



2018 ROCK SPRING ROAD

FOREST HILL, MARYLAND 21050

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

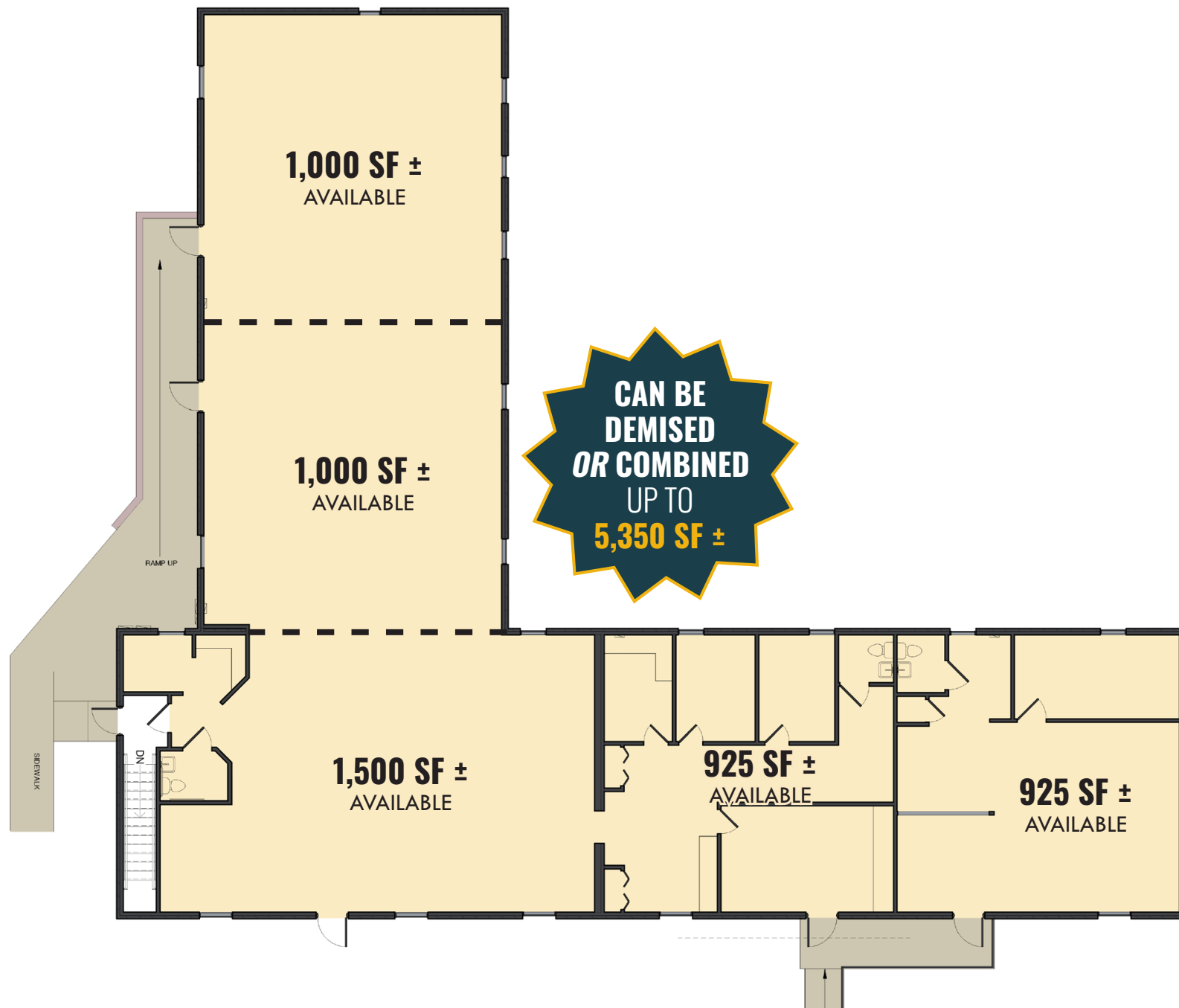
- 2-story retail/office property on Route 24 in Forest Hill, MD
- Excellent visibility
- Large pylon signage available
- Ample on-site parking
- 8 minute drive to Downtown Bel Air's Main Street district
- Easy access to Routes 1, 22, 23, 924

