

FOR SALE



5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

9506 HARFORD DR

Parkville, MD 21234



Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

FOR SALE OFFICE BUILDING

9506 HARFORD DR

Parkville, MD 21234



OFFERING SUMMARY

Sale Price: \$1,299,999

Lot Size: 0.36 Acres

Year Built: 1977

Building Size: 3,600

Zoning: BLCNS

Price / SF: \$361.11

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PROPERTY OVERVIEW

Unlock the potential of this well-maintained, free-standing brick office building located at 9506 Harford Dr, Parkville, MD. This professional space offers excellent visibility just off bustling Harford Road, with easy access to I-695 and major commuter routes. The building features multiple private offices, a welcoming reception area, restroom facilities, and dedicated on-site parking, making it ideal for medical, legal, or professional use.

Zoned for commercial use, this versatile property is perfect for an owner-user or investor looking to establish a presence in one of Baltimore County's most active commercial corridors. Surrounded by national retailers, restaurants, and service businesses, the location enjoys strong foot traffic and a stable, growing local population.

Don't miss this opportunity to own a turn-key office building in a high-demand area with long-term upside.

PROPERTY HIGHLIGHTS

- Free-Standing, Brick Construction: Durable and professional design, ideal for medical, legal, financial, or general office use.
- Generous Office Layout: Multiple private offices, reception area, meeting space, and restroom facilities—ready for immediate occupancy or customization. Offers a Pylon sign to maximize visibility.
- Ample On-Site Parking: Dedicated off-street parking lot, with 28 spaces, ensures ease for staff and clients.
- Seller Financing up to 90% is available.

