

FOR LEASE

Harford County, Maryland



OFFICE/MEDICAL SUITE

15 S. PARKE STREET | ABERDEEN, MD 21001



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AVAILABLE

Suite 100: 1,753 sf ± (End Cap)

ZONING

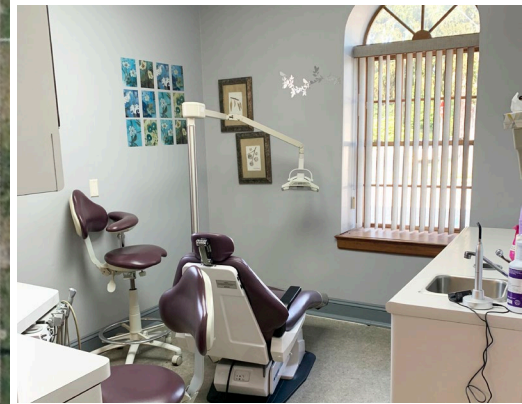
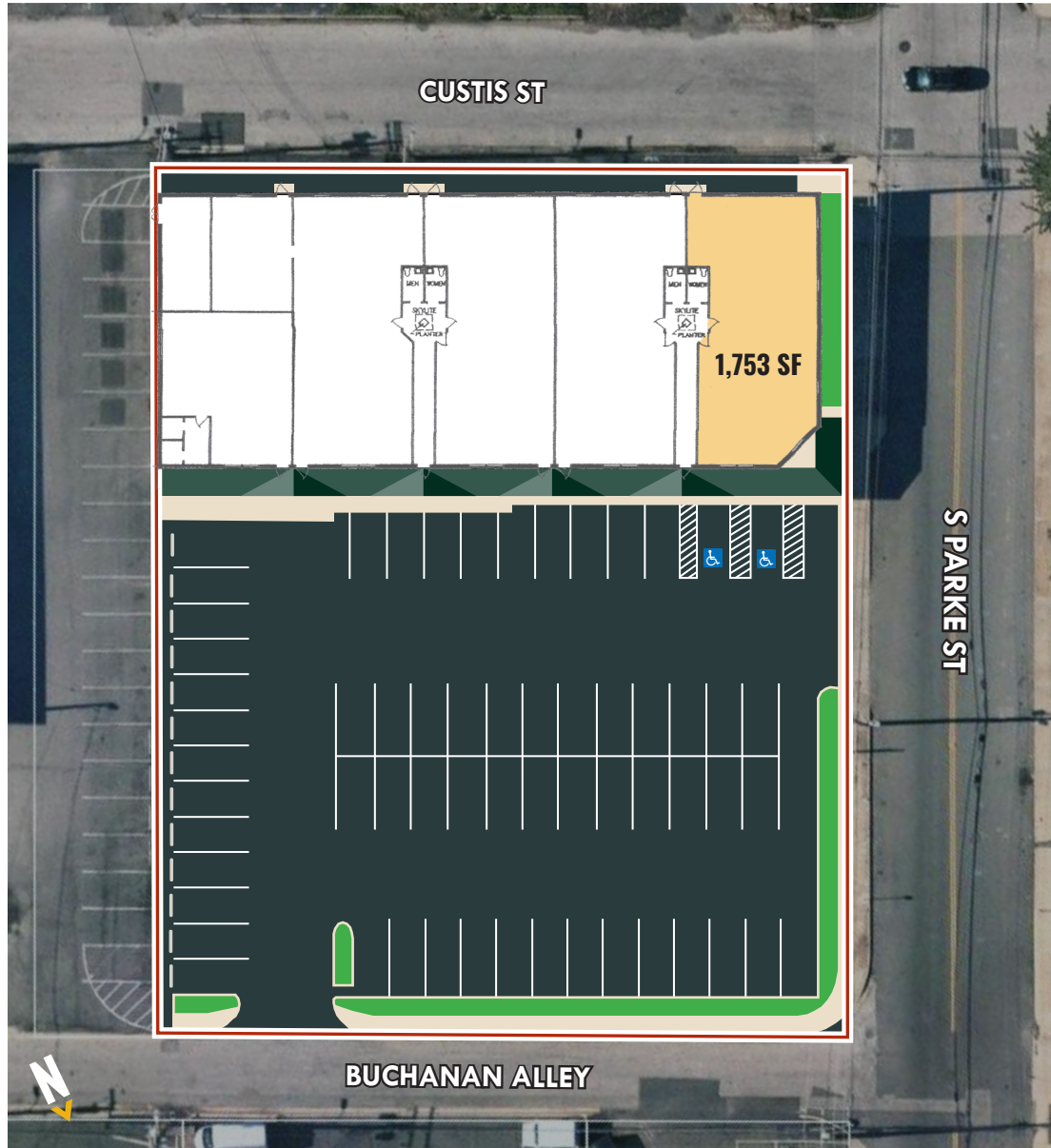
TOD Downtown (T6)

