



CROWNSVILLE TOWN STATION

1321 GENERALS HIGHWAY | CROWNSVILLE, MARYLAND 21032

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Professional office building with easy access to Baltimore and Annapolis
- Charming local neighborhood
- Monument signage for tenants
- Hands-on management
- Direct entry
- Private restroom
- Modern finishes

AVAILABLE:

SUITE 103: 1,146 RSF
SUITE 203: 1,300 RSF

BUILDING SIZE:

21,069 SF

PARKING RATIO:

5.5/1,000 SF

ZONING:

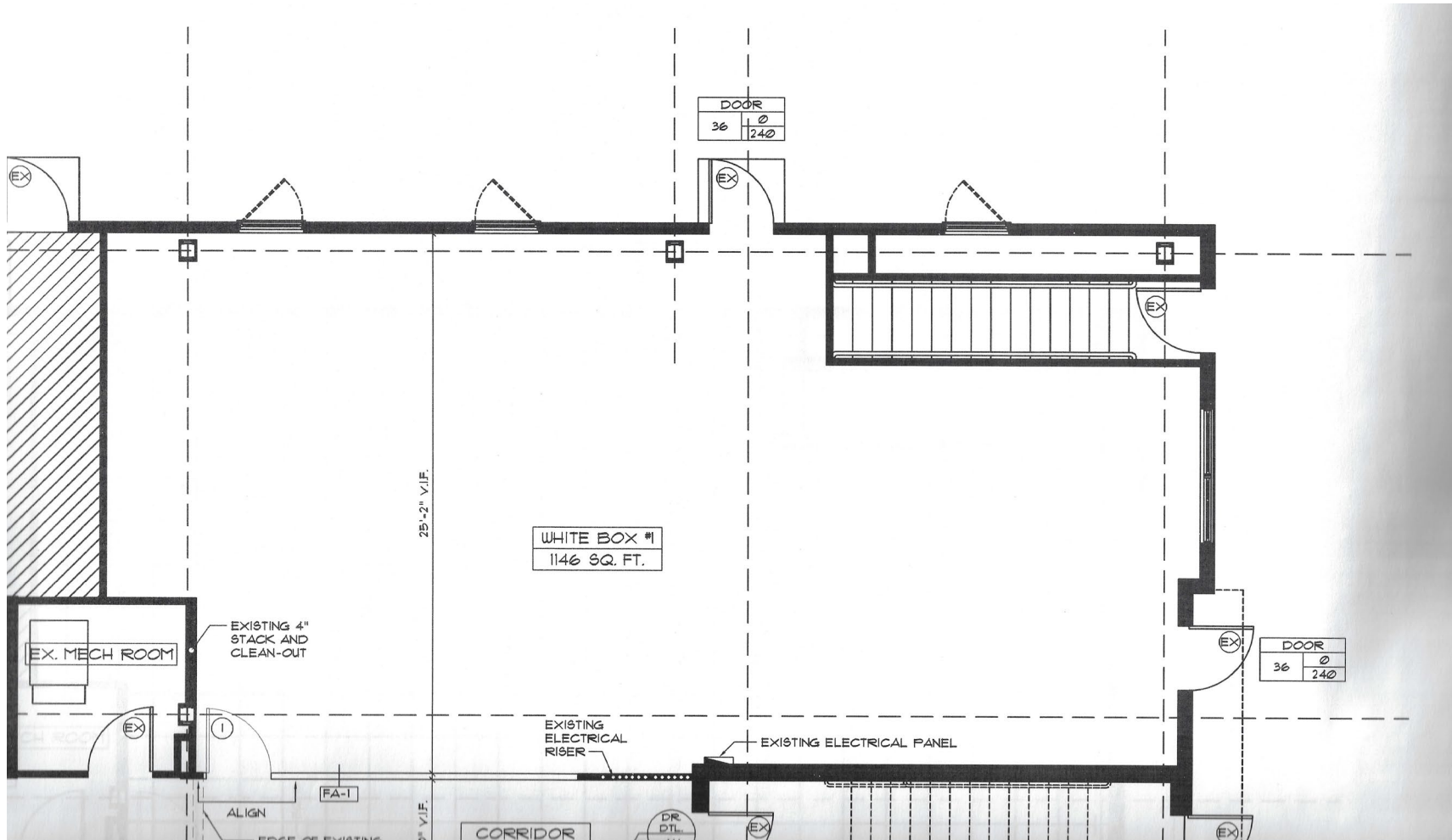
C2 (COMMERCIAL OFFICE DISTRICT)

