

9400 Harford Road

Parkville, Maryland 21234

Gardner Commercial Realty is pleased to present 9400 Harford Road, an opportunity to lease RETAIL space in Parkville, Maryland.

For additional information or to schedule a tour, please call 443.827.1321.



Available Suite
9400-A 2,500 +/- SF

For more information:



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FOR LEASE

9400 Harford Road
Parkville, Maryland 21234

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Street View
Click Here



Location Advantages

- Excellent visibility! Approximately 170' of Harford Road frontage* and pylon signage.
- Approximately 31,000 cars per day** with easy to Joppa Road and the 695 Beltway via Exit 31.

Sources: *Baltimore County My Neighborhood ** Costar Realty Information, Inc.



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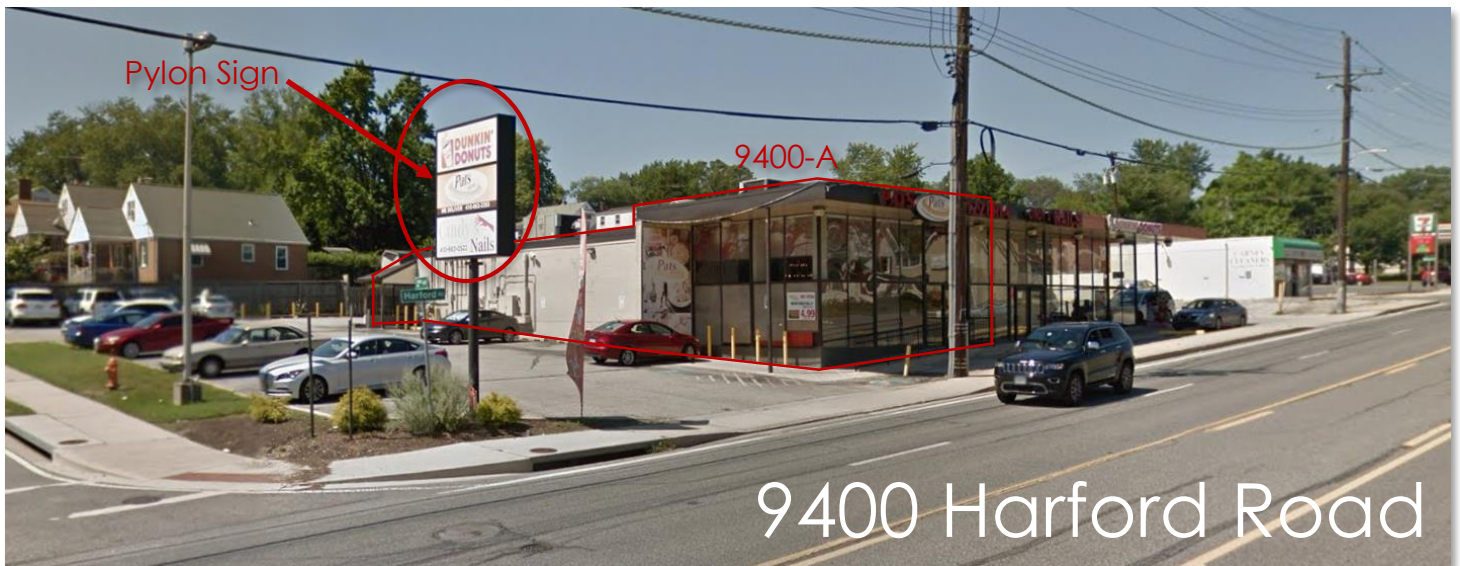
FOR LEASE