RENTAL RATE

\$3,000/mo, Modified Gross

HIGHLIGHTS

- ▶ Former dental suite
- ▶ FF&E may be available for future tenant's use
- ▶ 1 private dedicated restroom
- ▶ 2 common restrooms at end of common hallway (adjacent)
- ▶ Ample surface parking
- ▶ Situated in the heart of Aberdeen
- ▶ Located just off of Route 40 (Pulaski Highway)
- ▶ Easy access to I-95
- ▶ Close proximity to APG (Aberdeen Proving Ground)
- ▶ Convenient to many nearby amenities, shopping, and dining destinations



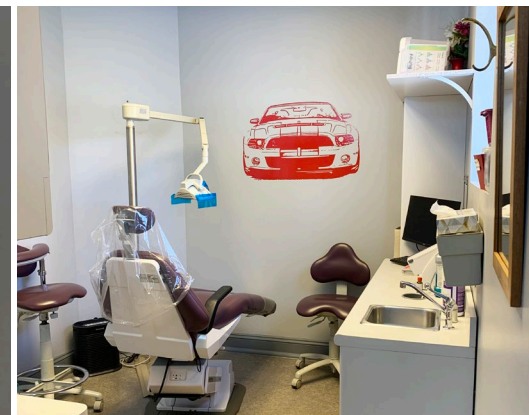
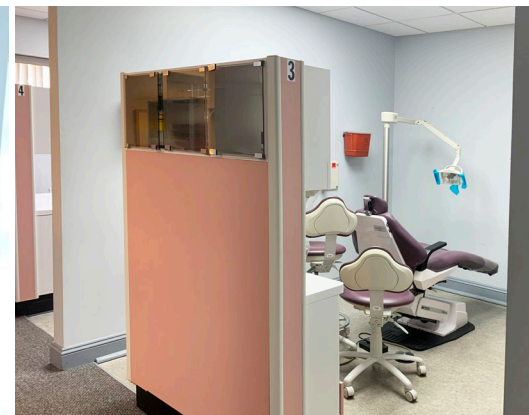
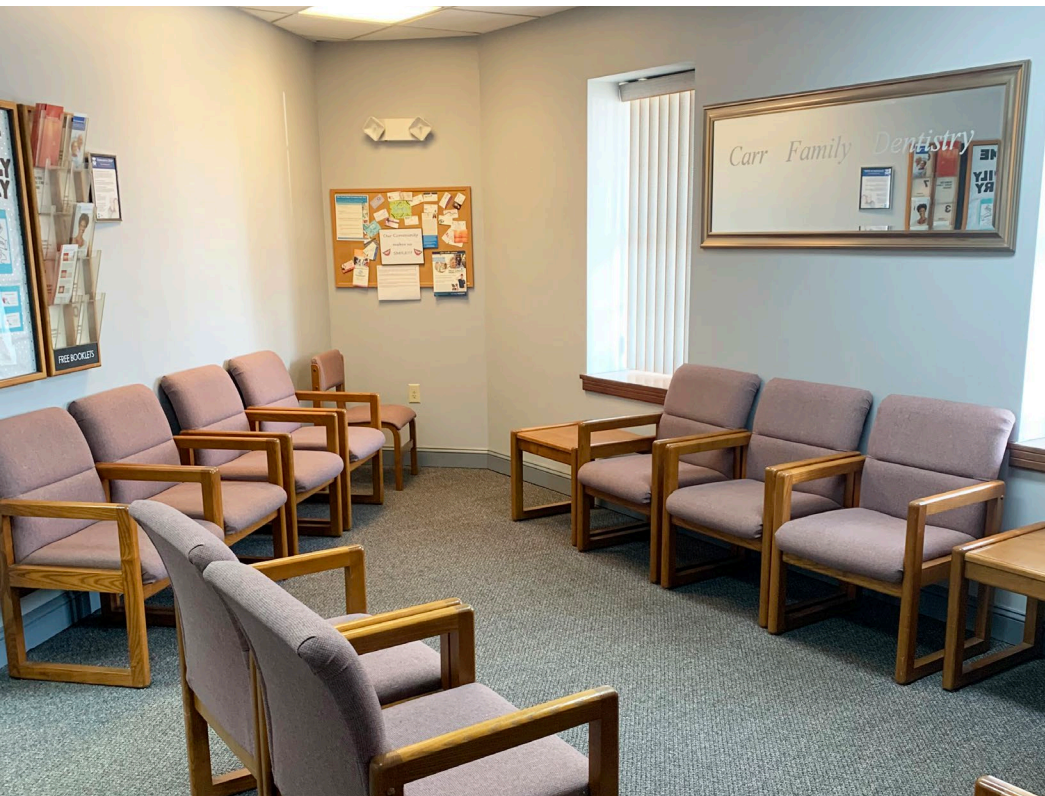
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PHOTOS

