

FOR LEASE

Baltimore County, MD

ANCHOR SPACE AVAILABLE

KINGS COURT SHOPPING CENTER | 9504-9544 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



CAN BE
COMBINED
UP TO
36,760 SF

24,760 SF
AVAILABLE



 **MACKENZIE**
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KINGS COURT SHOPPING CENTER

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AVAILABLE

- ▶ 1,260 sf
- ▶ 1,950 sf
- ▶ 1,991 sf
- ▶ 2,634 sf
- ▶ 3,370 sf
- ▶ 12,000 sf (divisible)
- ▶ 24,760-36,760 sf Anchor Space

TRAFFIC COUNT

21,251 AADT (Philadelphia Rd)

PARKING RATIO

6.5 : 1,000 sf

RENTAL RATE

\$15.00 - \$20.000 psf, NNN

HIGHLIGHTS

- ▶ Well-established 6.9-Acre community shopping center
- ▶ Fully signalized intersection
- ▶ Tremendous visibility on Philadelphia Road/Route 7
- ▶ Nearby retailers include Big Lots!, The Home Depot, CVS, JCPenney, Lowe's, Sears, Macy's, Giant Food, & more!



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BIRDSEYE

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SITE PLAN

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- A Pizza Hut
- B Dunkin' Donuts
- C AVAILABLE: 2,634 sf
- D Olde Philadelphia Inn
- E Dry Cleaners
- F AVAILABLE: 1,260 sf
- G AVAILABLE: 1,950 sf
- H AVAILABLE: 3,370 sf
- I King's Nails and Tan
- J AVAILABLE: 1,991 sf
- K Kings Court Liquors
- L AVAILABLE: 12,000 sf (divisible)
- M AVAILABLE: 24,760 sf