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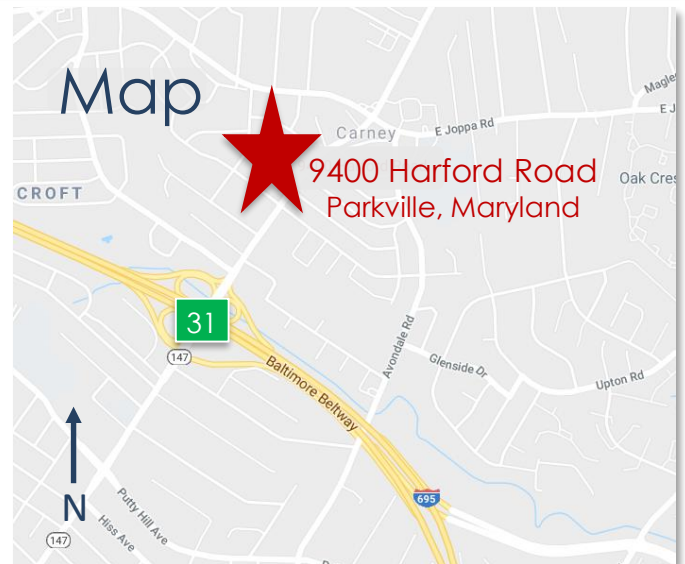
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Property Features

- RETAIL FOR LEASE
- Endcap Suite Available w/ pylon signage
- Multi-tenanted, free-standing 7,128 SF Retail building
- Substantial parking 8/1,000 Ratio
- Zoned BL and DR 5.5



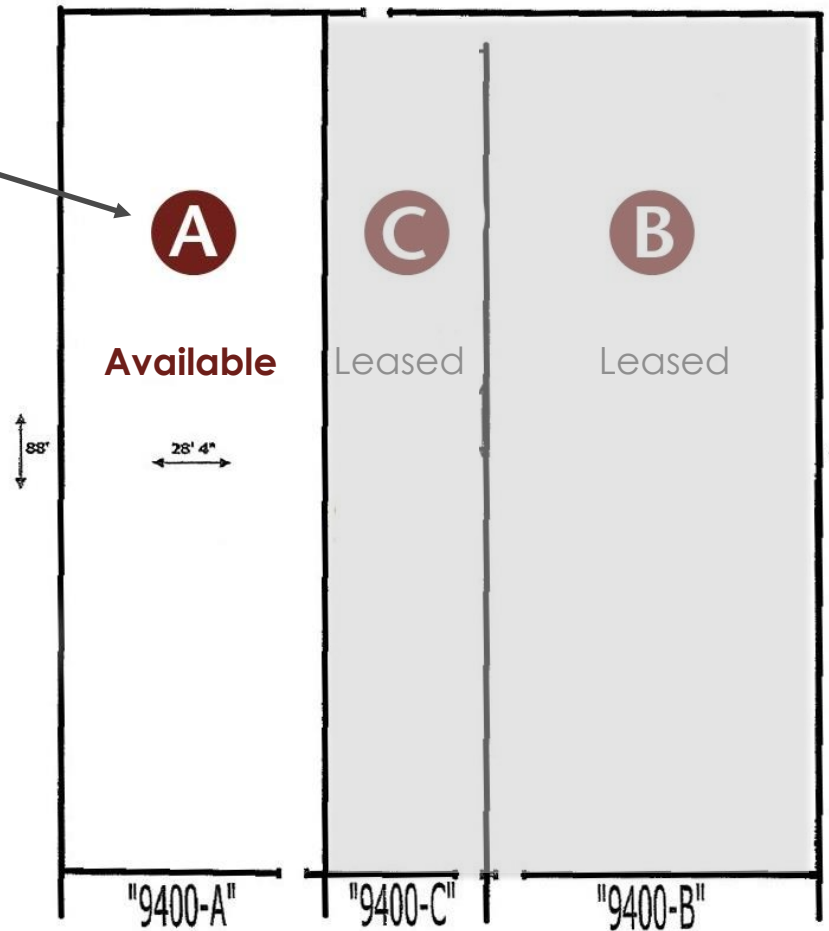
Available Suite **9400-A** **2,500+/- SF**

Building Plan

A Available Suite
9400-A
(2,500± SF)

B Dunkin'
Donuts
(3,128± SF)

C Cindy's
Nails
(1,500± SF)



Note: Building Plan NOT to scale and for conceptual purposes only.

