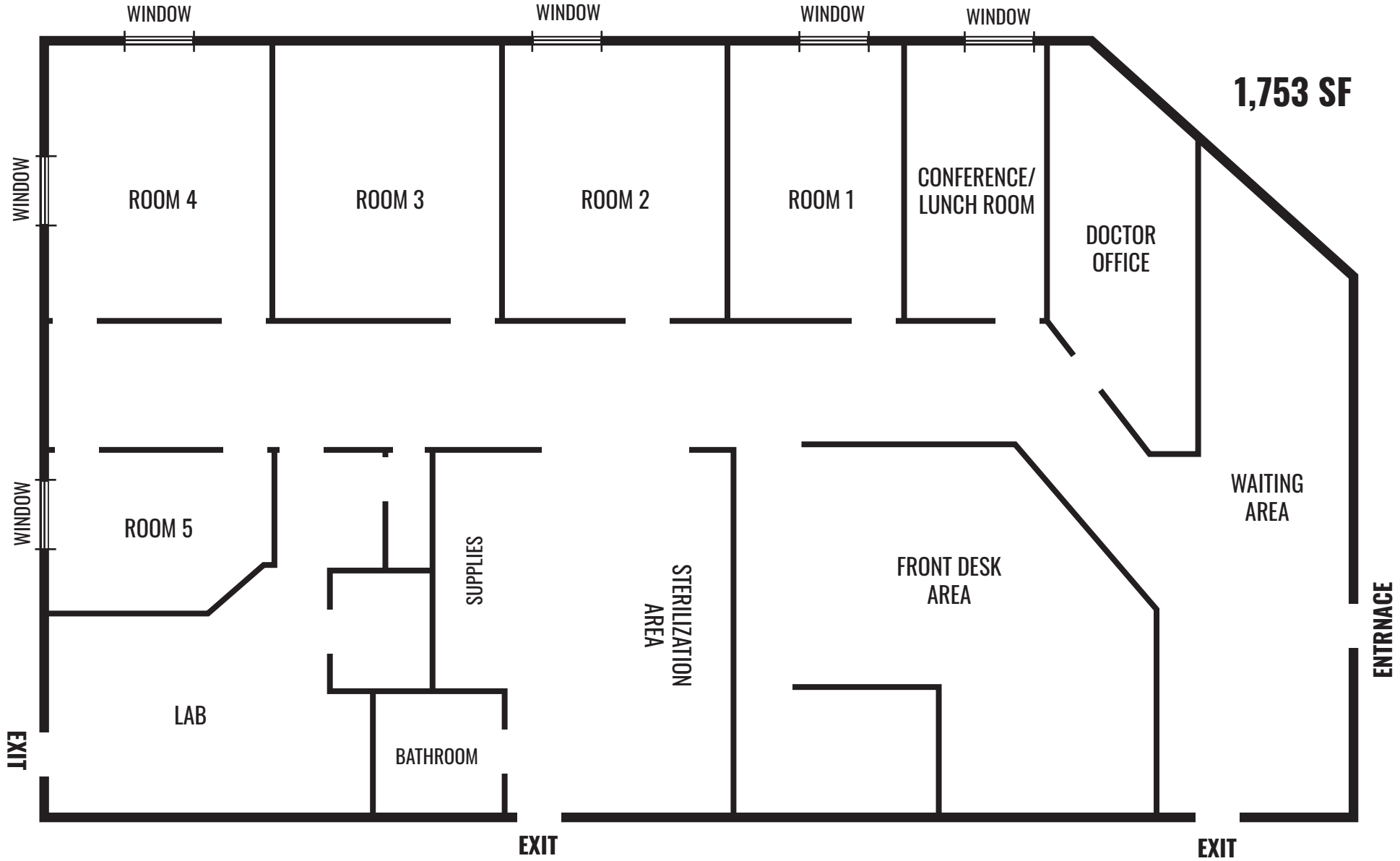
S PARKE ST

PYLON SIGNAGE

BUCHANAN ALLEY



# FLOOR PLAN: SUITE 100



# INTERIOR PHOTOS: SUITE 100



# LOCAL BIRDSEYE



SITE

Bank of America

M&T Bank

MR. TIRE  
AUTO SERVICE CENTERS

FRANK'S  
Pizza

Harford  
Bank

First National Bank

ABERDEEN  
AMTRAK  
STATION

EXXON



# MARKET AERIAL



2 MILES



**The Plaza at Beards Hill**

- THE HOME DEPOT
- ShopRite
- Wendys
- MAMIE'S COFFEE
- DOLLAR TREE
- Applebees
- Great Clips
- myeyeDR
- jiffylube
- MATTRESS Warehouse
- Hallmark