AVAILABLE:	925-5,350 SF ± (STREET LEVEL)
BUILDING SIZE:	10,669 SF ± (2 STORIES)
TRAFFIC COUNT:	21,930 AADT (ROCK SPRING RD_
PARKING:	50 SURFACE SPACES
ZONING:	B2 (COMMUNITY BUSINESS DISTRICT)
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW

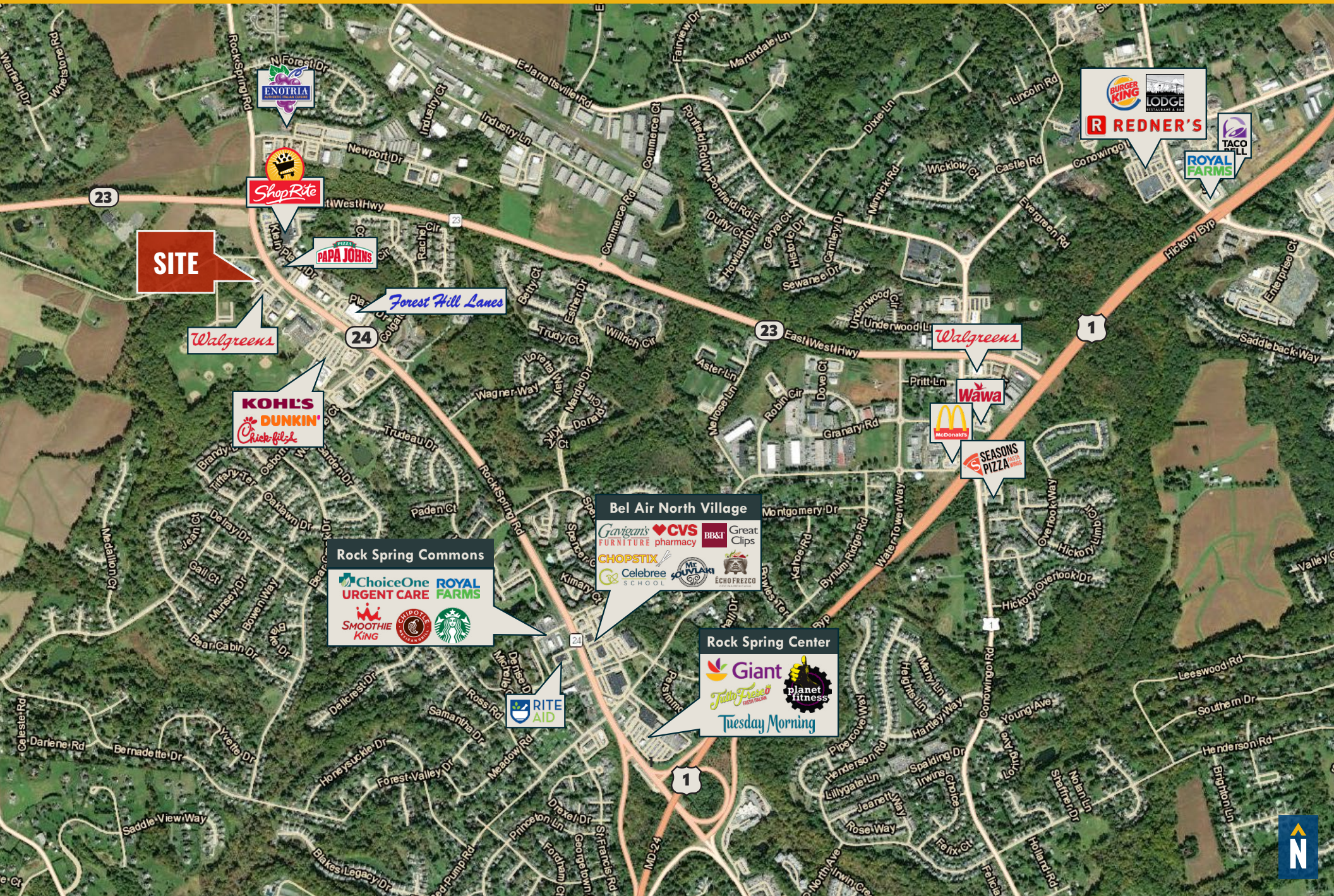
FLOOR PLAN: **STREET LEVEL**



LOCAL BIRDSEYE



LOCAL TRADE AREA



REGIONAL TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,945

35,711

79,095

DAYTIME POPULATION



5,992

29,658

79,987

AVERAGE HOUSEHOLD INCOME



\$141,387

\$146,761

\$144,016

NUMBER OF HOUSEHOLDS



1,932

