



WAVERLY CORPORATE PARK

WALLINGTON WAY & LONGSTONE LANE | MARIOTTSVILLE, MD 21104

FOR
LEASE



2500 WALLINGTON WAY

IDEAL
FOR **MEDICAL,**
RETAIL & OFFICE
TENANTS



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Multiple office suites available
- Nestled within Waverly Corporate Park
- Abundant surface parking
- 5 minute drive to Turf Valley Resort
- Easy access to I-70, Route 40 (Baltimore National Pike) and Route 29 (Columbia Pike)
- Close proximity to a number of shopping/dining destinations
- Highly affluent surrounding population

2500
WALLINGTON WAY:

1,406 SF ± (SUITE 103-104)

3,255 SF ± (SUITE 205-208)

ZONING:

PEC (PLANNED EMPLOYMENT CENTER)

RENTAL RATE:

\$18.00 PSF, MODIFIED GROSS



2500 WALLINGTON WAY



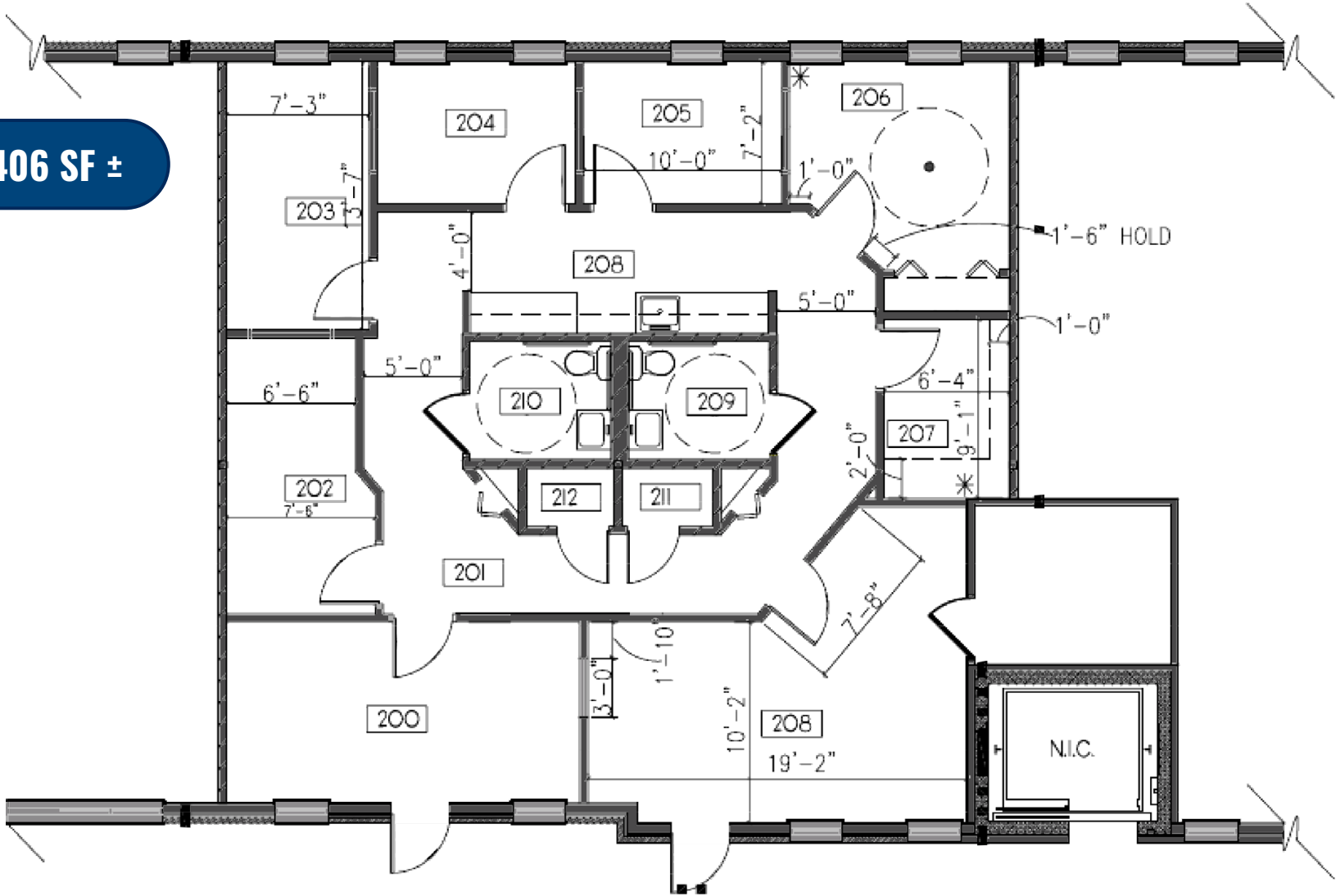
2400 LONGSTONE LANE



GOOGLE STREET VIEW

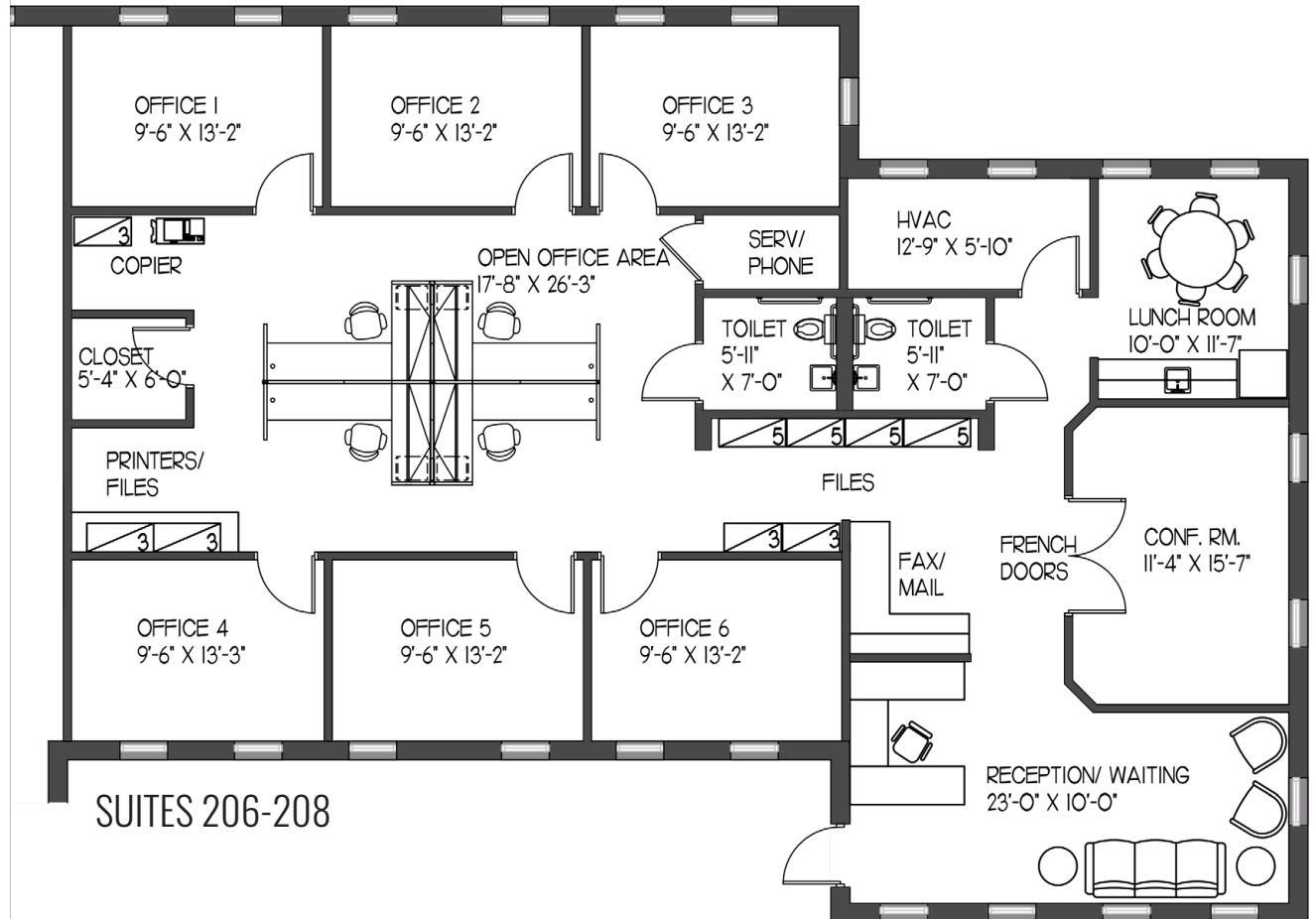
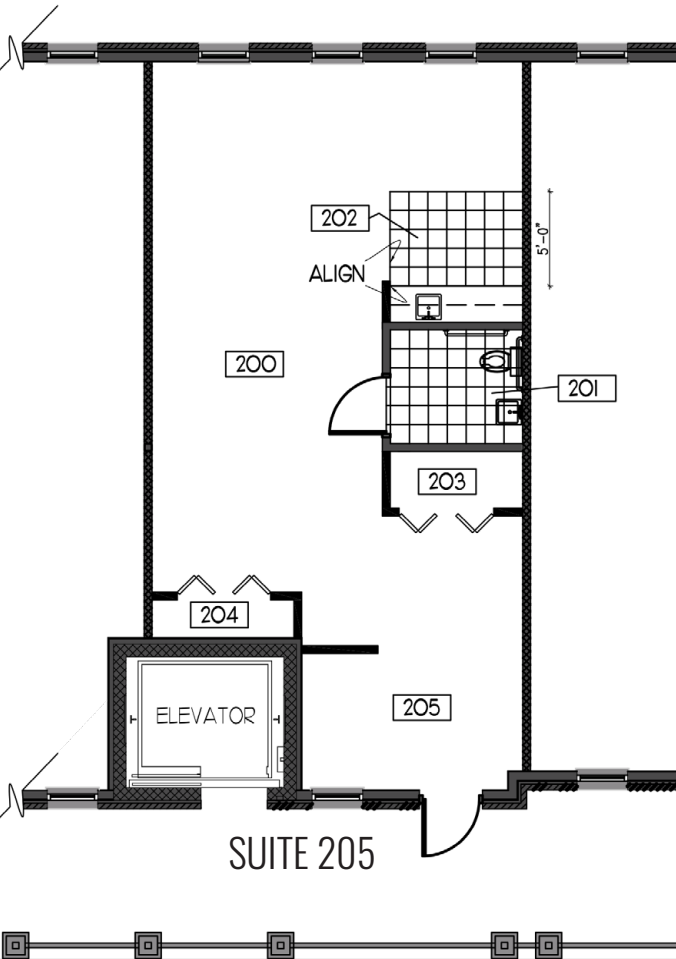
FLOOR PLANS: 2500 WALLINGTON WAY: SUITES 103-104

