

FOR LEASE

Harford County, Maryland

1510 ROCK SPRING ROAD

FOREST HILL, MARYLAND 21050

AVAILABLE

1,200 sf

BUILDING SIZE

6,300 sf

ZONING

B-2 (Community Business District)

TRAFFIC COUNT

20,360 AADT (Rock Spring Rd)

PARKING

30+ surface spaces

RENTAL RATE

\$25.00 psf, NNN

HIGHLIGHTS

- ▶ 1,200 sf 2nd generation restaurant space
- ▶ Building signage available
- ▶ Join ATI Physical Therapy, Rita's Italian Ice and LIAM Nail Salon
- ▶ Highly visible neighborhood shopping center with direct road frontage on Rock Spring Road (Rt. 24) in Forest Hill



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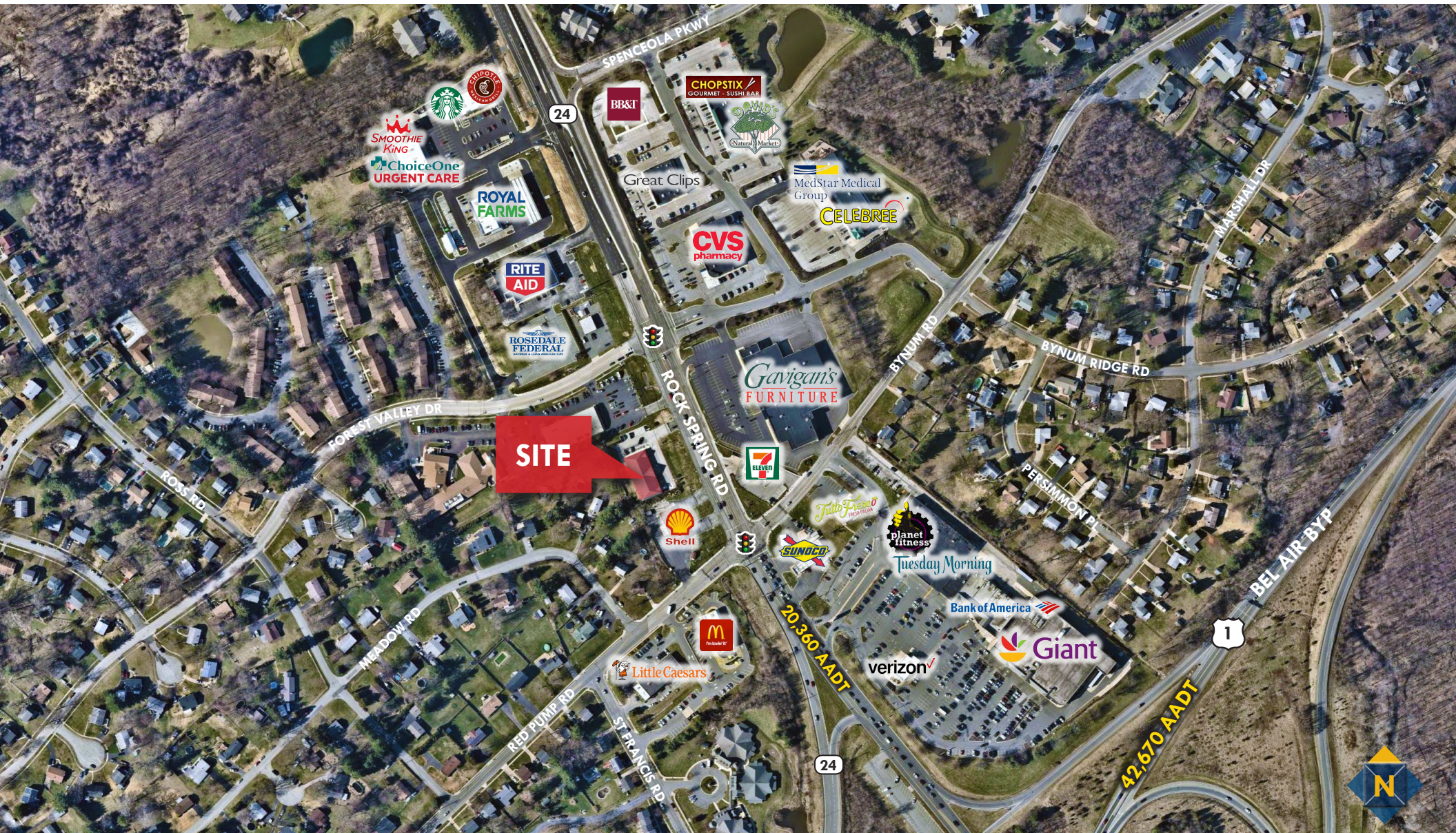
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FOR LEASE