13,305

29,830

MEDIAN AGE

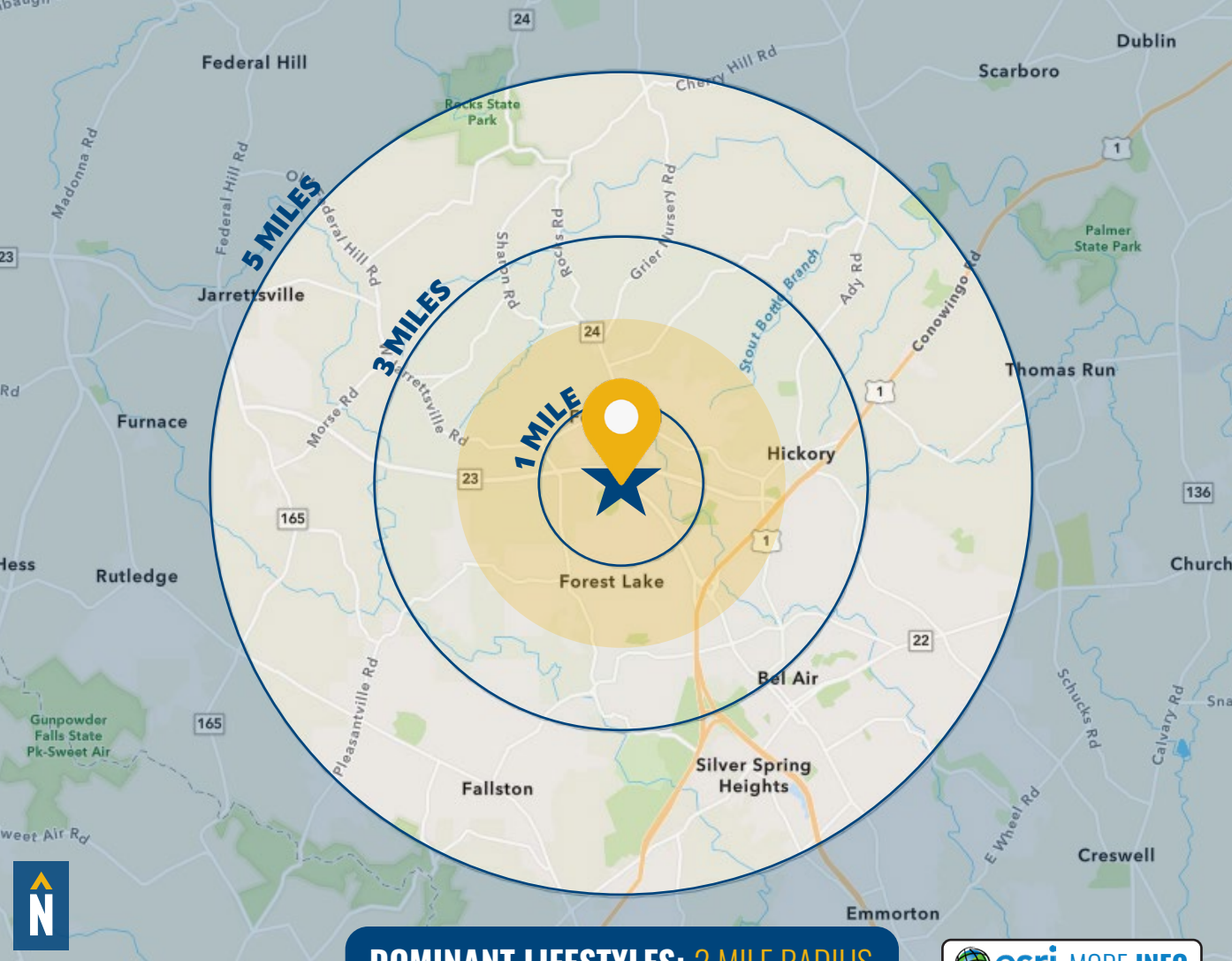


43.3

42.1

42.6

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

42%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696

16%

PROFESSIONAL
PRIDE

MEDIAN

AGE: 38.6

HH INCOME: \$187,750

10%

FLOURISHING
FAMILIES

MEDIAN

AGE: 39.0

HH INCOME: \$111,751

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

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.

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

FOR MORE INFO **CONTACT:**



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