



CARNEY CENTER

2914 E. JOPPA ROAD | PARKVILLE, MARYLAND 21234

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- First floor inline retail/office space available
- This property is under new ownership and is currently undergoing general & common area updates, new landscaping, and facade improvements
- Neighborhood retail/office building with easy access to I-695 Beltway
- Separately controlled HVAC
- Dedicated restroom
- Ample on-site parking
- Nearby amenities include Walgreens, Weis Markets, CVS, Wendy's, Das Bierhalle, Dunkin', and more

AVAILABLE:

SUITE 103: 1,000 SF ±

BUILDING SIZE:

7,992 SF ±

PARKING:

40 SURFACE SPACES

TRAFFIC COUNT:

22,270 AADT (E. JOPPA ROAD)

ZONING:

BL (BUSINESS LOCAL)

RENTAL RATE:

\$22.50/SF, NNN (± 5.62 PSF)



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



17,370

118,641

284,707

DAYTIME POPULATION



16,592

94,416

260,822

AVERAGE HOUSEHOLD INCOME



\$107,345

\$118,044

\$116,213

NUMBER OF HOUSEHOLDS



7,655

48,238

115,962

MEDIAN AGE

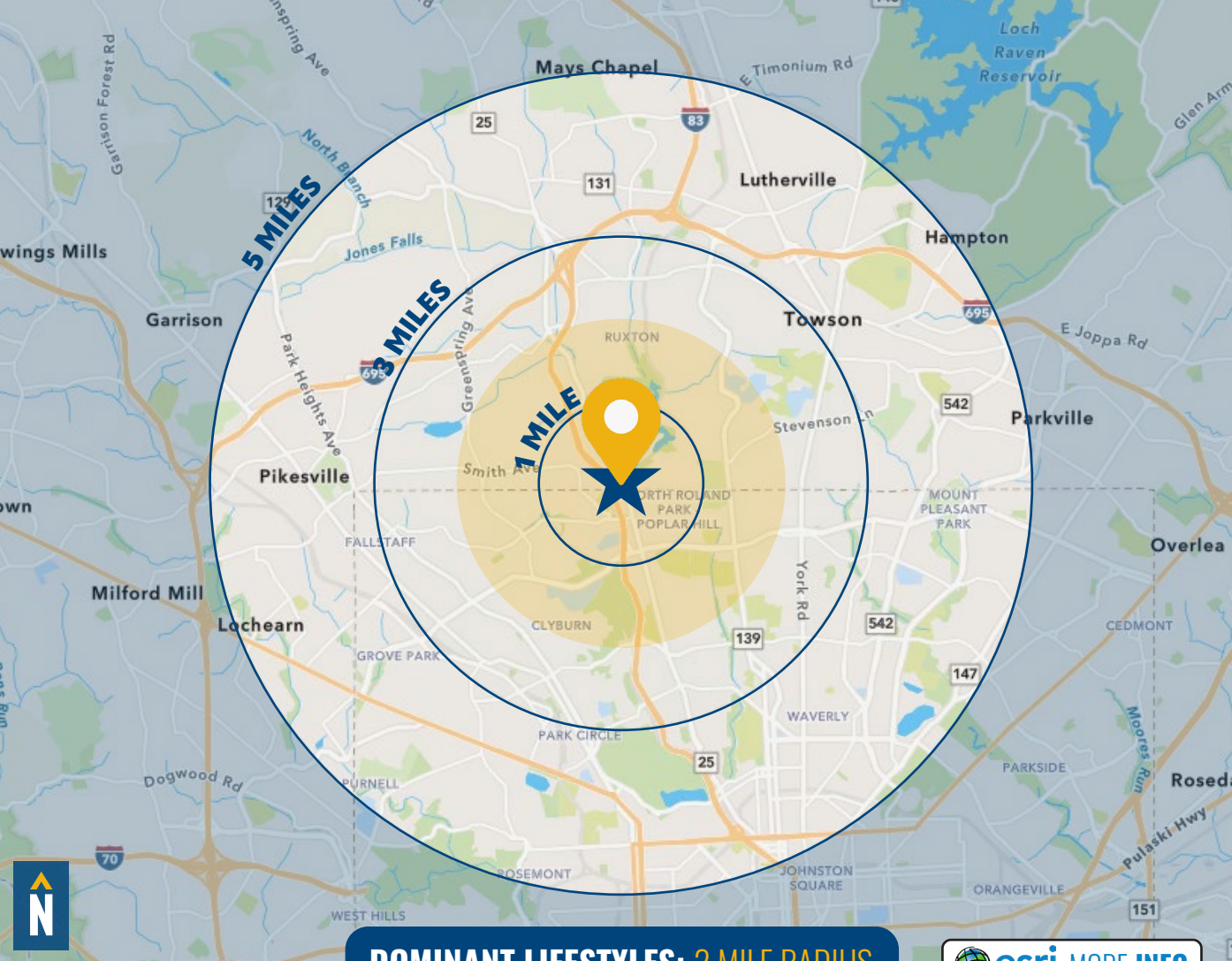


44.7

40.6

40.1

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

14%

CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

12%

MODERATE METROS



MEDIAN

AGE: 38.1

HH INCOME: \$70,055

These neighborhoods are young and growing, with many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries, and electronics are typical purchases.

12%

MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel, and dining out, including fast food.

FOR MORE INFO **CONTACT:**



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