Harford County, Maryland

LOCAL TRADE AREA

1510 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050



FOR LEASE

Harford County, Maryland

REGIONAL TRADE AREA

1510 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050

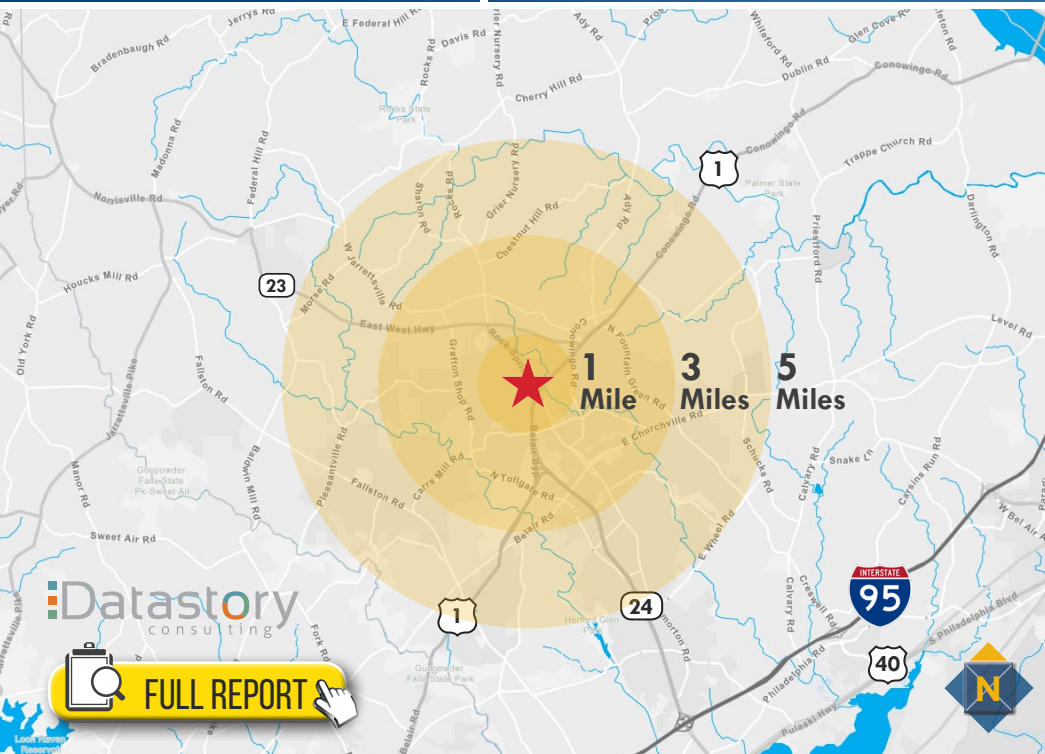


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LOCATION / DEMOGRAPHICS

1510 ROCK SPRING ROAD | FOREST HILL, MARYLAND 21050



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
12,278 1 MILE	4,502 1 MILE	2.61 1 MILE	40.4 1 MILE
47,673 3 MILES	17,722 3 MILES	2.64 3 MILES	41.0 3 MILES
88,549 5 MILES	30,837 5 MILES	2.72 5 MILES	42.7 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$102,007 1 MILE	69.5% 1 MILE	97.2% 1 MILE	8,376 1 MILE
\$112,211 3 MILES	71.4% 3 MILES	97.4% 3 MILES	49,594 3 MILES
\$117,712 5 MILES	71.1% 5 MILES	97.2% 5 MILES	85,448 5 MILES

16%
SAVVY
SUBURBANITES
2 MILES

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Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

2.00
AVERAGE HH SIZE

30.0
MEDIAN AGE

\$,000
MEDIAN HH INCOME

15%
PROFESSIONAL
PRIDE
2 MILES

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The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

2.00
AVERAGE HH SIZE

30.0
MEDIAN AGE

\$,000
MEDIAN HH INCOME

14%
OLD AND
NEWCOMERS
2 MILES

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These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

2.00
AVERAGE HH SIZE

30.0
MEDIAN AGE

\$,000
MEDIAN HH INCOME

13%
SOCCER
MOMS
2 MILES

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These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

2.00
AVERAGE HH SIZE

30.0
MEDIAN AGE

\$,000
MEDIAN HH INCOME