Demographic Summary Report

9400 Harford Rd, Parkville, MD 21234

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **7,128 SF**
 Year Built: **1954**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	15,139	118,875	286,776
2019 Estimate	15,064	119,556	289,342
2010 Census	14,946	123,717	299,501
Growth 2019 - 2024	0.50%	-0.57%	-0.89%
Growth 2010 - 2019	0.79%	-3.36%	-3.39%
2019 Population by Hispanic Origin	665	5,096	12,794
2019 Population	15,064	119,556	289,342
White	10,830 71.89%	75,249 62.94%	156,490 54.08%
Black	2,656 17.63%	32,019 26.78%	107,001 36.98%
Am. Indian & Alaskan	49 0.33%	360 0.30%	946 0.33%
Asian	1,145 7.60%	8,797 7.36%	17,665 6.11%
Hawaiian & Pacific Island	7 0.05%	61 0.05%	164 0.06%
Other	377 2.50%	3,070 2.57%	7,076 2.45%
U.S. Armed Forces	3	188	436
Households			
2024 Projection	6,401	49,428	114,918
2019 Estimate	6,370	49,764	115,938
2010 Census	6,324	51,781	120,050
Growth 2019 - 2024	0.49%	-0.68%	-0.88%
Growth 2010 - 2019	0.73%	-3.90%	-3.43%
Owner Occupied	4,136 64.93%	32,153 64.61%	73,657 63.53%
Renter Occupied	2,234 35.07%	17,611 35.39%	42,281 36.47%
2019 Households by HH Income	6,367	49,763	115,937
Income: <\$25,000	943 14.81%	7,368 14.81%	18,667 16.10%
Income: \$25,000 - \$50,000	1,238 19.44%	9,099 18.28%	22,347 19.28%
Income: \$50,000 - \$75,000	1,323 20.78%	9,709 19.51%	22,620 19.51%
Income: \$75,000 - \$100,000	1,010 15.86%	7,938 15.95%	17,438 15.04%
Income: \$100,000 - \$125,000	771 12.11%	5,847 11.75%	12,080 10.42%
Income: \$125,000 - \$150,000	426 6.69%	3,915 7.87%	8,332 7.19%
Income: \$150,000 - \$200,000	461 7.24%	3,848 7.73%	8,876 7.66%
Income: \$200,000+	195 3.06%	2,039 4.10%	5,577 4.81%
2019 Avg Household Income	\$81,327	\$85,282	\$84,592
2019 Med Household Income	\$68,555	\$71,524	\$68,357

Consumer Spending Report

9400 Harford Rd, Parkville, MD 21234

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2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$159,595	\$1,268,364	\$2,896,379
Total Apparel	\$9,344	\$75,834	\$176,972
Women's Apparel	3,852	31,429	73,085
Men's Apparel	2,023	16,331	37,591
Girl's Apparel	667	5,486	13,021
Boy's Apparel	460	3,707	8,738
Infant Apparel	413	3,323	8,001
Footwear	1,929	15,559	36,535
Total Entertainment & Hobbies	\$13,063	\$103,002	\$233,500
Entertainment	1,899	15,269	34,685
Audio & Visual Equipment/Service	6,485	51,558	119,084
Reading Materials	604	4,761	10,589
Pets, Toys, & Hobbies	4,075	31,414	69,142
Personal Items	12,858	101,825	233,682
Total Food and Alcohol	\$43,273	\$341,715	\$777,620
Food At Home	23,254	182,279	417,050
Food Away From Home	17,264	137,657	311,920
Alcoholic Beverages	2,755	21,778	48,650
Total Household	\$23,020	\$187,362	\$433,407
House Maintenance & Repair	4,449	35,103	80,896
Household Equip & Furnishings	9,245	75,514	173,838
Household Operations	7,028	57,234	132,852
Housing Costs	2,299	19,511	45,820

Consumer Spending Report

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2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$39,047	\$306,931	\$695,642
Vehicle Purchases	16,252	124,767	276,104
Gasoline	13,819	108,727	248,202
Vehicle Expenses	1,237	10,319	25,740
Transportation	2,883	24,568	58,318
Automotive Repair & Maintenance	4,857	38,550	87,277
Total Health Care	\$9,069	\$68,885	\$152,684
Medical Services	4,690	35,993	79,743
Prescription Drugs	3,503	26,040	57,442
Medical Supplies	876	6,852	15,500
Total Education/Day Care	\$9,921	\$82,810	\$192,872
Education	6,496	54,517	127,925
Fees & Admissions	3,425	28,293	64,947

