



RETAIL/OFFICE SUITES

15 S. PARKE STREET | ABERDEEN, MARYLAND 21001

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two (2) suites, both ideal for retail or office use
 - » Suite 100: Former spa
 - » Suite 300: 3 private offices, reception area, conference room, kitchenette and 1 private dedicated restroom
- 2 common restrooms at end of common hallway
- Ample surface parking
- Situated in the heart of Aberdeen
- Located just off of Pulaski Highway/Route 40
- Easy access to I-95
- Close proximity to Aberdeen Proving Ground
- Convenient to many nearby amenities, shopping, and dining destinations

AVAILABLE:

1,753 SF ± (SUITE 100 - END CAP)

1,795 SF ± (SUITE 300 - INLINE)

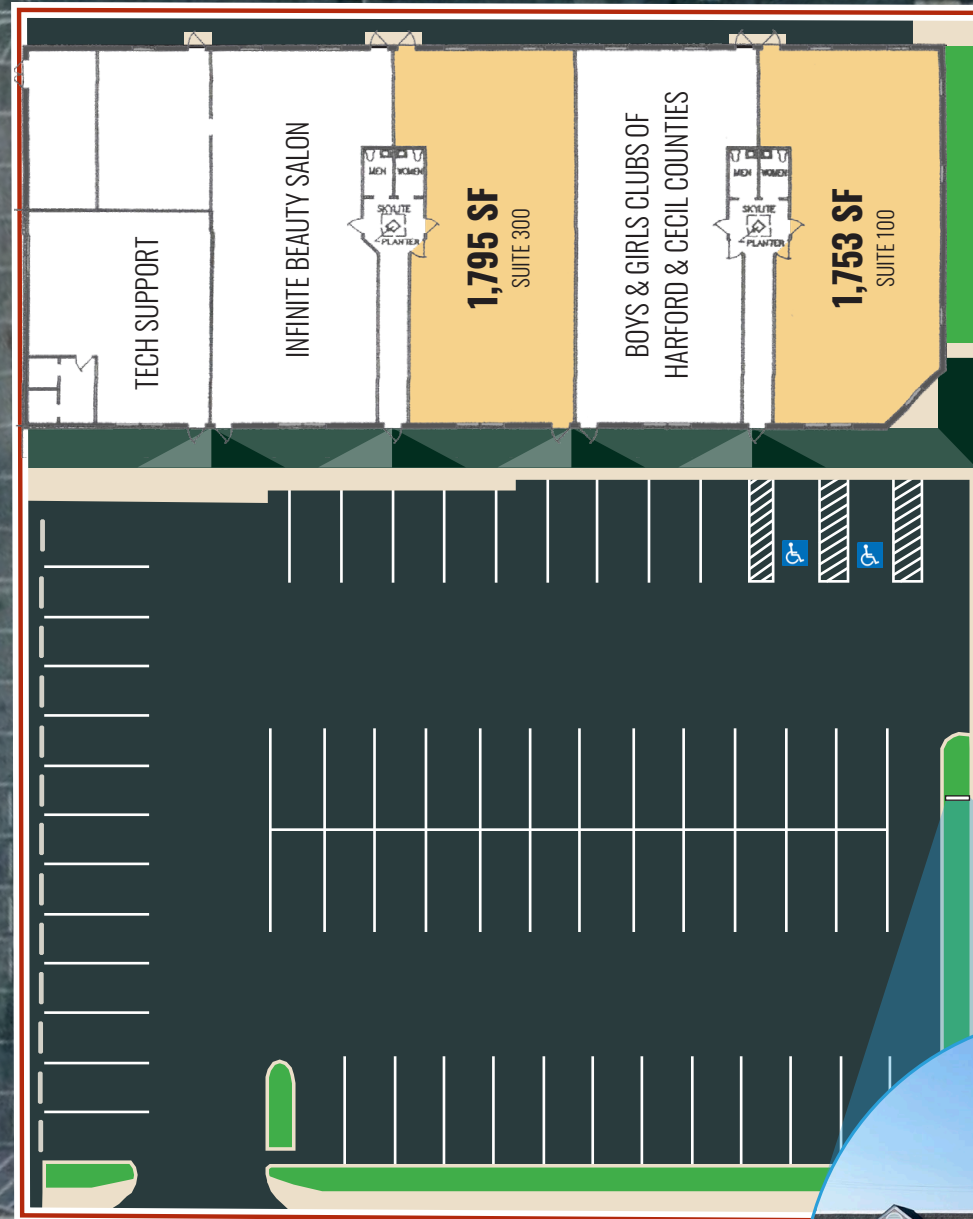
ZONING:

TOD (DOWNTOWN - T6)

RENTAL RATE:

\$3,000/MO., MODIFIED GROSS

CURTIS ST

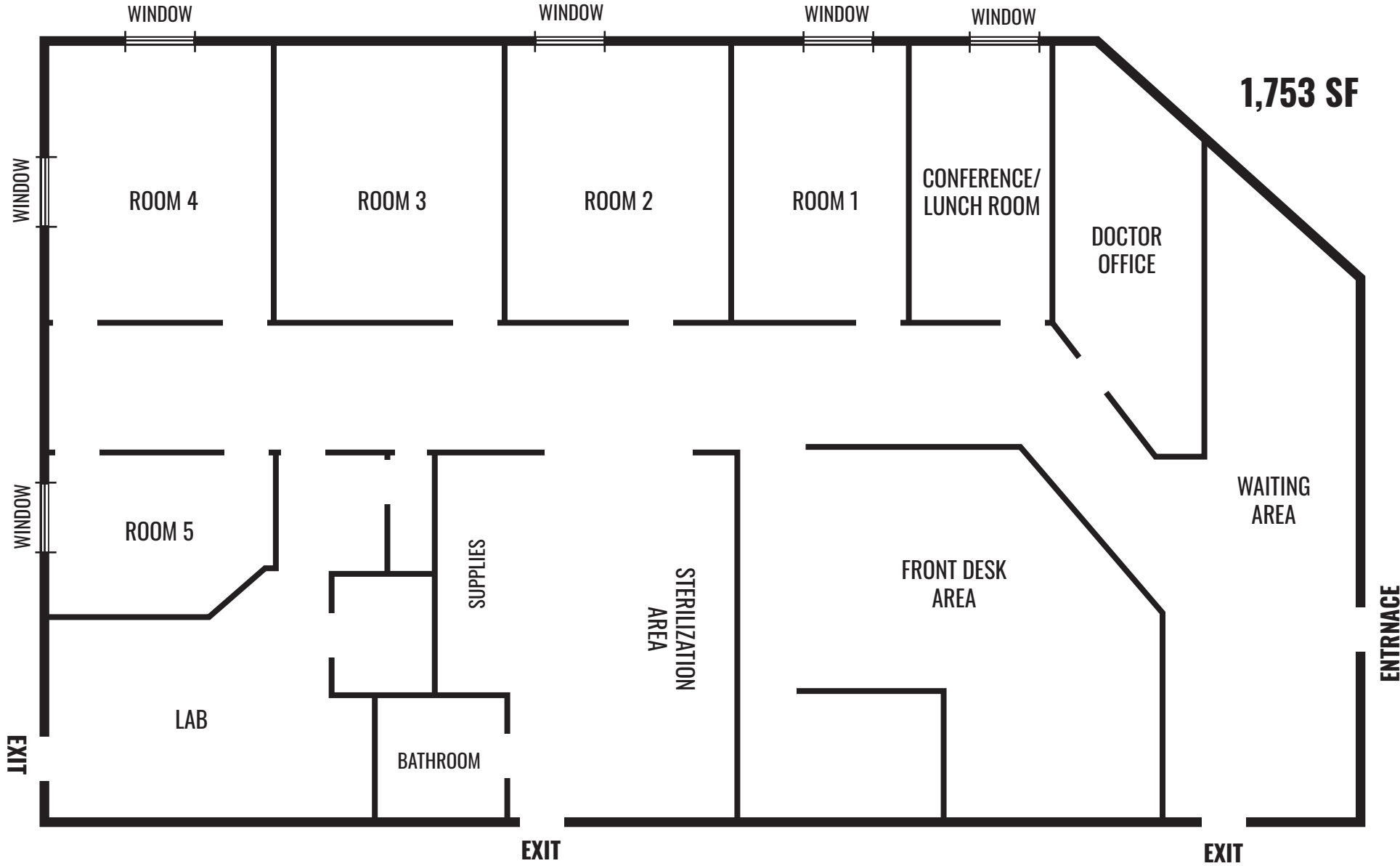


GOOGLE STREET VIEW

BUCHANAN ALLEY



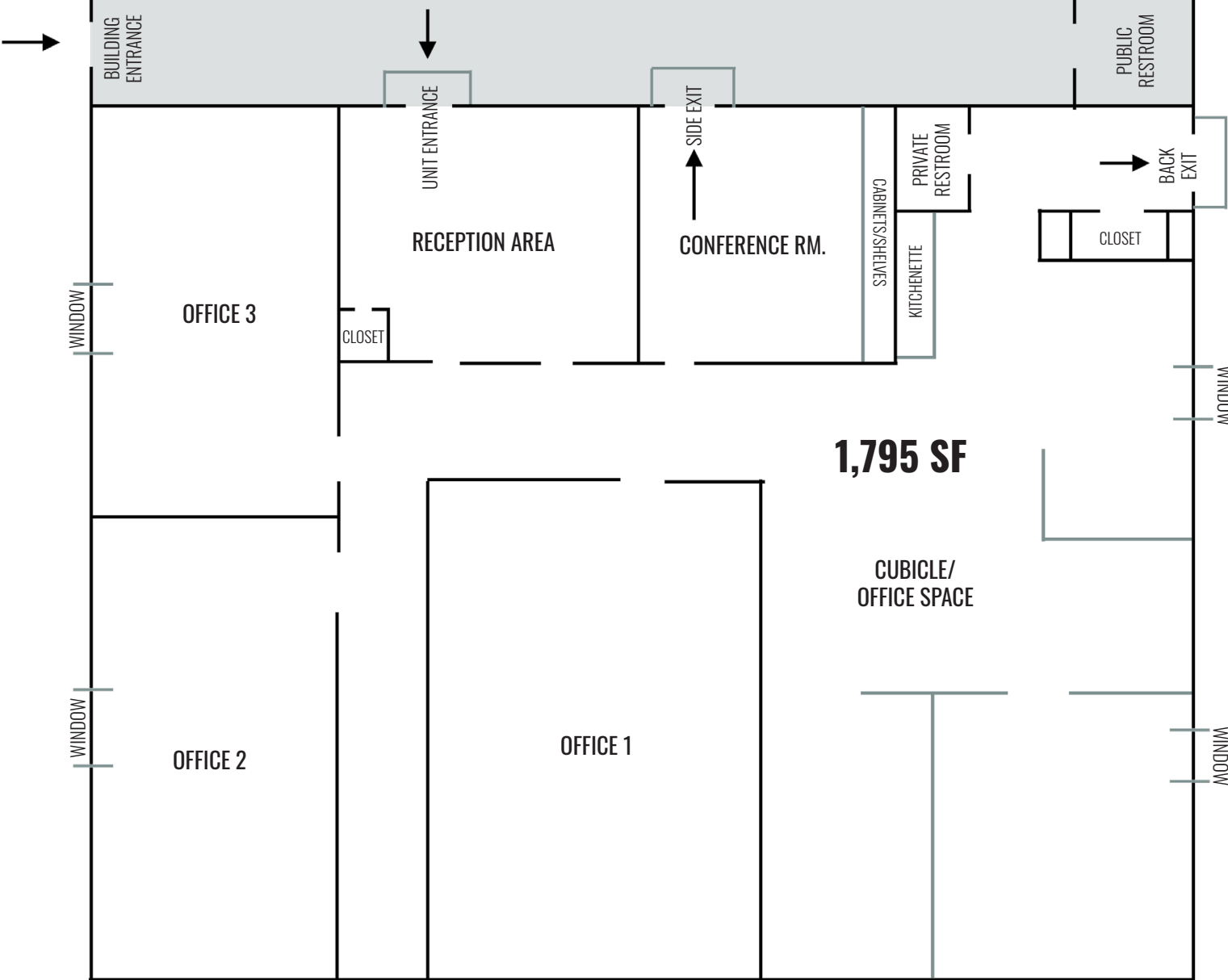
FLOOR PLAN: SUITE 100



INTERIOR PHOTOS: SUITE 100



FLOOR PLAN: SUITE 300



INTERIOR PHOTOS: SUITE 300



LOCAL BIRDSEYE



SITE

Bank of America

M&T Bank

MR. TIRE
AUTO SERVICE CENTERS

FRANK'S
Pizza

Harford
Bank

First National Bank

ABERDEEN
AMTRAK
STATION

EXXON



MARKET AERIAL



2 MILES



The Plaza at Beards Hill

- ShopRite
- Wendy's
- MOMI'S CAFE
- DOLLAR TREE
- Applebees
- Great Clips
- myeyeDR
- jiffylube
- MATTRESS Warehouse
- Hallmark



Aberdeen Plaza

- OLLIE'S BARGAIN OUTLET
- Goodwill
- planet fitness
- boost mobile
- DOLLAR GENERAL

Aberdeen Marketplace

- HORIZON CINEMAS
- PET SUPPLIES PLUS
- SMOOTHIE KING
- ATI
- Panera BREAD
- TACO BELL
- BURGER KING
- SALLY BEAUTY
- PNC
- Little Caesars
- Bob Evans
- SUBWAY