1,406 SF ±



FLOOR PLANS: 2500 WALLINGTON WAY: SUITES 205-208

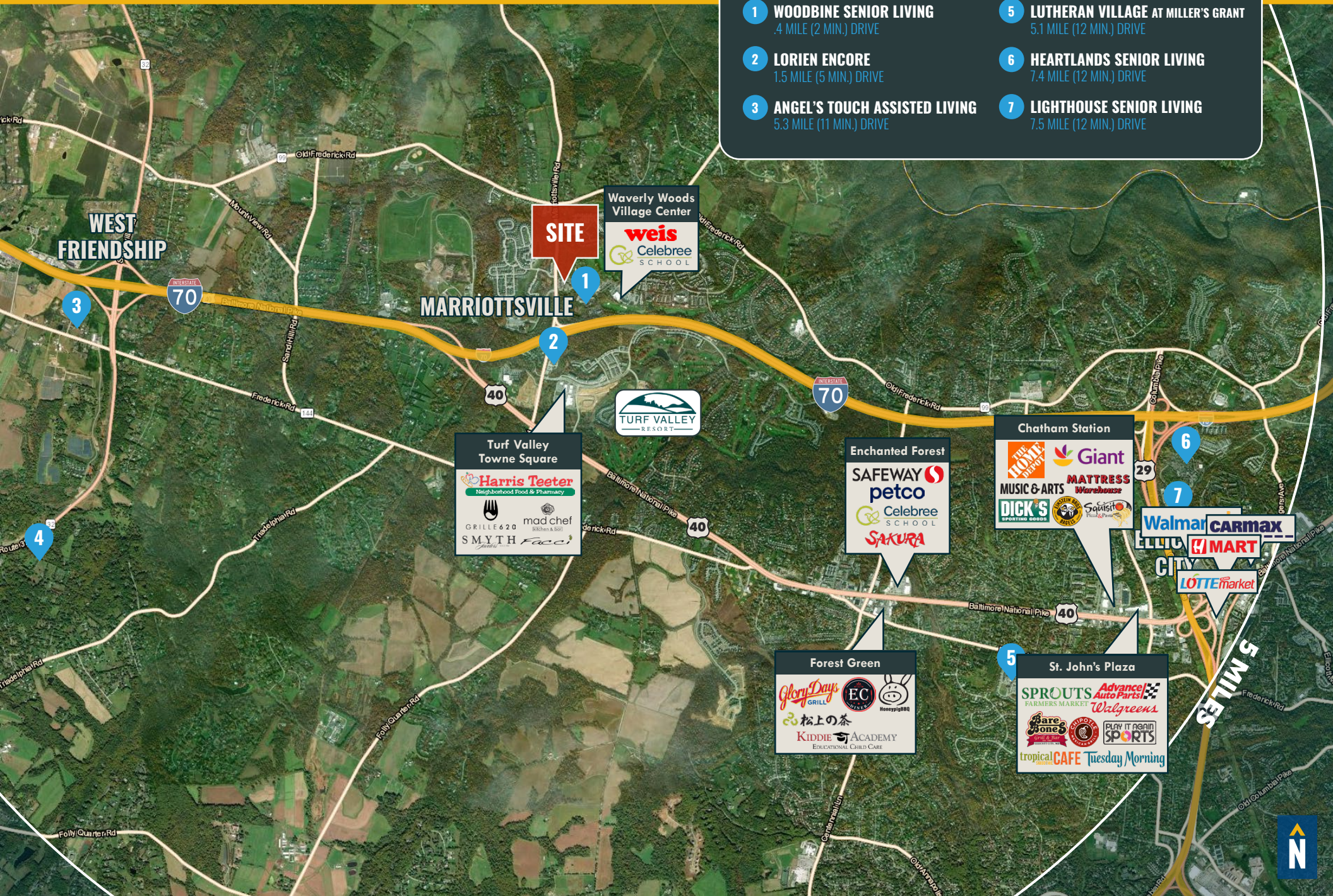
3,255 SF ±



MARKET AERIAL

NEARBY SENIOR LIVING COMMUNITIES

- 1 **WOODBINE SENIOR LIVING**
.4 MILE (2 MIN.) DRIVE
- 2 **LORIEN ENCORE**
1.5 MILE (5 MIN.) DRIVE
- 3 **ANGEL'S TOUCH ASSISTED LIVING**
5.3 MILE (11 MIN.) DRIVE
- 4 **FRIENDSHIP ASSISTED LIVING**
6.5 MILE (11 MIN.) DRIVE
- 5 **LUTHERAN VILLAGE AT MILLER'S GRANT**
5.1 MILE (12 MIN.) DRIVE
- 6 **HEARTLANDS SENIOR LIVING**
7.4 MILE (12 MIN.) DRIVE
- 7 **LIGHTHOUSE SENIOR LIVING**
7.5 MILE (12 MIN.) DRIVE



SITE

Waverly Woods Village Center
weis
Celebree SCHOOL

TURF VALLEY RESORT

Turf Valley Towne Square
Harris Teeter
Neighborhood Food & Pharmacy
GRILLE 620
mad chef
SMYTH
Facci

Enchanted Forest
SAFWAY
petco
Celebree SCHOOL
SAKURA

Forest Green
Glory Days
EC
松上の茶
KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

Chatham Station
THE HOME DEPOT
Giant
MUSIC & ARTS
MATTRESS Warehouse
DICK'S
SPORTING GOODS
Sakisai

St. John's Plaza
SPROUTS
FARMERS MARKET
Advance Auto Parts
Walgreens
Bare Bones
PLAY IT AGAIN SPORTS
tropicalCAFE
Tuesday Morning