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	645	4,468	7
Retail & Wholesale Trade	86	810	9
Hospitality & Food Service	36	678	19
Real Estate, Renting, Leasing	35	234	7
Finance & Insurance	68	253	4
Information	8	93	12
Scientific & Technology Services	46	177	4
Management of Companies	0	0	0
Health Care & Social Assistance	143	804	6
Educational Services	15	323	22
Public Administration & Sales	2	106	53
Arts, Entertainment, Recreation	1	1	1
Utilities & Waste Management	31	131	4
Construction	62	280	5
Manufacturing	6	60	10
Agriculture, Mining, Fishing	1	4	4
Other Services	105	514	5

Demographic Trend Report

1 Mile Radius

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Description	2010		2019		2024	
Population	14,946		15,064		15,139	
Age 0 - 4	837	5.60%	882	5.86%	927	6.12%
Age 5 - 9	760	5.08%	877	5.82%	900	5.94%
Age 10 - 14	796	5.33%	840	5.58%	869	5.74%
Age 15 - 19	900	6.02%	856	5.68%	855	5.65%
Age 20 - 24	988	6.61%	831	5.52%	841	5.56%
Age 25 - 29	1,256	8.40%	1,028	6.82%	896	5.92%
Age 30 - 34	943	6.31%	1,096	7.28%	996	6.58%
Age 35 - 39	910	6.09%	1,030	6.84%	1,038	6.86%
Age 40 - 44	934	6.25%	898	5.96%	990	6.54%
Age 45 - 49	1,079	7.22%	942	6.25%	939	6.20%
Age 50 - 54	1,174	7.85%	1,011	6.71%	940	6.21%
Age 55 - 59	1,100	7.36%	1,098	7.29%	986	6.51%
Age 60 - 64	812	5.43%	1,018	6.76%	994	6.57%
Age 65 - 69	570	3.81%	820	5.44%	902	5.96%
Age 70 - 74	505	3.38%	604	4.01%	729	4.82%
Age 75 - 79	458	3.06%	428	2.84%	528	3.49%
Age 80 - 84	468	3.13%	338	2.24%	356	2.35%
Age 85+	455	3.04%	465	3.09%	453	2.99%
Age 15+	12,552	83.98%	12,463	82.73%	12,443	82.19%
Age 20+	11,652	77.96%	11,607	77.05%	11,588	76.54%
Age 65+	2,456	16.43%	2,655	17.62%	2,968	19.60%
Median Age	40		41		41	
Average Age	40.40		40.70		41.10	
Population By Race	14,946		15,064		15,139	
White	11,603	77.63%	10,830	71.89%	10,467	69.14%
Black	2,109	14.11%	2,656	17.63%	2,950	19.49%
Am. Indian & Alaskan	47	0.31%	49	0.33%	54	0.36%
Asian	892	5.97%	1,145	7.60%	1,245	8.22%
Hawaiian & Pacific Islander	6	0.04%	7	0.05%	7	0.05%
Other	286	1.91%	377	2.50%	414	2.73%