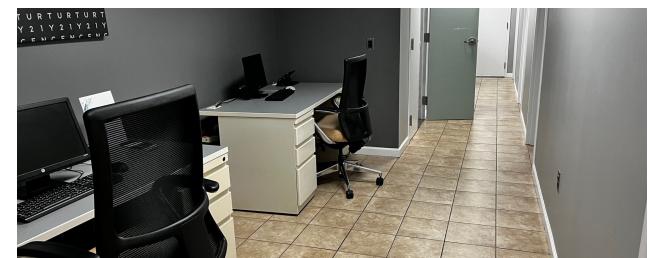
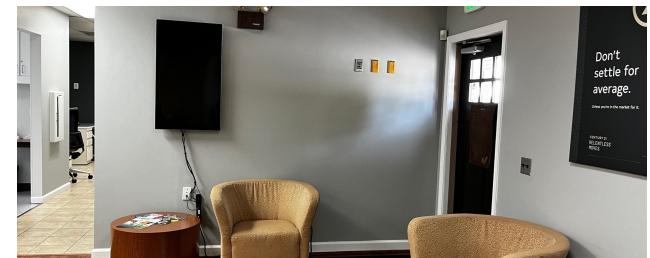
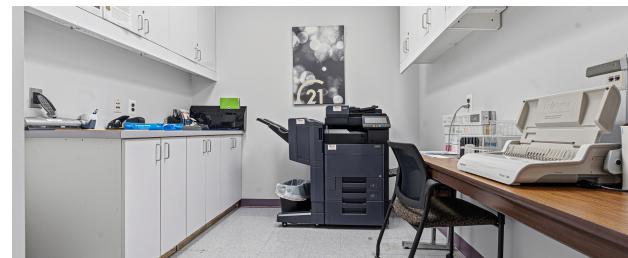
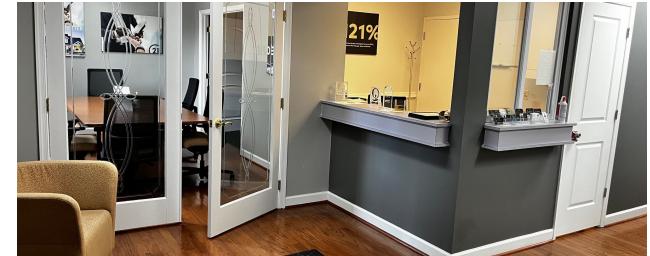