**Aberdeen Plaza**

- OLLIE'S BARGAIN OUTLET
- Goodwill
- boost mobile
- DOLLAR GENERAL

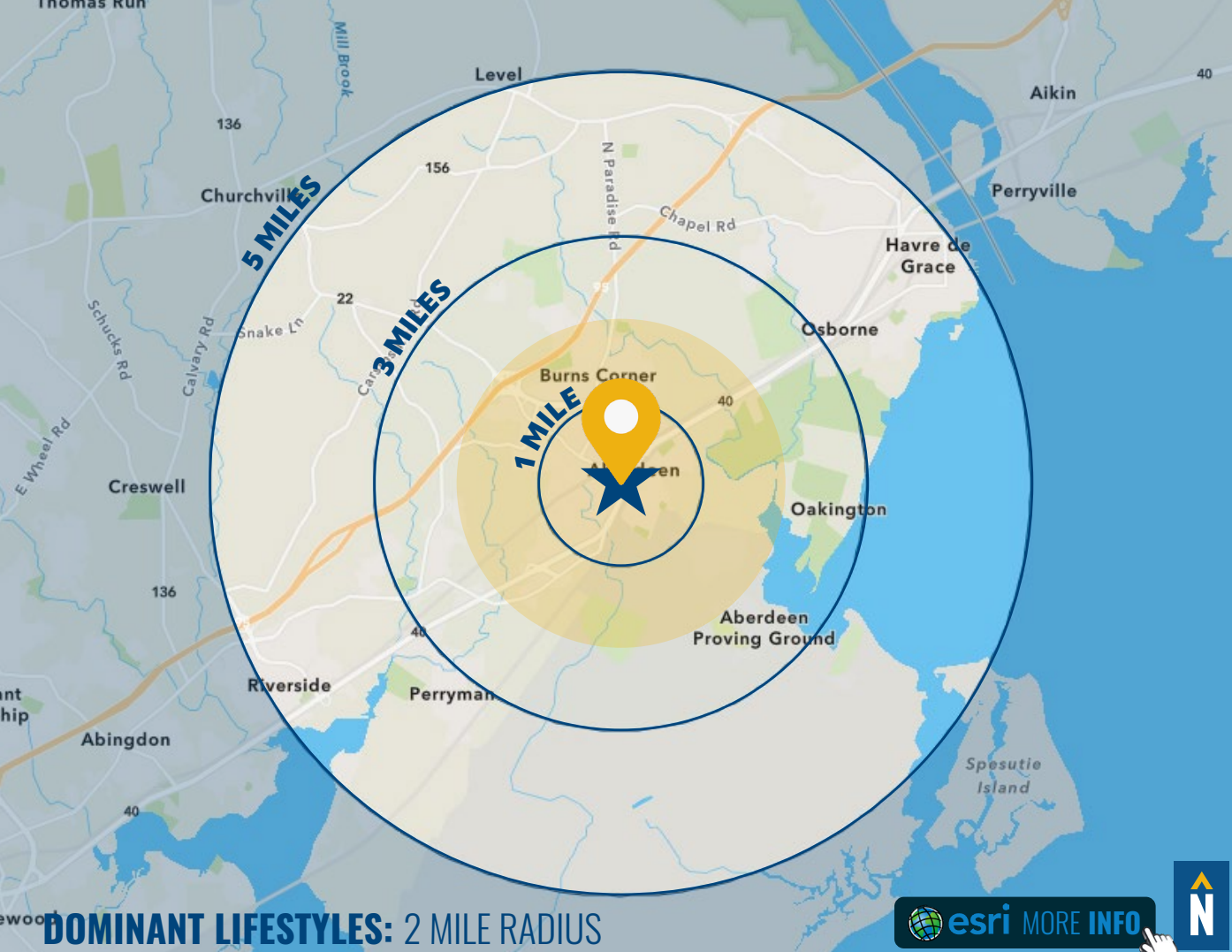
**Aberdeen Marketplace**

- planet fitness
- HORIZON CINEMAS
- PET SUPPLIES PLUS
- SMOOTHIE KING
- ATI
- Panera BREAD
- TACO BELL
- BURGER KING
- SALLY BEAUTY
- PNC
- Little Caesars
- Bob Evans
- SUBWAY



# DEMOGRAPHICS

2023



RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



10,016

25,628

51,716

## DAYTIME POPULATION



9,165

25,817

52,182

## AVERAGE HOUSEHOLD INCOME



\$79,996

\$106,951

\$112,953

## NUMBER OF HOUSEHOLDS



4,033

10,238

20,914

## MEDIAN AGE



37.2

39.9

40.6

[FULL DEMOS REPORT](#)

**27%**  
PARKS  
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**  
Median Household Income: **\$60,000**

**21%**  
METRO FUSION



Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

Median Age: **29.3**  
Median Household Income: **\$35,700**

**11%**  
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**  
Median Household Income: **\$92,900**