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 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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LOCAL BIRDSEYE

15 S. PARKE STREET | ABERDEEN, MARYLAND 21001

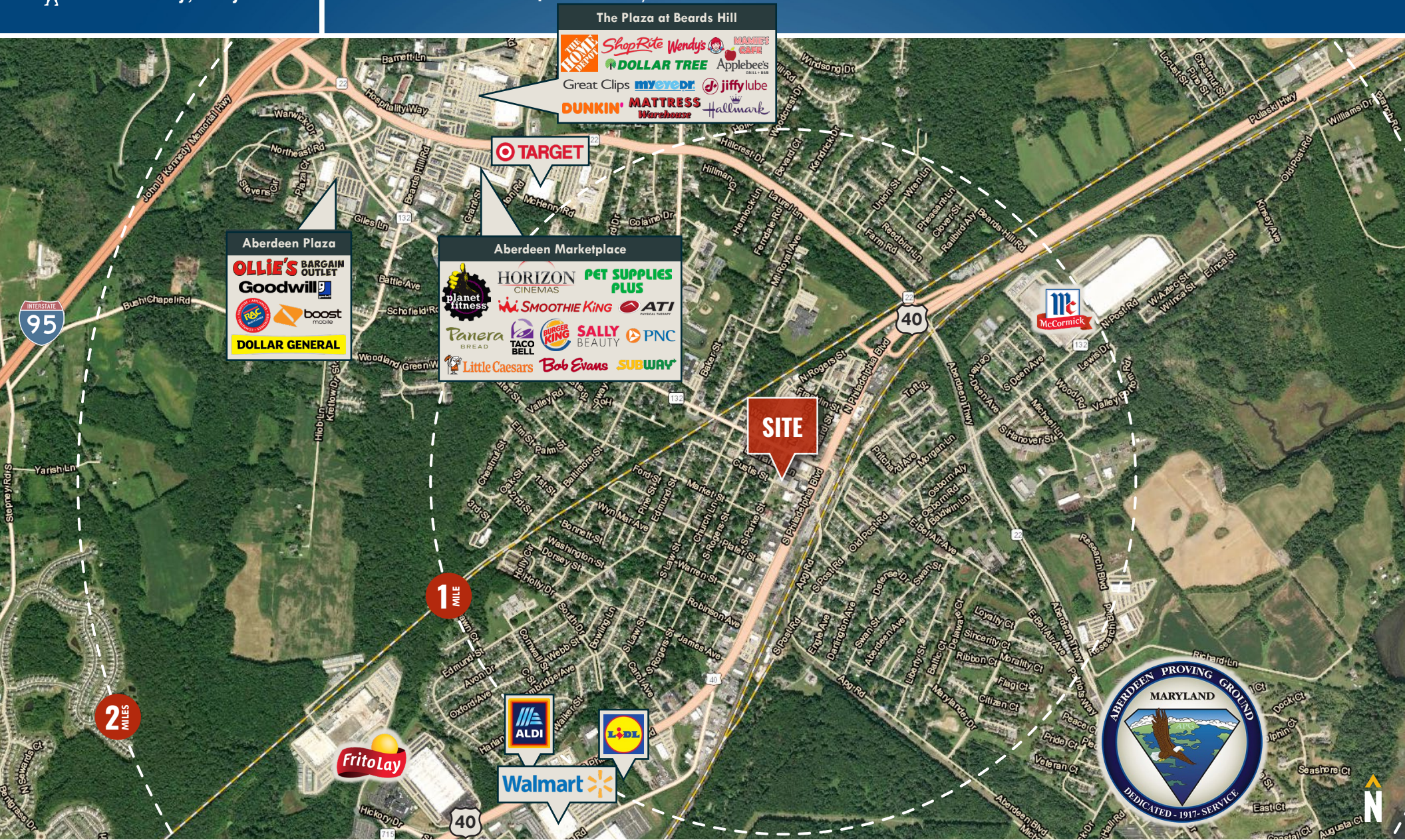


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TRADE AREA

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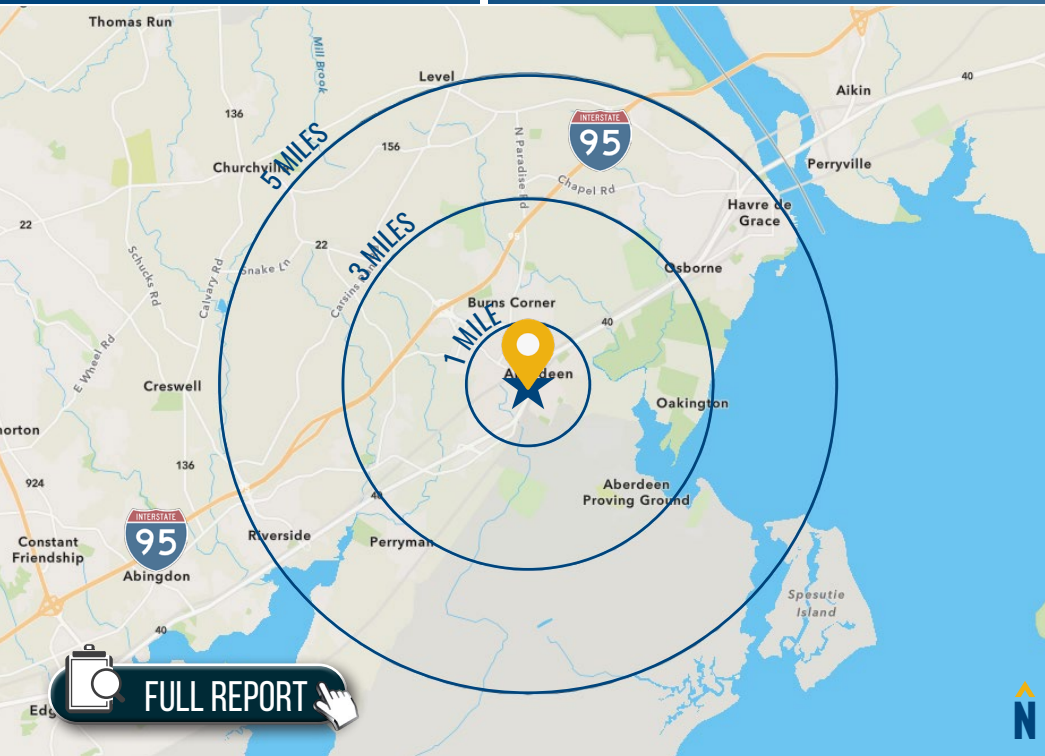


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LOCATION / DEMOGRAPHICS (2023)

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RESIDENTIAL POPULATION 10,016 1 MILE 25,628 3 MILES 51,716 5 MILES	NUMBER OF HOUSEHOLDS 4,033 1 MILE 10,238 3 MILES 20,914 5 MILES	AVERAGE HH SIZE 2.46 1 MILE 2.49 3 MILES 2.45 5 MILES	MEDIAN AGE 37.2 1 MILE 39.9 3 MILES 40.6 5 MILES
AVERAGE HH INCOME \$79,996 1 MILE \$106,951 3 MILES \$112,953 5 MILES	EDUCATION (COLLEGE+) 52.9% 1 MILE 60.2% 3 MILES 64.5% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.7% 1 MILE 96.0% 3 MILES 96.6% 5 MILES	DAYTIME POPULATION 9,165 1 MILE 25,817 3 MILES 52,182 5 MILES

27%
PARKS AND REC
2 MILES

LEARN MORE

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.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

21%
METRO FUSION
2 MILES

LEARN MORE

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.

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

11%
PLEASANTVILLE
2 MILES

LEARN MORE

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

8%
FRONT PORCHES
2 MILES

LEARN MORE

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.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME



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