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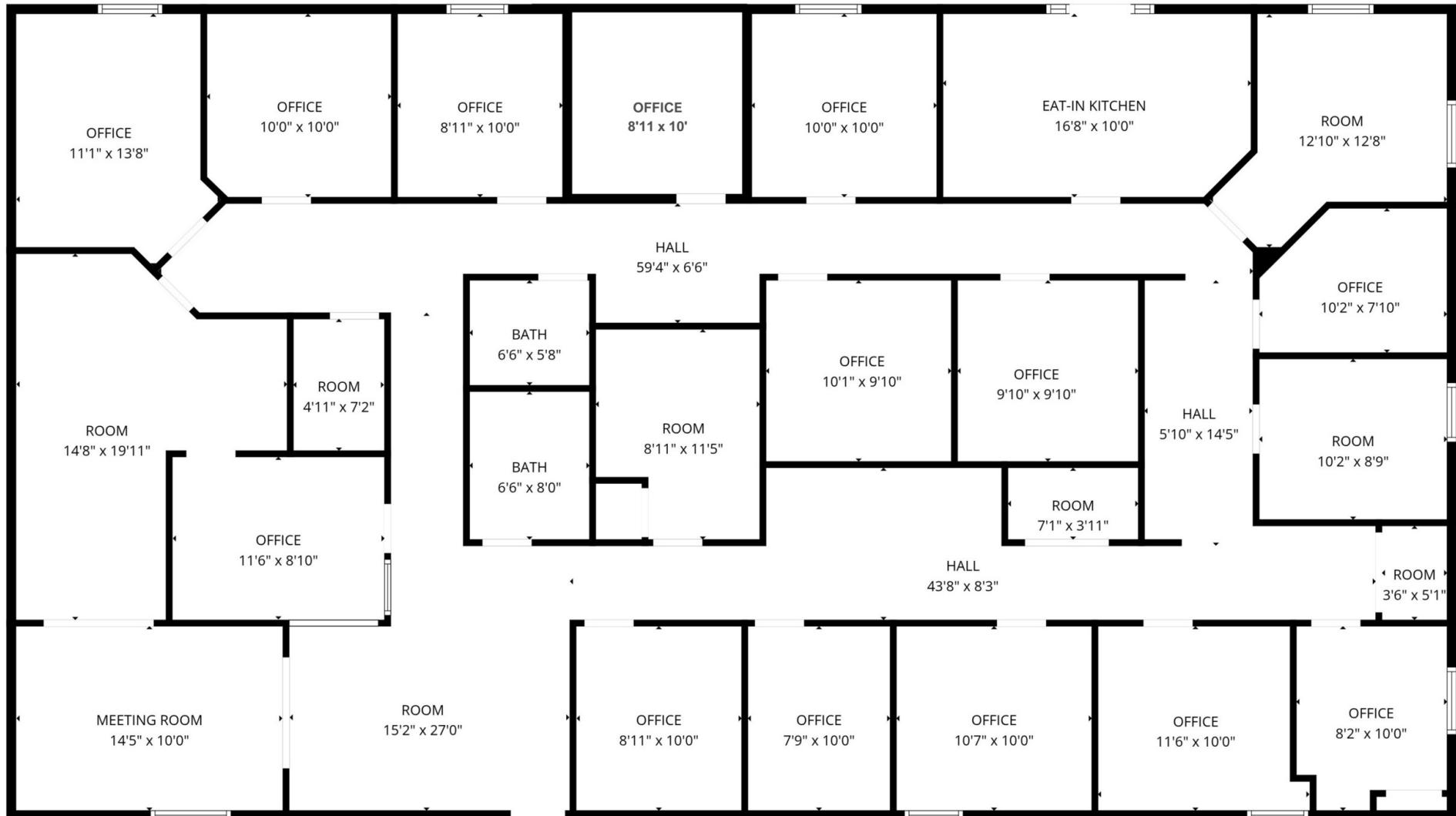
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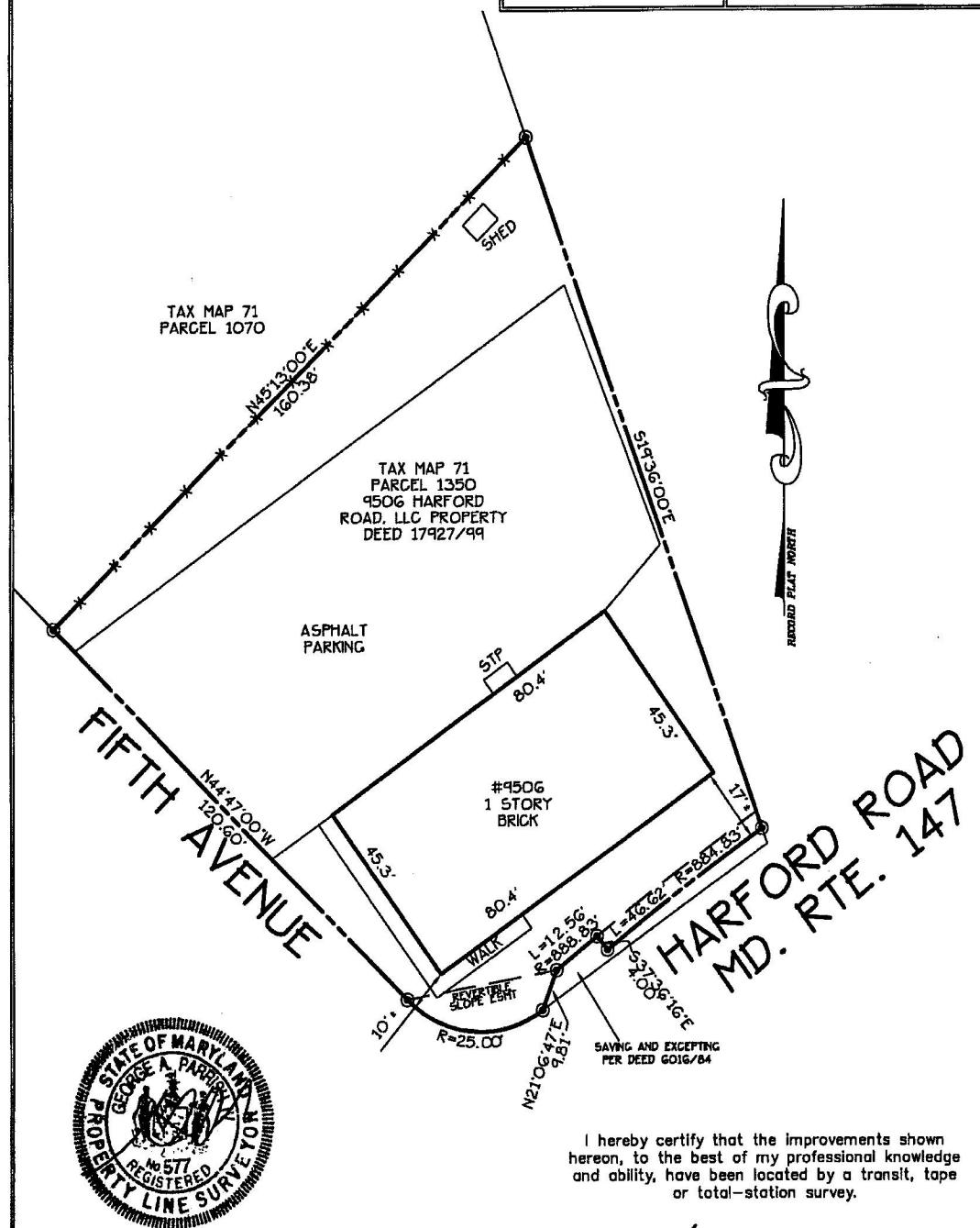
PREPARED FOR:

NORTHCO Title Corporation

410.768.0025

SHEET 1 OF 2

This is a two page document and is not valid without both pages. See page two (or reverse) for Survey Notes.



I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

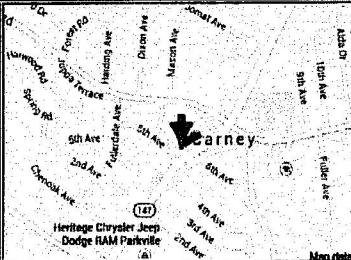
9506 HARFORD ROAD DEED 17927/99

GEORGE A. PARRISH IV PROP.LS#577 01/21/15
LICENSE EXPIRATION DATE 03/24/15

LOCATION DRAWING
TAX MAP 71 PARCEL 1350
9506 HARFORD ROAD, LLC.
PROPERTY

NINTH DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' JANUARY 2015

PROJECT#42277
F/N: 9506HARFORDLLC-P1350
DRAWN BY: BTG

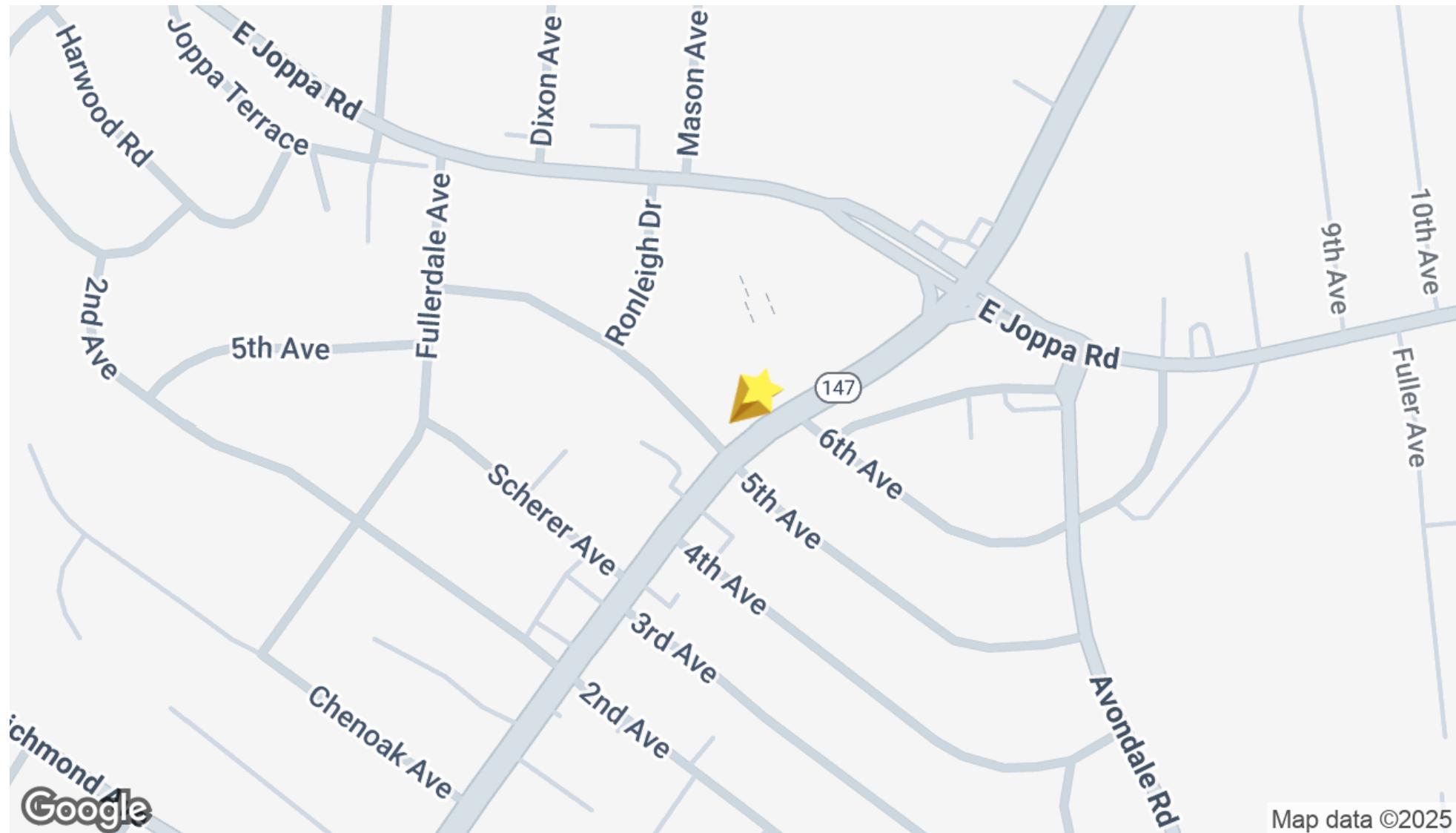


Established 1975
3140 WEST WARD ROAD SUITE 103
DUNKIRK, MARYLAND 20754
P:(410)286-9712 F:(410)286-9716