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,016

25,628

51,716

DAYTIME POPULATION



9,165

25,817

52,182

AVERAGE HOUSEHOLD INCOME



\$79,996

\$106,951

\$112,953

NUMBER OF HOUSEHOLDS



4,033

10,238

20,914

MEDIAN AGE

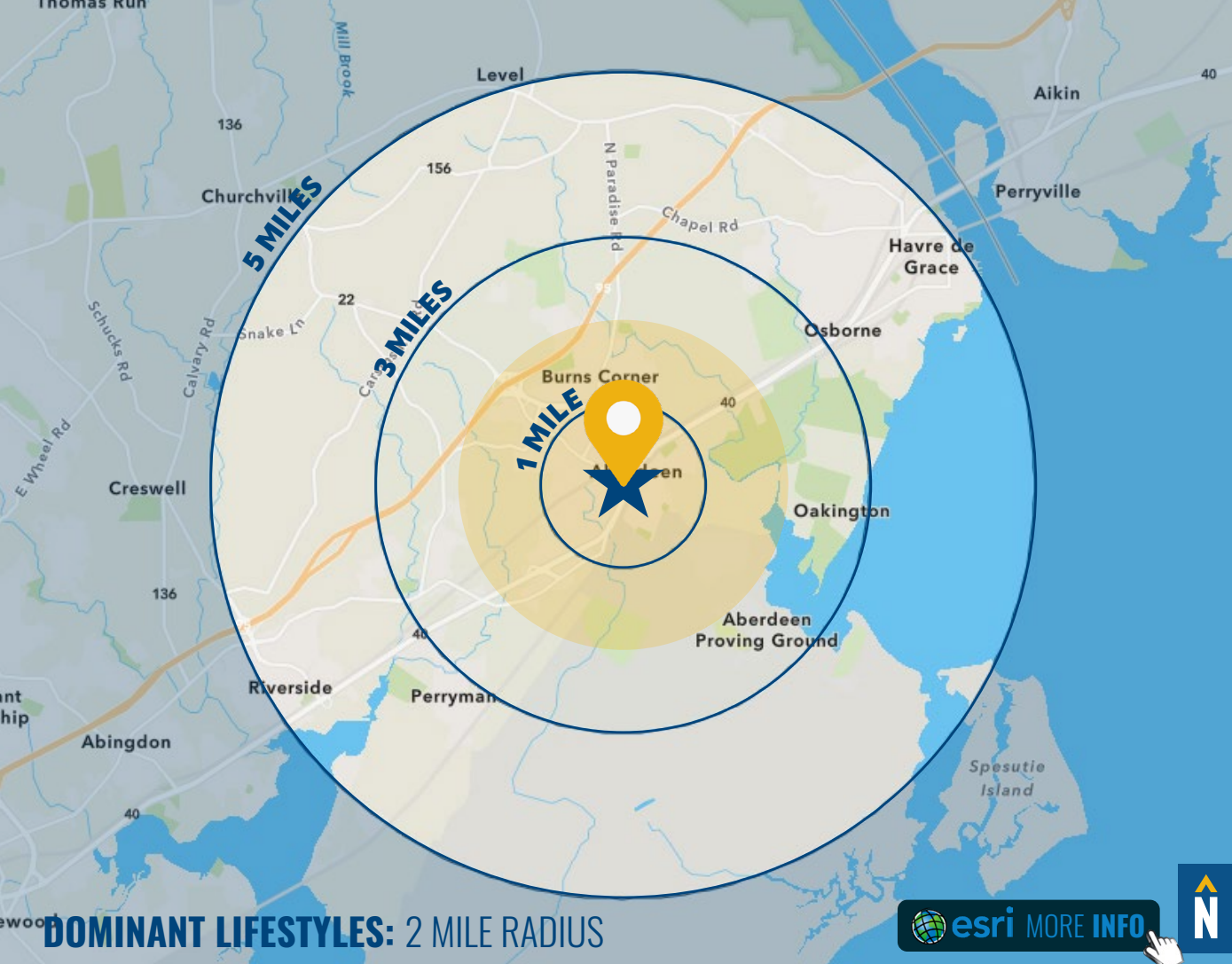


37.2

39.9

40.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri](#) [MORE INFO](#)

27%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

21%
METRO FUSION



Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

Median Age: **29.3**
Median Household Income: **\$35,700**

11%
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**
Median Household Income: **\$92,900**

FOR MORE INFO CONTACT:



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