Walmart
ELIOT CITY
ELIOT CITY MART
LOTTE market
CARMAX



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,315

25,647

63,460

DAYTIME POPULATION



5,321

19,167

51,065

AVERAGE HOUSEHOLD INCOME



\$186,334

\$223,159

\$218,249

NUMBER OF HOUSEHOLDS



2,395

8,715

21,646

MEDIAN AGE

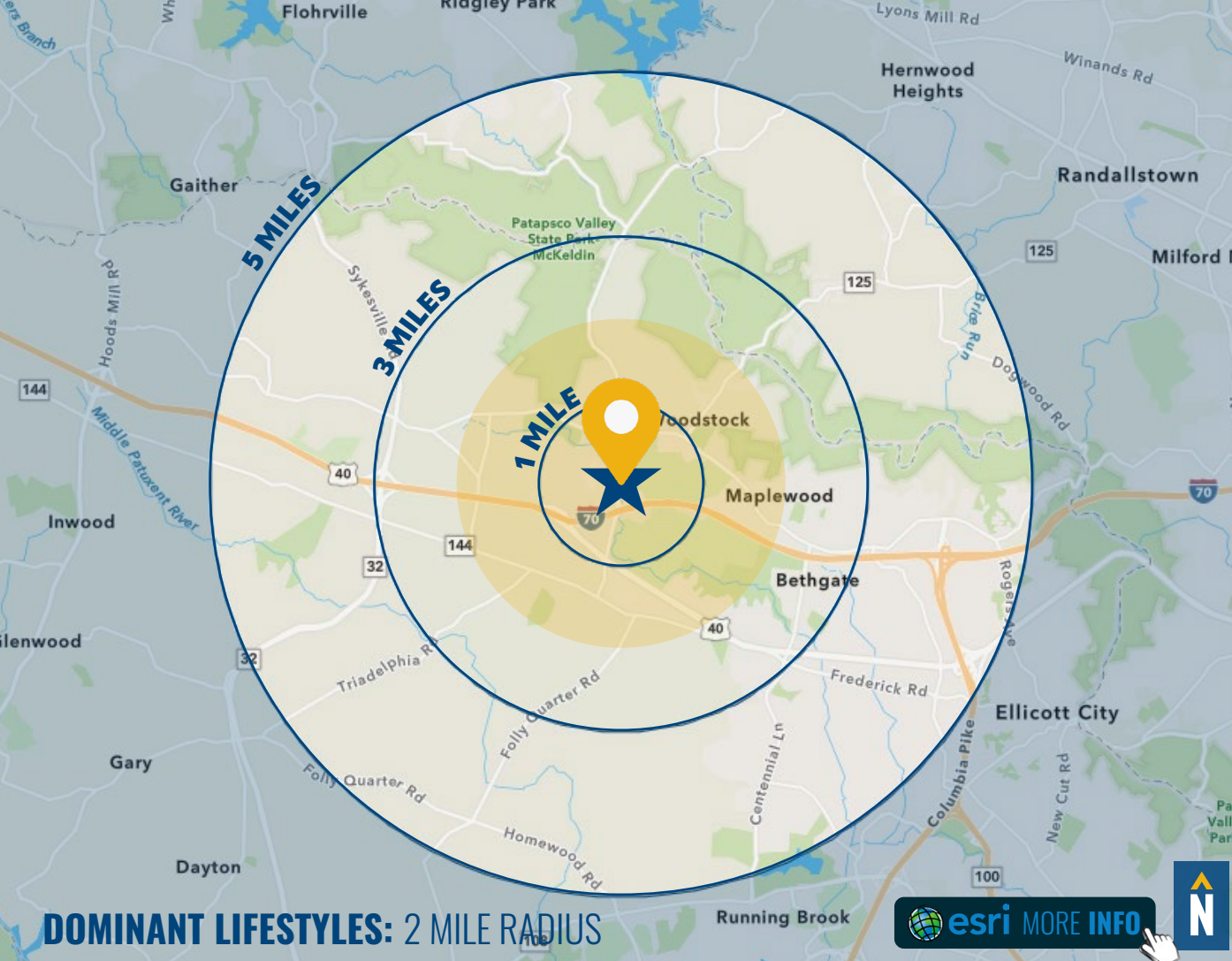


47.9

46.0

45.3

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

50%
PROFESSIONAL
PRIDE



These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: **40.8**
Median Household Income: **\$138,100**

32%
TOP TIER



The residents of the wealth-iest 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**

14%
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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