





2023 DEMOGRAPHICS

	 TOTAL POPULATION	 DAYTIME POPULATION	 AVERAGE HH INCOME	 BACHELOR'S/GRAD/PROF DEGREE
1 MILE	16,688	13,216	\$98,931	45.3%
3 MILE	128,698	98,772	\$105,349	48.0%
5 MILE	308,876	272,724	\$106,309	47.7%

PROPERTY HIGHLIGHTS

- High visibility location at the intersection of Harford Road and 2nd Ave in Parkville, MD
- 1/4 mile from I-695 on-ramp
- Available 9,216 sf of retail + 1,000 sf basement storage
- Lot size 0.86 acres ±
- Zoning: BM AS (Business major automotive service)
- Traffic count 35,540 AADT (Harford Rd)
- 44 existing parking spaces
- Rental rate: \$175,000/yr., NNN
- Real estate taxes \$2.54 psf (2021-2022)