



**OFFICE/MEDICAL SUITE**  
**@ SEVEN SQUARE CORPORATE PARK**  
**9106 PHILADELPHIA ROAD**  
**ROSEDALE, MARYLAND 21237**



# SALE/LEASE

Baltimore County, MD

# OFFICE/MEDICAL SUITE

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## AVAILABLE

1,200 sf (Suite 106)

## HIGHLIGHTS

- ▶ 1,200 sf office/medical suite for sale OR lease
- ▶ Finished space with exam rooms, sinks and kitchen
- ▶ Located within a 7-acre medical office park at the entrance to Franklin Square Hospital in Rosedale, Maryland
- ▶ Ample on-site parking
- ▶ Great visibility and frontage on Philadelphia Road (Route 7)
- ▶ Easy access to Pulaski Hwy (Rt. 40), I-95 and I-695
- ▶ Ideal location to serve multiple markets including Rosedale, Nottingham/White Marsh, Middle River and Essex
- ▶ Close proximity to MedStar Franklin Square Medical Center
- ▶ Nearby retailers include Target, Walmart, Costco, Sam's Club, ALDI, The Home Depot, IHOP, Panera Bread, Chipotle, Arby's, Dunkin', McDonald's and more!





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# AERIAL

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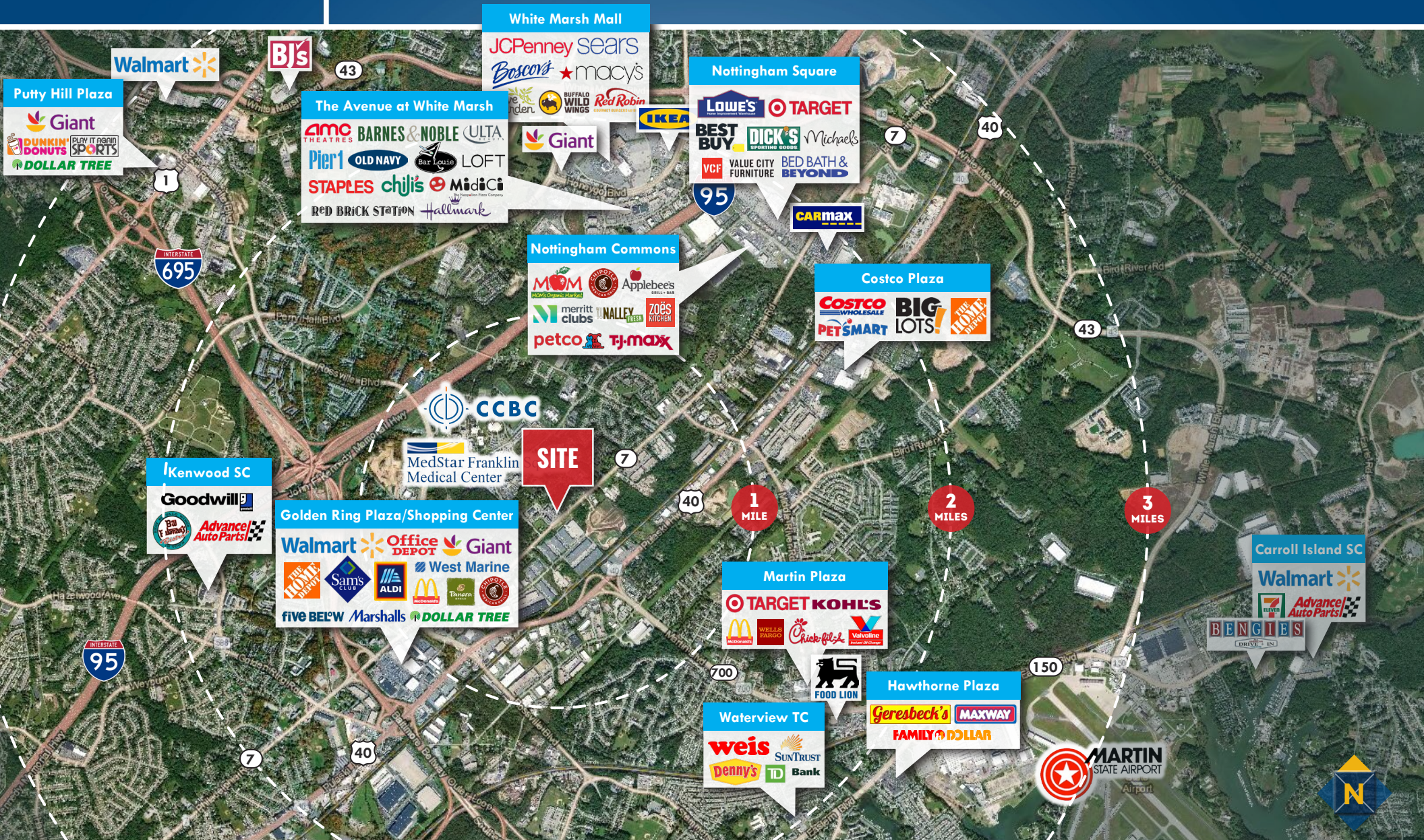


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# TRADE AREA

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# LOCATION / DEMOGRAPHICS (2020)

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## RESIDENTIAL POPULATION

9,012  
1 MILE  
93,748  
3 MILES  
273,290  
5 MILES

## NUMBER OF HOUSEHOLDS

3,427  
1 MILE  
36,534  
3 MILES  
108,224  
5 MILES

## AVERAGE HH SIZE

2.53  
1 MILE  
2.55  
3 MILES  
2.51  
5 MILES

## MEDIAN AGE

35.7  
1 MILE  
38.7  
3 MILES  
39.5  
5 MILES

## AVERAGE HH INCOME

\$81,578  
1 MILE  
\$85,676  
3 MILES  
\$84,759  
5 MILES

## EDUCATION (COLLEGE+)

60.5%  
1 MILE  
54.9%  
3 MILES  
57.2%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.5%  
1 MILE  
89.6%  
3 MILES  
89.2%  
5 MILES

## DAYTIME POPULATION

11,409  
1 MILE  
88,414  
3 MILES  
238,265  
5 MILES

35%  
**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

LEARN MORE

14%  
**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

LEARN MORE

14%  
**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

LEARN MORE

12%  
**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

LEARN MORE