



# FLEX PROPERTY

14209 JARRETTSVILLE PIKE | PHOENIX, MARYLAND 21131

FOR  
**SALE/  
LEASE**



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Secured and fenced lot
- Ample on-site parking
- Located just South of the prominent “Four Corners” intersection of Jacksonville, MD (13,220 cars per day on Jarrettsville Pike and 12,354 cars/day on Paper Mill Road)
- Situated directly behind Manor Center (Safeway, Goodwill, Walgreens, Bank of America)
- Just south of Paper Mill Village (ShopRite, GBMC Health Partners, Bradley’s Wine & Spirits & more)

BUILDING SIZE:

8,500 SF ±

LOT SIZE:

2.05 ACRES ±

DRIVE-INS:

1

ELECTRIC

3 PHASE, 4,000 AMPS

PARKING:

12 SURFACE SPACES

ZONING:

BL (BUSINESS LOCAL)

RENTAL RATE:

\$12.00 PSF, NNN

ASKING PRICE:

NEGOTIABLE



GOOGLE STREET VIEW





# AERIAL

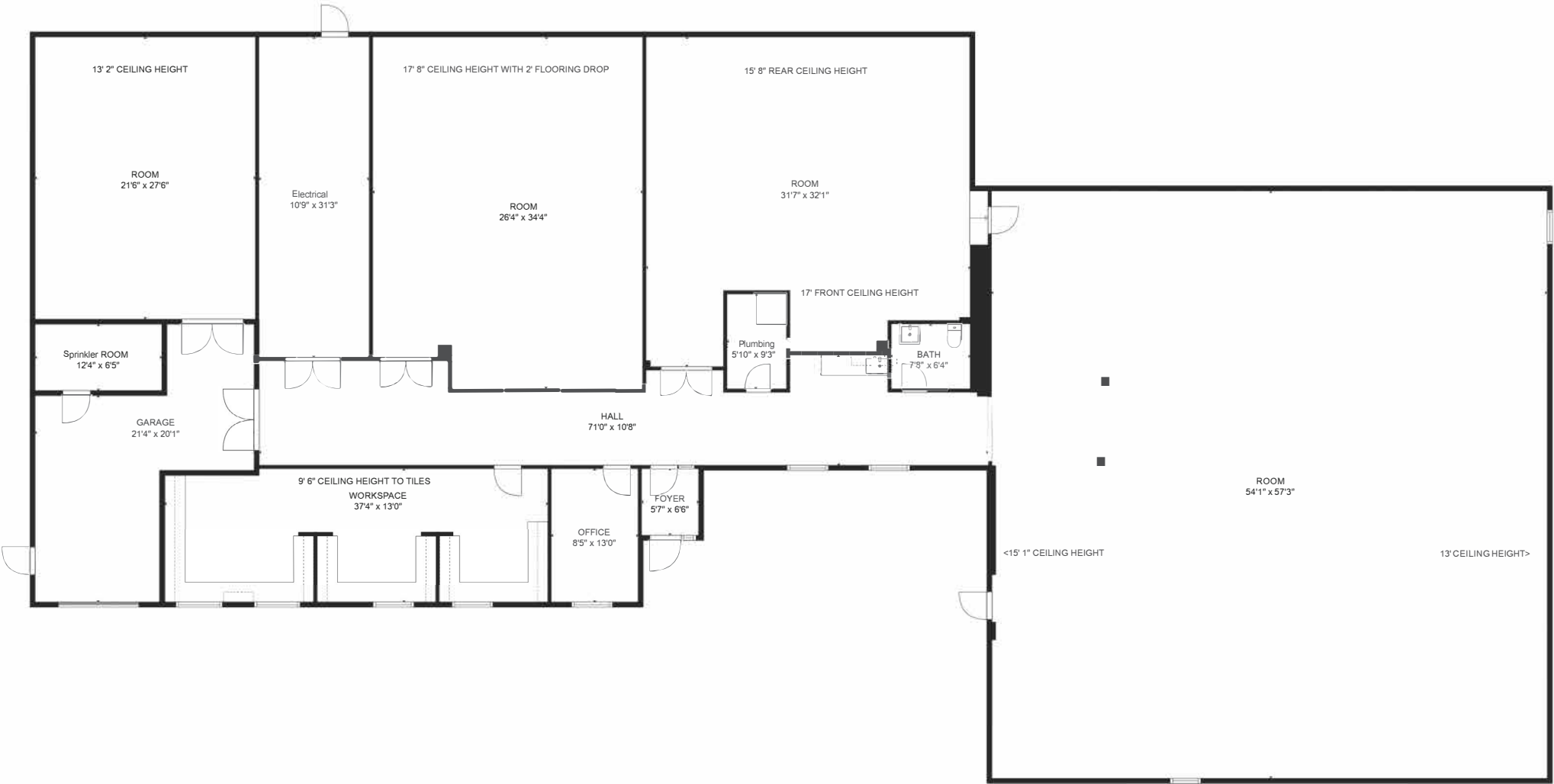


JARRETTSVILLE PIKE 13,220 AADT

146



# FLOOR PLAN



Floor plan and measurements deemed reliable but not guaranteed.