PRICE:

\$22.50/SF, NNN



FLOOR PLAN: SUITE 103



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



567

5,599

37,738

DAYTIME POPULATION



1,128

8,861

105,769

AVERAGE HOUSEHOLD INCOME



\$232,460

\$220,153

\$207,194

NUMBER OF HOUSEHOLDS



436

4,649

31,400

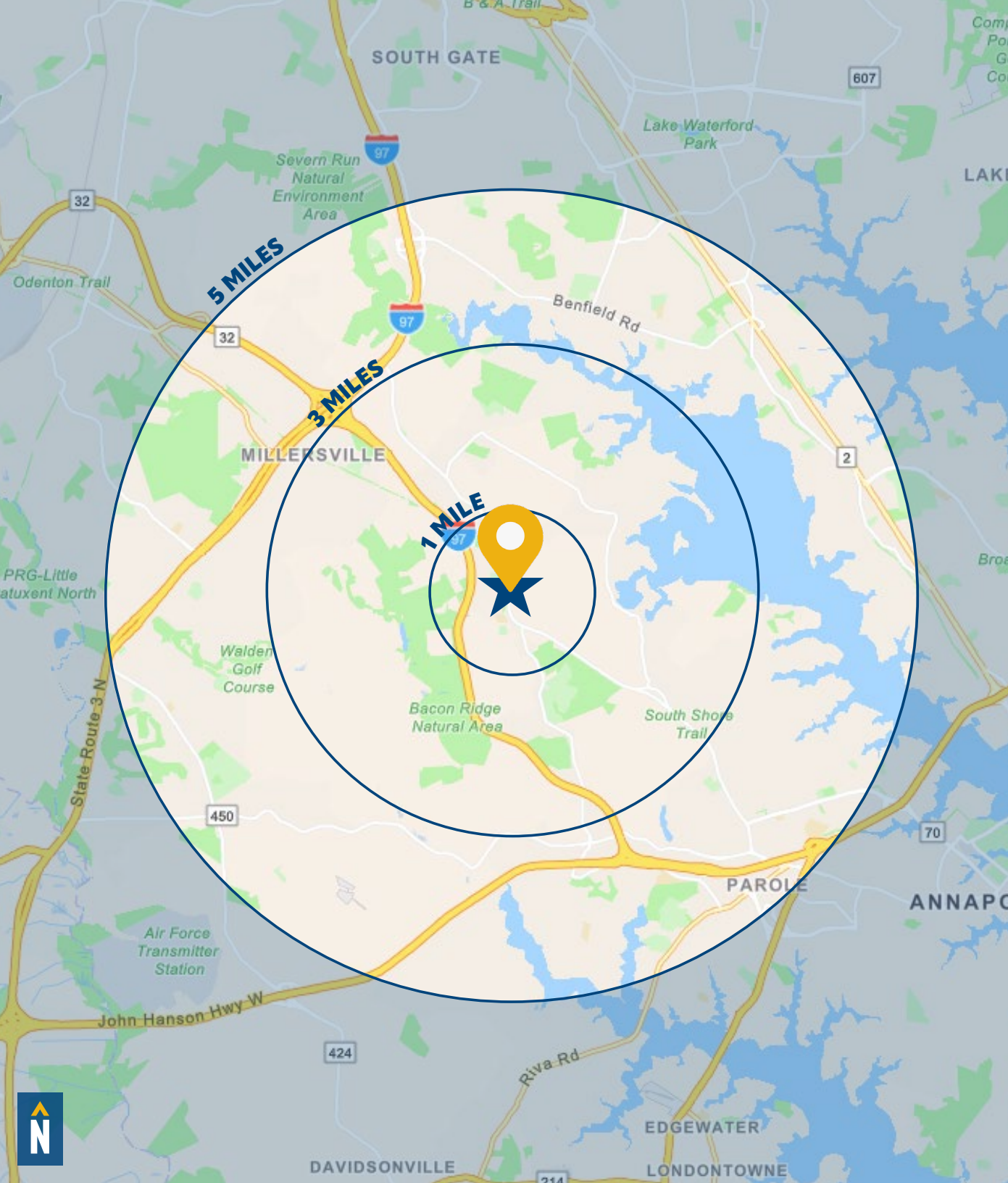
MEDIAN AGE



50.2

45.2

42.4



FOR MORE INFO **CONTACT:**



BETHANY HOBBS

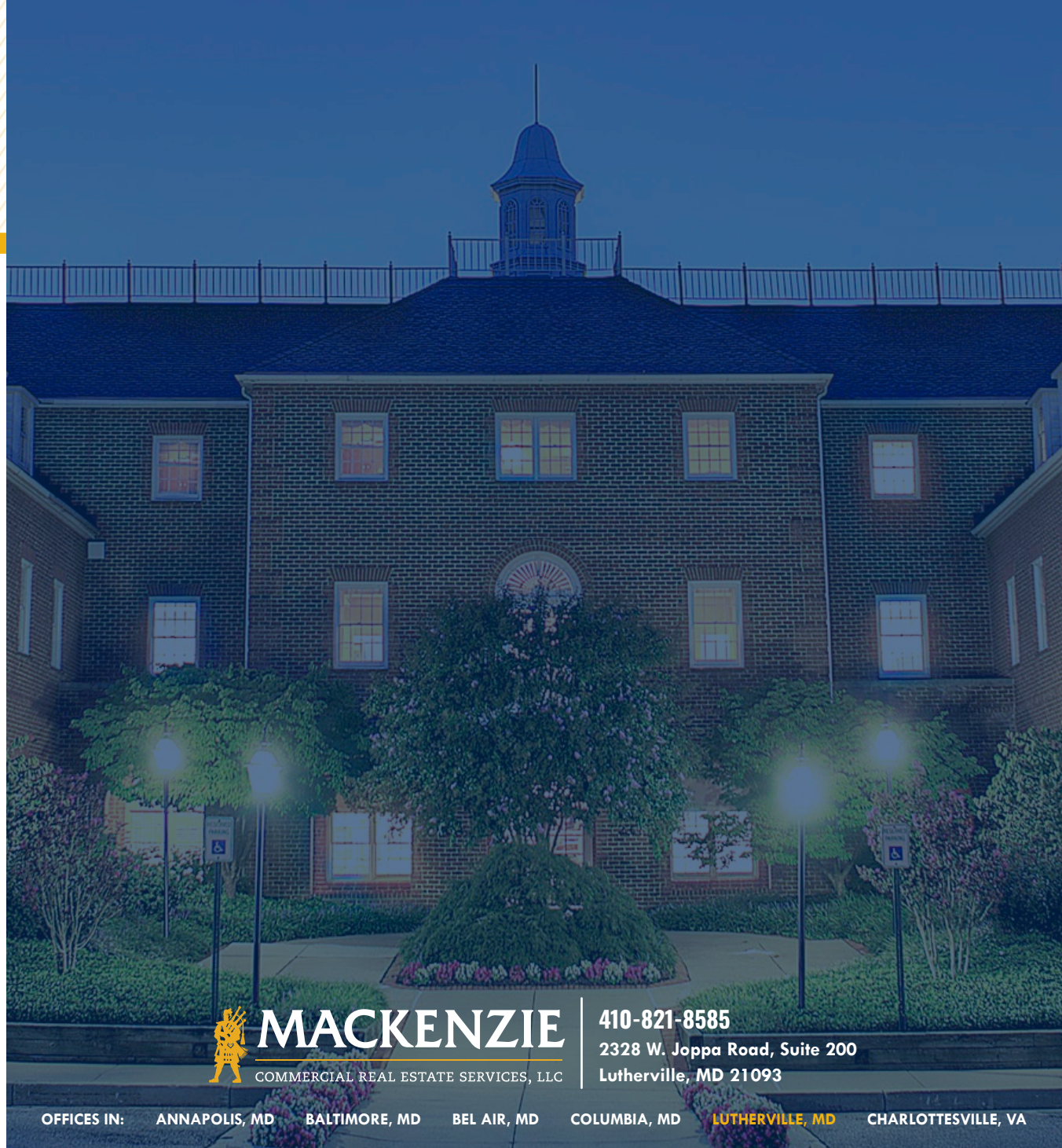
SENIOR REAL ESTATE ADVISOR

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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