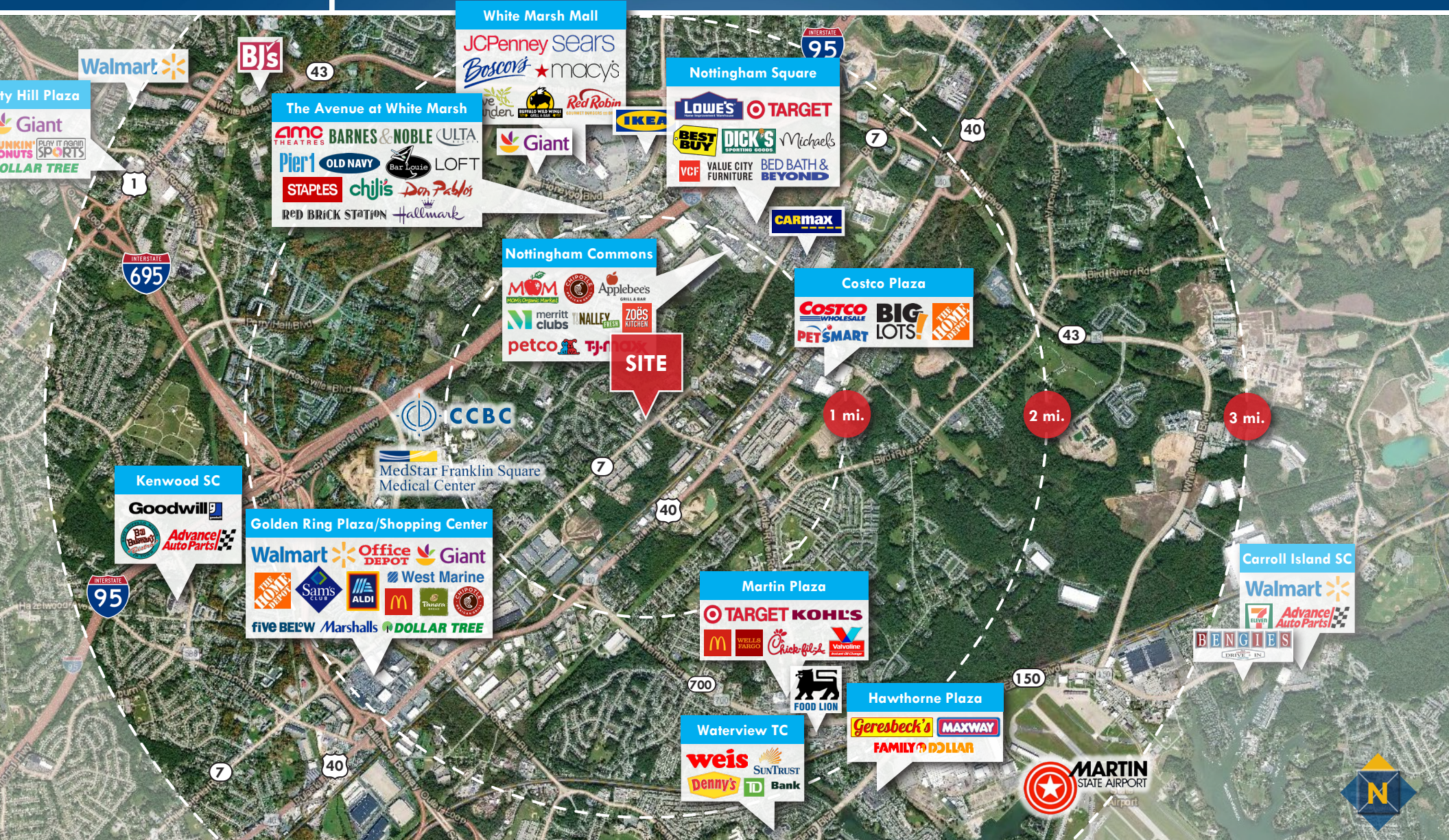


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TRADE AREA

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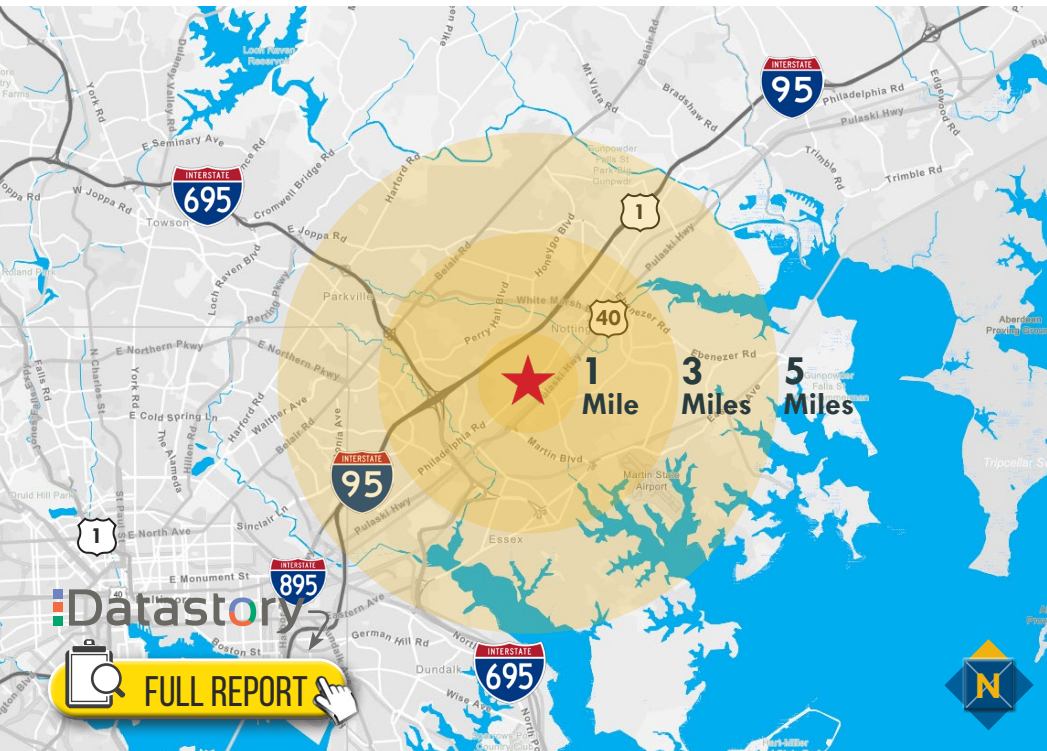


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
11,812 1 MILE	4,823 1 MILE	2.41 1 MILE	35.5 1 MILE
79,079 3 MILES	30,683 3 MILES	2.56 3 MILES	37.9 3 MILES
241,752 5 MILES	95,037 5 MILES	2.53 5 MILES	39.3 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$77,144 1 MILE	59.5% 1 MILE	96.6% 1 MILE	13,561 1 MILE
\$77,209 3 MILES	55.7% 3 MILES	94.9% 3 MILES	82,485 3 MILES
\$76,281 5 MILES	55.7% 5 MILES	94.8% 5 MILES	193,393 5 MILES

33%
BRIGHT YOUNG PROFESSIONALS
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.



2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

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23%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.



2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

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11%
FRONT PORCHES
2 MILES

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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6%
PARKS AND REC
2 MILES

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

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