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Map data ©2025

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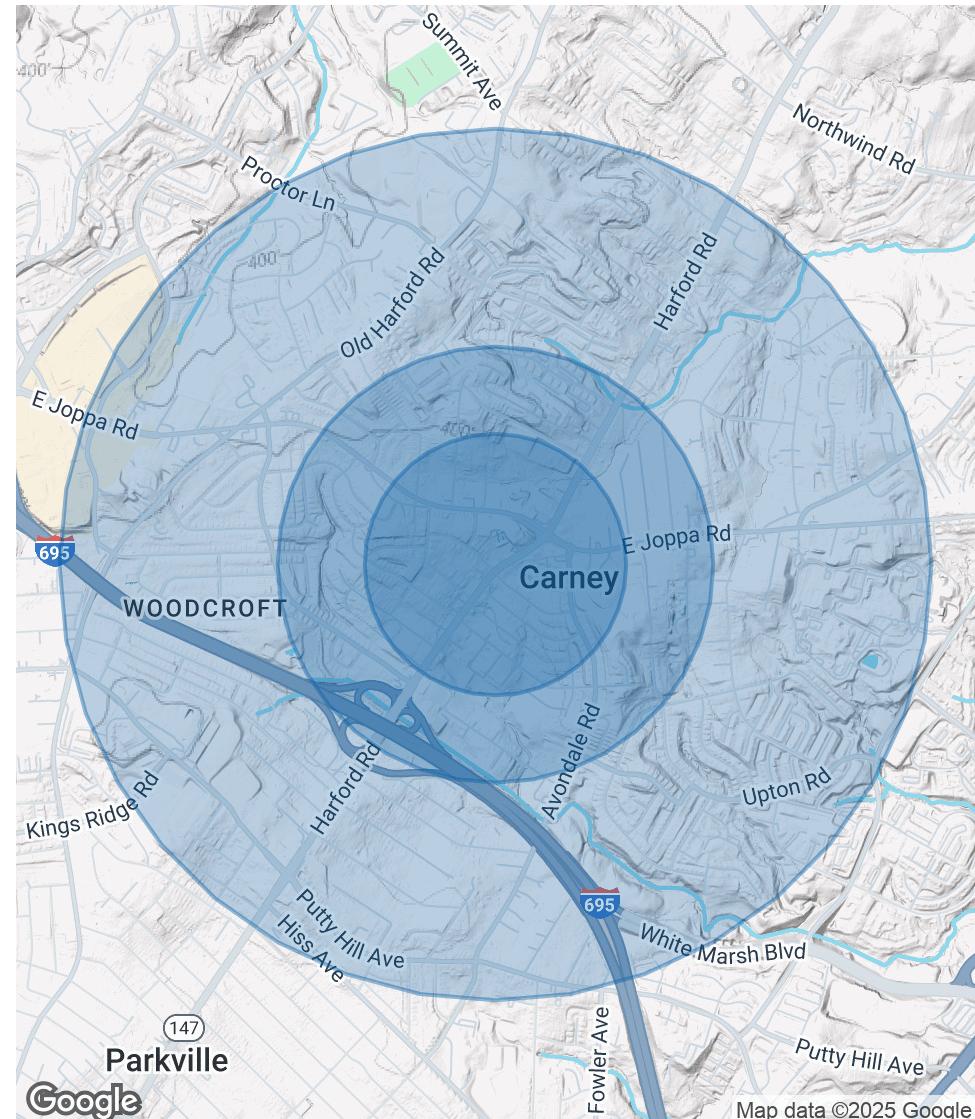
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	664	4,476	16,253
Average Age	43	42	45
Average Age (Male)	42	40	43
Average Age (Female)	44	43	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	251	1,778	7,015
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$103,847	\$109,245	\$101,692
Average House Value	\$304,331	\$321,499	\$324,581

Demographics data derived from AlphaMap



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