

# BEARDS HILL PROFESSIONAL CENTER

## 998 HOSPITALITY WAY | ABERDEEN, MD | 21001

**OFFICE SPACE FOR LEASE**  
**AVAILABLE: MARCH 1, 2021**



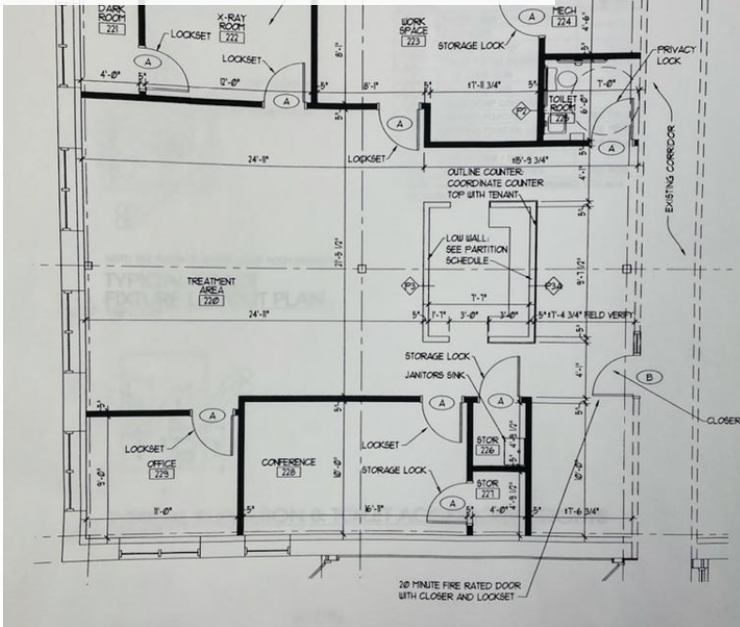
### SUITE 202 OVERVIEW

1,600 SQ FOOT TURN KEY SUITE LOCATED ON THE 2ND LEVEL OF BEARDS HILL PROFESSIONAL CENTER IN ABERDEEN, MD. IDEAL SPACE FOR MEDICAL OR PROFESSIONAL USE. CONVENIENTLY LOCATED OFF MD RT 22 AND INTERSTATE-95. LOCATED LESS THAN A MILE AWAY FROM THE NEW UNIVERSITY OF MD UPPER CHESAPEAKE HEALTH HOSPITAL. BACKLIT SIGNAGE ON MD RT 22 PROVIDES VISIBILITY FOR YOUR BUSINESS.

### MARKET INFORMATION

DEMOGRAPHICS	3 MILES	5 MILES
POPULATION	25,212	51,453
HOUSEHOLDS	9,727	19,572
AVERAGE HH INCOME	\$85,016	\$90,819
AVERAGE AGE	40	39

### FLOOR PLAN - SUITE 202



### RECEPTIONIST AREA



**THE LOZINAK GROUP**  
 REAL ESTATE

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