



# ROUTE 7 COMMERCE CENTER

9409 PHILADELPHIA ROAD (RT. 7) | ROSEDALE, MARYLAND 21237

FOR  
**LEASE/  
SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 20,000 SF ± standalone flex/office building (can be demised down to 10,000 SF ±)
- Multiple entrances/exits
- Substantial on-site parking
- Existing knockouts for up to 5 loading docks
- Building and monument signage potential
- Easy/convenient access to I-95 and I-695
- Close proximity to the White Marsh Business Community, Franklin Square Hospital, Downtown Baltimore and Harford County

BUILDING SIZE:	20,000 SF ±
LOT SIZE:	2.69 ACRES ± (OPTION 1)
	2.23 ACRES ± (OPTION 2)
PARKING:	10+ SPACES PER 1,000 SF
ZONING:	MLR IM (MANUFACTURING LIGHT, RESTRICTED) [INDUSTRIAL, MAJOR DIST.]
RENTAL RATE:	NEGOTIABLE
SALE PRICE:	NEGOTIABLE





# SITE PLAN: OPTIONS 1 + 2

**OPTION 1:**  
20,000 SF ± BLDG. ON 2.69 AC ±

**OPTION 2:**  
20,000 SF ± BLDG. ON 4.92 AC ±



PHILADELPHIA RD

7

**OPTION 1**

9409 PHILADELPHIA RD

10,000-20,000 SF ±  
1 STORY | CLEAR HEIGHT = 14' ±

**OPTION 2**

9411 PHILADELPHIA RD

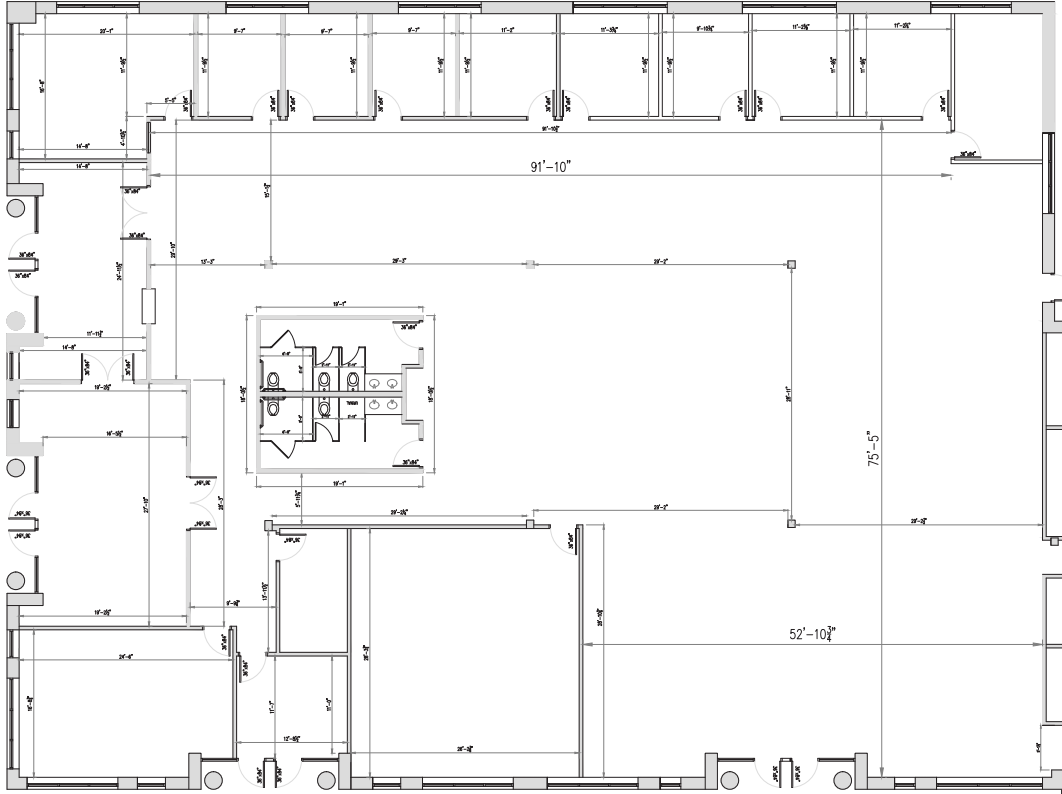
Logos and text for existing or nearby buildings:

- PRO CARE (IMPROVED HEALTH AND TRANSFORM)
- CRESTAL CHURCH OF GOD
- DMC (DIVERSITY MATTERS)
- Woundcare
- GSA
- CREATIVE OPTIONS
- COMPASSION CARE, INC.
- REAR M
- East Coast SERVICES
- BRIGHTJOY ADULT MEDICAL DAY CARE

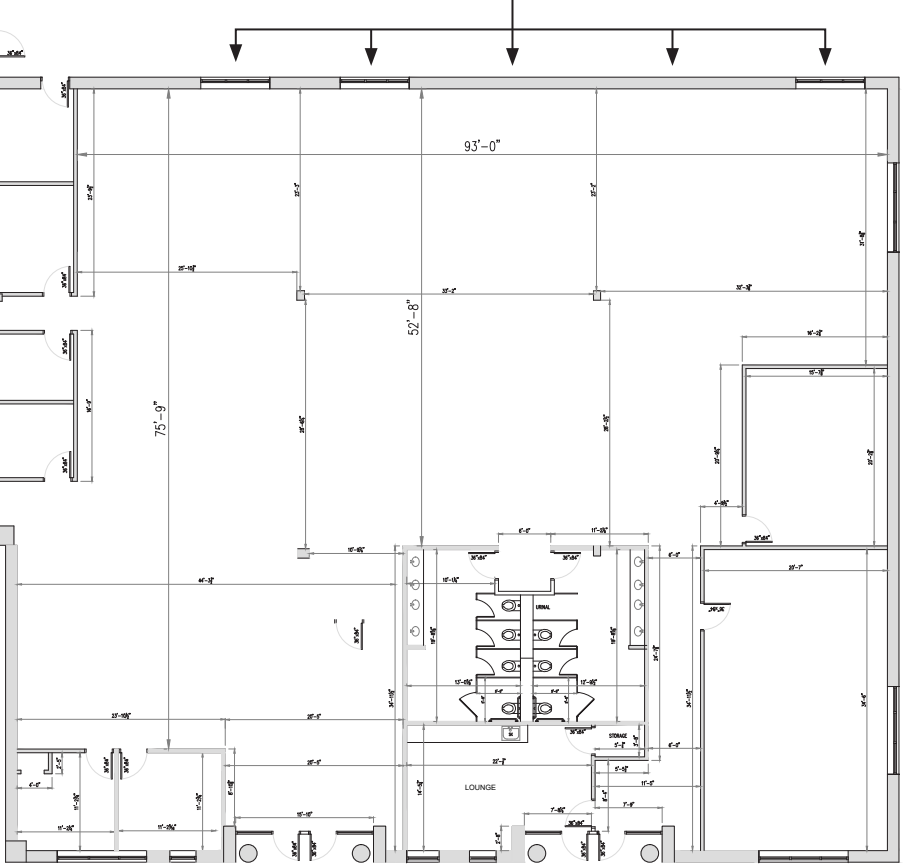




# FLOOR PLAN (EXISTING)



EXISTING KNOCKOUTS FOR UP TO 5 DOCK HIGH LOADING DOORS

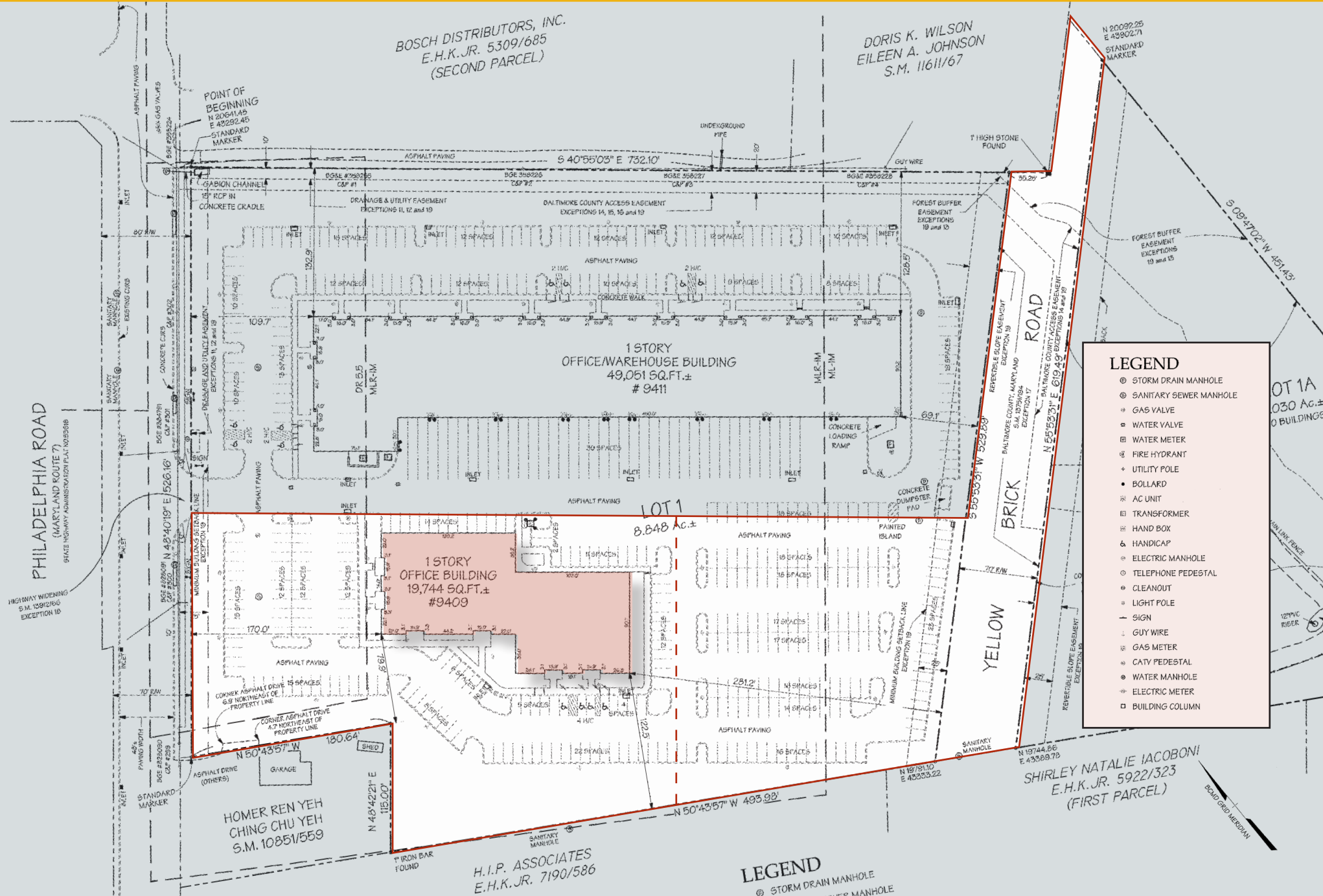


CLEAR HEIGHT = 14' ±

CLEAR HEIGHT = 14' ±



# ALTA SURVEY



**LEGEND**

- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- BOLLARD
- ⊙ AC UNIT
- ⊙ TRANSFORMER
- ⊙ HAND BOX
- ⊙ HANDICAP
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CLEANOUT
- ⊙ LIGHT POLE
- SIGN
- ⊙ GUY WIRE
- ⊙ GAS METER
- ⊙ CATY PEDESTAL
- ⊙ WATER MANHOLE
- ⊙ ELECTRIC METER
- ⊙ BUILDING COLUMN

**LEGEND**






- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE



# MARKET AERIAL



## DRIVING DISTANCE TO:

- 
0.6 MILES  
2 MIN. DRIVE
- 
2.1 MILES  
4 MIN. DRIVE
- 
3.0 MILES  
5 MIN. DRIVE
- 
12.7 MILES  
18 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)
- 
21.1 MILES  
23 MIN. DRIVE





# DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



11,953

86,517

250,969

## DAYTIME POPULATION



16,830

83,284

205,565

## AVERAGE HOUSEHOLD INCOME



\$110,872

\$107,501

\$107,637

## NUMBER OF HOUSEHOLDS



4,516

33,467

99,202

## MEDIAN AGE

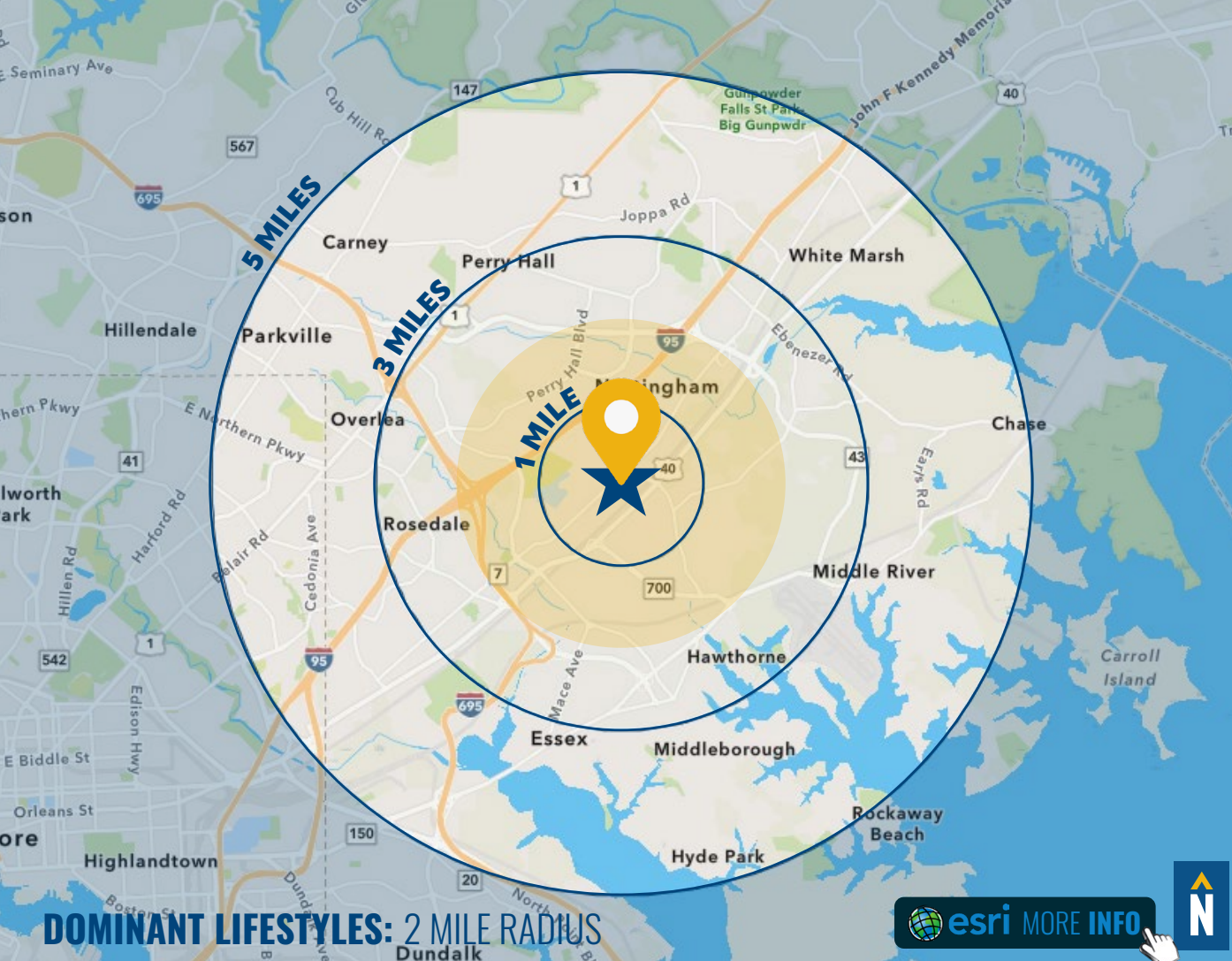


36.8

38.4

39.7

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[MORE INFO](#)



**32%**  
BRIGHT YOUNG PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**  
Median Household Income: **\$54,000**

**14%**  
ENTERPRISING PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**  
Median Household Income: **\$86,600**

**11%**  
FRONT PORCHES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**  
Median Household Income: **\$43,700**



# FOR MORE INFO **CONTACT:**



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