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Demographic Trend Report

1 Mile Radius

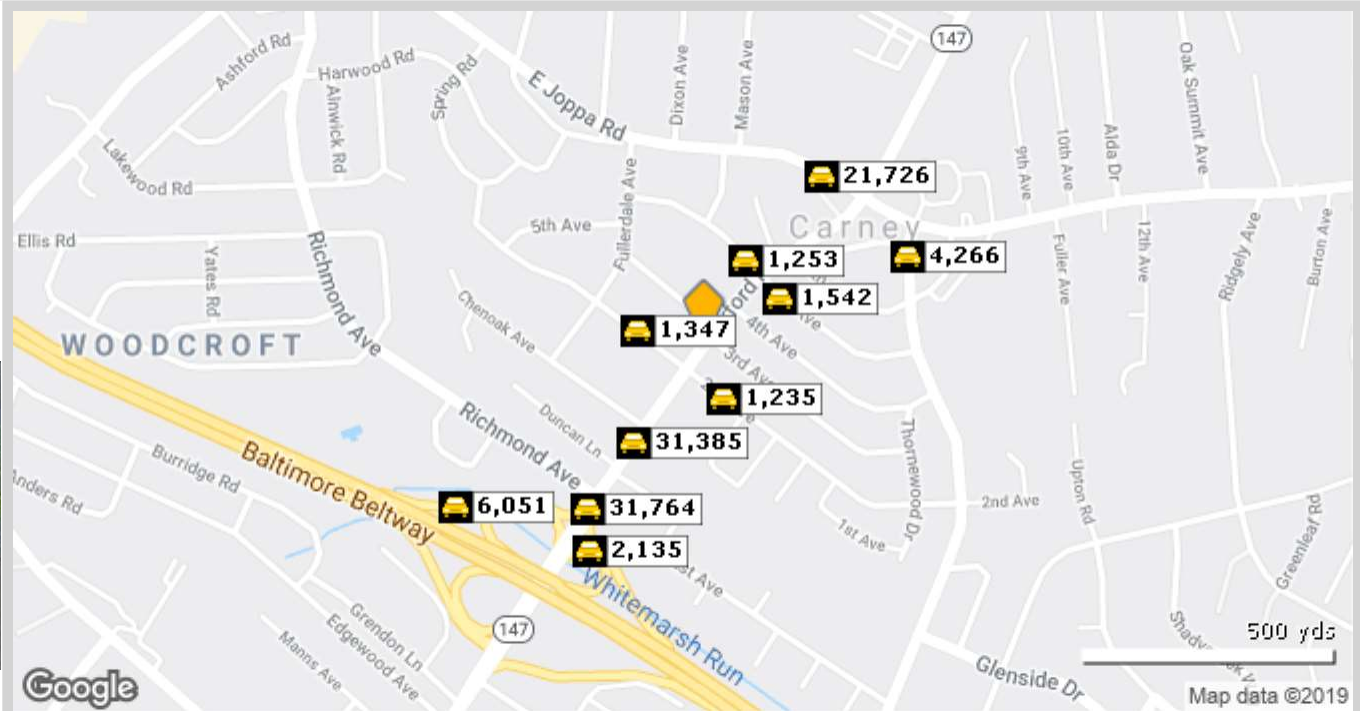
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Description	2010	2019	2024
Population by Race (Hispanic)	508	665	748
White	415 81.69%	541 81.35%	600 80.21%
Black	53 10.43%	64 9.62%	74 9.89%
Am. Indian & Alaskan	10 1.97%	10 1.50%	12 1.60%
Asian	3 0.59%	4 0.60%	5 0.67%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	27 5.31%	46 6.92%	57 7.62%
Household by Household Income	6,323	6,367	6,401
<\$25,000	764 12.08%	943 14.81%	999 15.61%
\$25,000 - \$50,000	1,709 27.03%	1,238 19.44%	1,186 18.53%
\$50,000 - \$75,000	1,446 22.87%	1,323 20.78%	1,308 20.43%
\$75,000 - \$100,000	889 14.06%	1,010 15.86%	1,014 15.84%
\$100,000 - \$125,000	713 11.28%	771 12.11%	774 12.09%
\$125,000 - \$150,000	411 6.50%	426 6.69%	436 6.81%
\$150,000 - \$200,000	243 3.84%	461 7.24%	480 7.50%
\$200,000+	148 2.34%	195 3.06%	204 3.19%
Average Household Income	\$73,655	\$81,327	\$81,915
Median Household Income	\$60,972	\$68,555	\$69,054

Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	2nd Ave	Miller Ave	0.03 SE	2018	1,235	MPSI	.06
2	2nd Ave	Fullerdale Ave	0.06 NW	2018	1,347	MPSI	.08
3	5th Ave	Harford Rd	0.03 NW	2018	1,542	MPSI	.11
4	5th Ave	Harford Rd	0.02 SE	2018	1,253	MPSI	.11
5	Harford Rd	Chenoak Ave	0.02 NE	2018	31,385	MPSI	.13
6	Harford Rd	Richmond Ave	0.02 NE	2018	31,764	MPSI	.22
7	E Joppa Rd	Harford Rd	0.05 SE	2018	21,726	MPSI	.24
8	Avondale Rd	6th Ave	0.05 S	2018	4,266	MPSI	.26
9	Harford Rd	I- 695	0.06 SW	2018	2,135	MPSI	.26
10	I- 695	Harford Rd	0.13 SE	2018	6,051	MPSI	.33

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