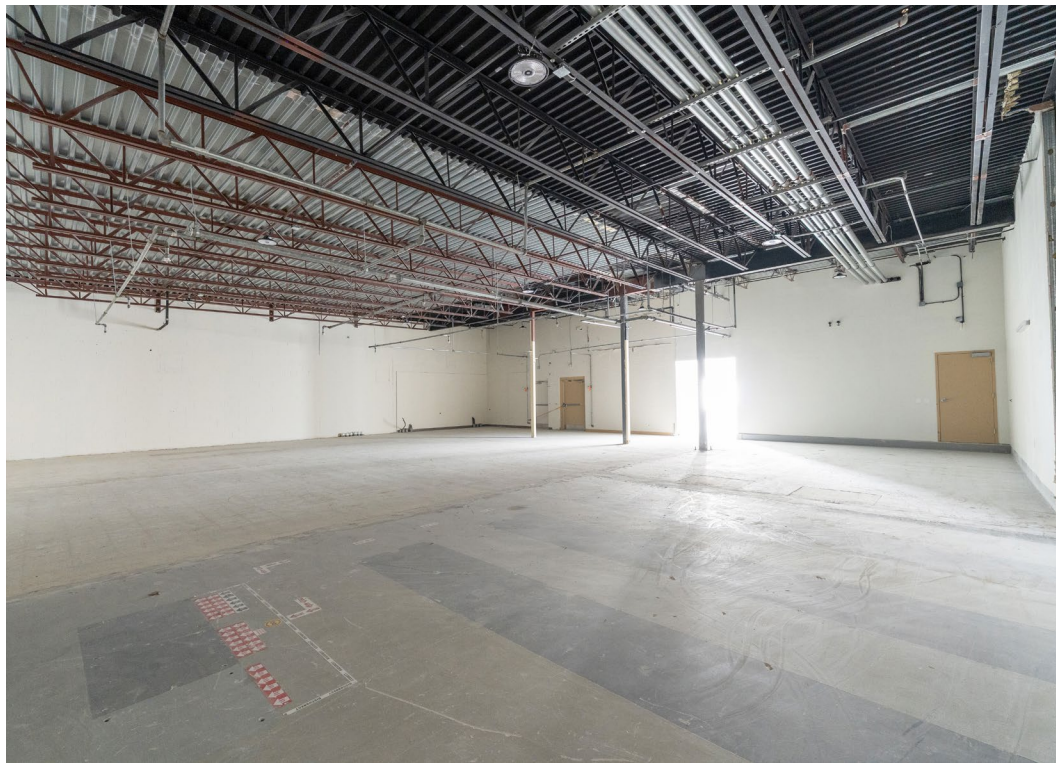


# ADDITIONAL PHOTOS





# INTERIOR PHOTOS





# MARKET AERIAL





# DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



1,534

9,626

39,723

## DAYTIME POPULATION



1,601

7,485

34,868

## AVERAGE HOUSEHOLD INCOME



\$227,228

\$252,297

\$170,059

## NUMBER OF HOUSEHOLDS



561

3,354

15,581

## MEDIAN AGE

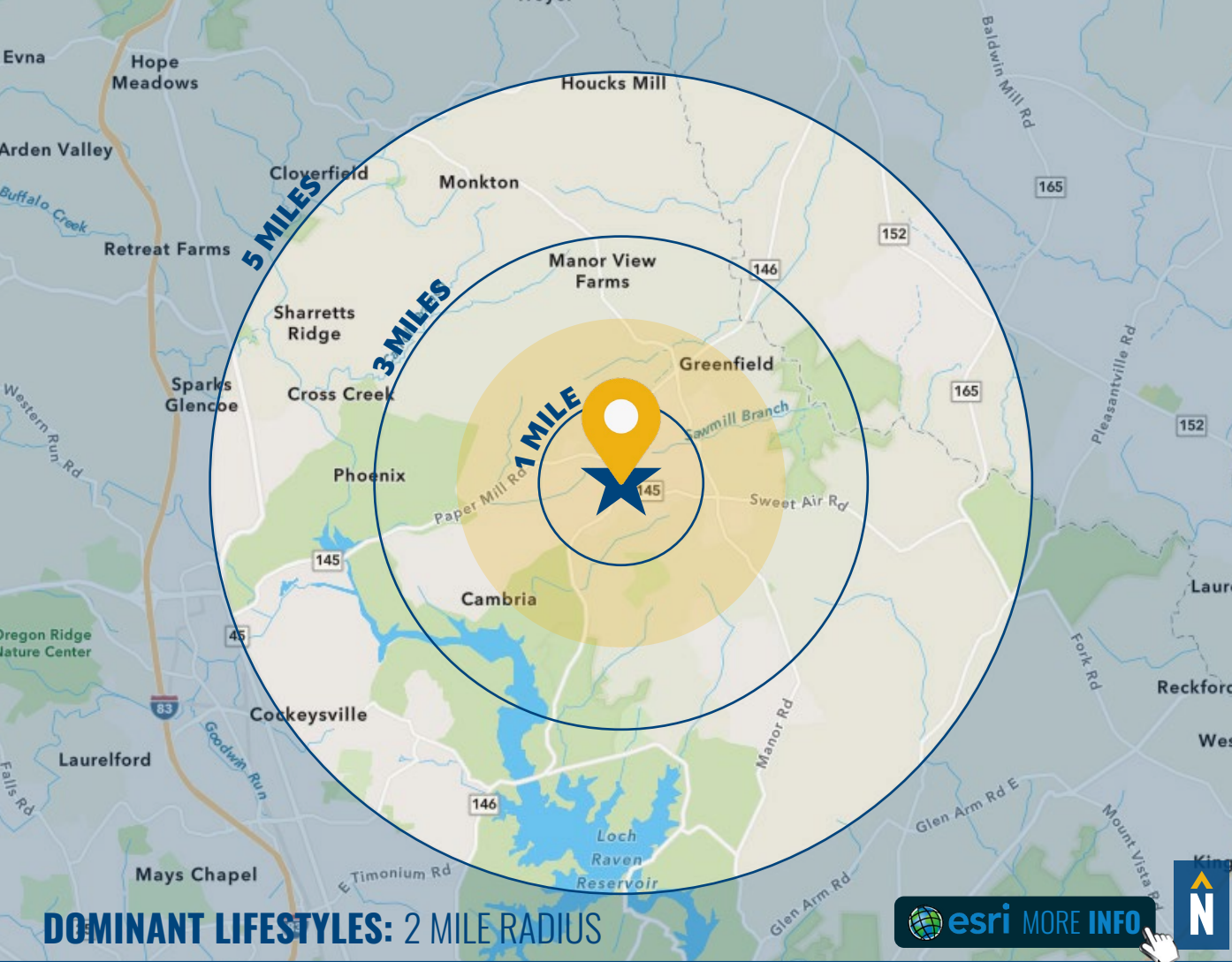


47.3

47.0

43.1

FULL DEMOS REPORT



esri MORE INFO

69%  
TOP TIER



The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

Median Age: 47.3

Median Household Income: \$173,200

30%  
SAVVY  
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: 45.1

Median Household Income: \$108,700

1%  
EXURBANITES



These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age: 51.0

Median Household Income: \$103,400



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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