



# ROCK SPRING STATION

1998 ROCK SPRING STATION | FOREST HILL, MARYLAND 21050

FOR  
LEASE

FIRST  
GENERATION  
RETAIL  
SPACE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1st generation retail suites
- Located in the heart of Forest Hill retail area
- 1st floor retail located under 56 recently built apartments
- On-site parking directly in front of suites
- *1st generation fit-out nail/hair salon available!*

AVAILABLE:

SUITE 1: 2,036 SF ±

SUITE 2: 1,497 SF ±

SUITE 3: 2,698 SF ±

BUILDING SIZE:

12,000 SF

ZONING:

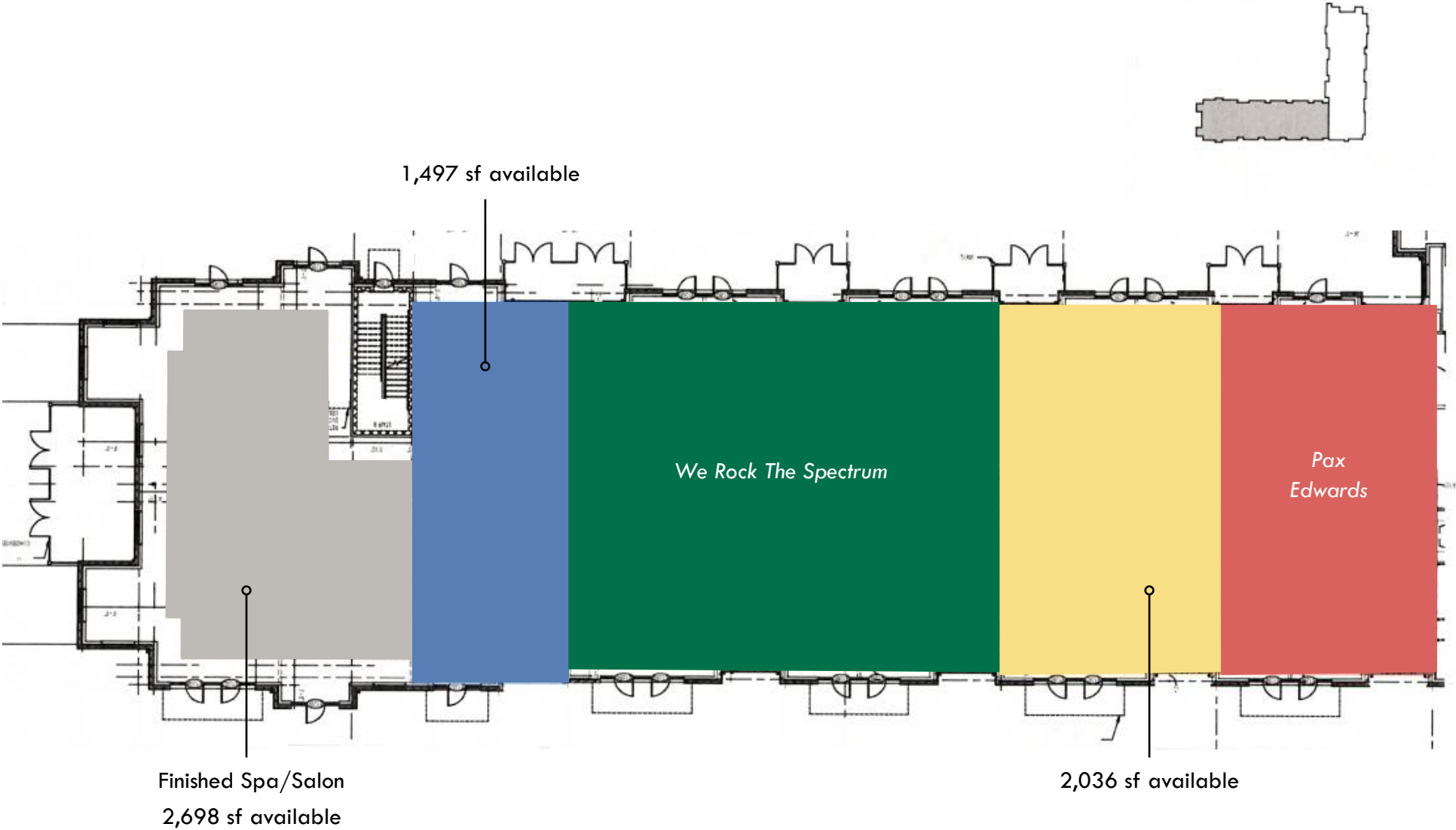
B2

RENTAL RATE:

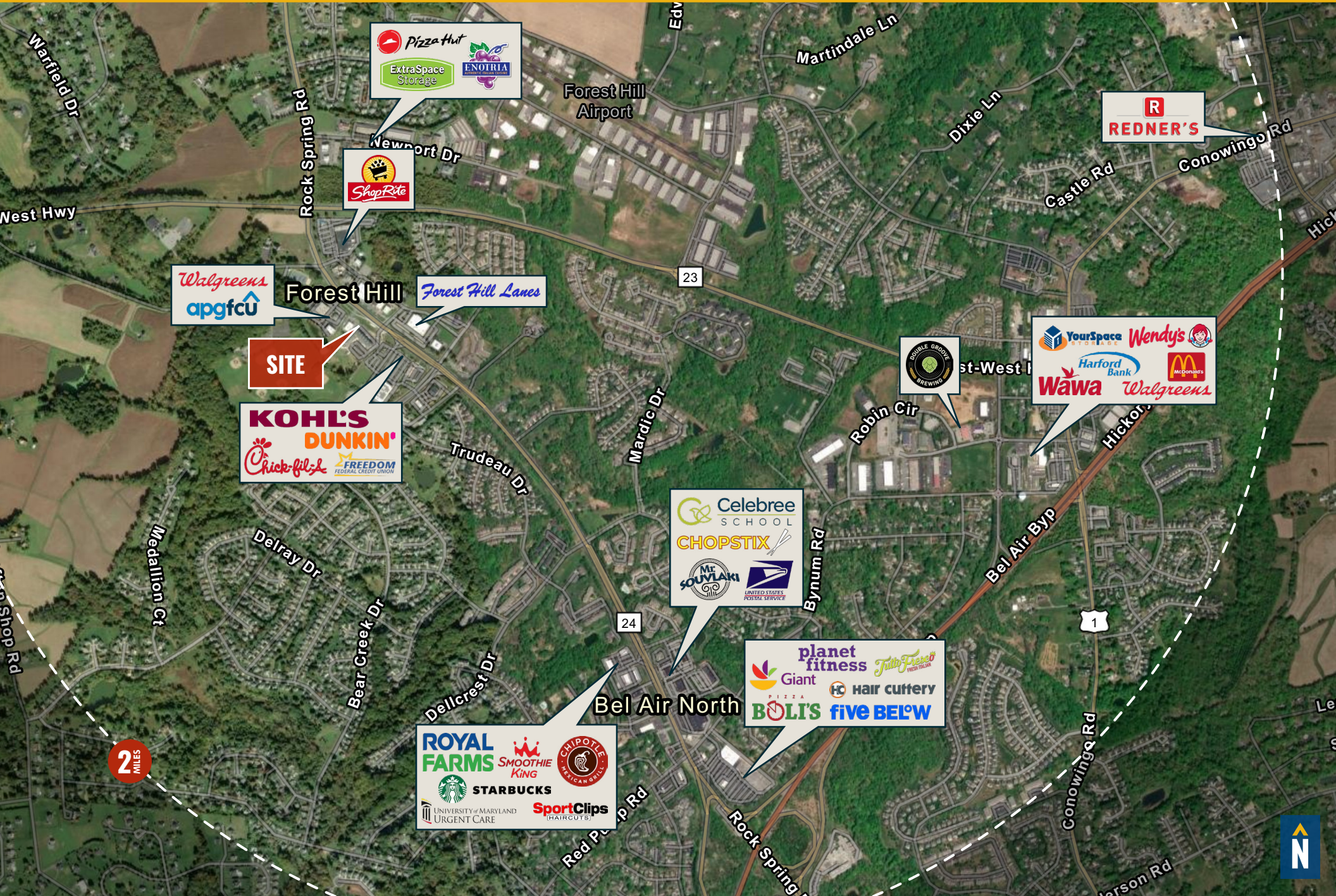
\$20.00/PSF, NNN

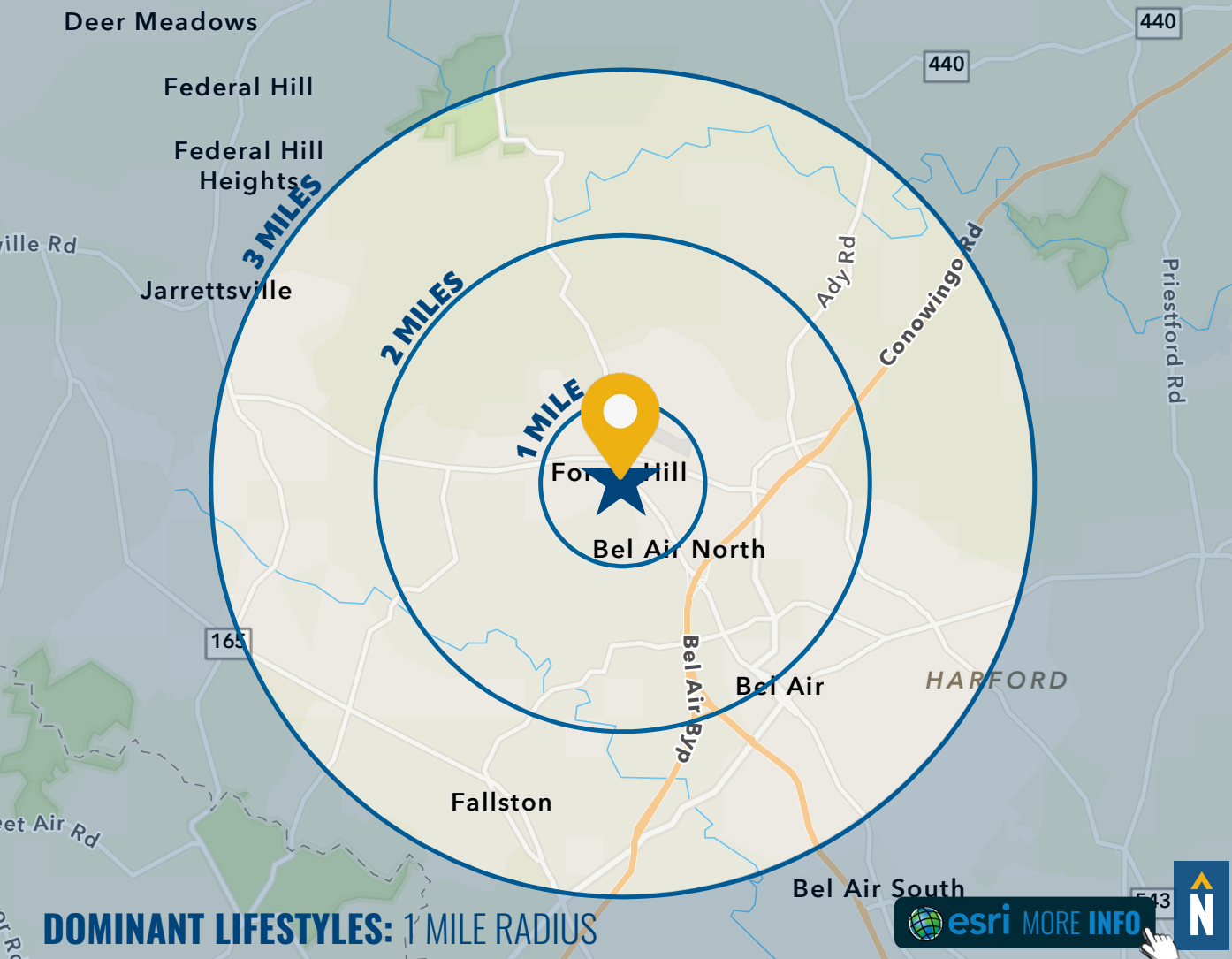


# FLOOR PLAN



# MARKET AERIAL






**DOMINANT LIFESTYLES: 1 MILE RADIUS**



**28.9%**  
PLEASANTVILLE



Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast and secondarily in the West, these slightly older couples move less than any other market.

Median Age: **42.6**  
Median Household Income: **\$92,900**


**19.1%**  
GOLDEN YEARS



Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters.

Median Age: **52.3**  
Median Household Income: **\$71,700**

**18.3%**  
MIDLIFE  
CONSTANTS



Midlife Constants residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth.

Median Age: **47.0**  
Median Household Income: **\$53,200**

# DEMOGRAPHICS

2024

RADIUS: **1 MILE** **2 MILES** **3 MILES**

## RESIDENTIAL POPULATION



## DAYTIME POPULATION



## AVERAGE HOUSEHOLD INCOME



## NUMBER OF HOUSEHOLDS



## MEDIAN AGE



**FULL DEMOS REPORT**

# FOR MORE INFO CONTACT:



## **TOM MOTTLEY**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3217**

**TMOTTLEY@mackenziecommercial.com**



## **BEETLE SMITH**

*SENIOR VICE PRESIDENT*

**443.573.3219**

**BSMITH@mackenziecommercial.com**



## **JOHN MICHAEL**

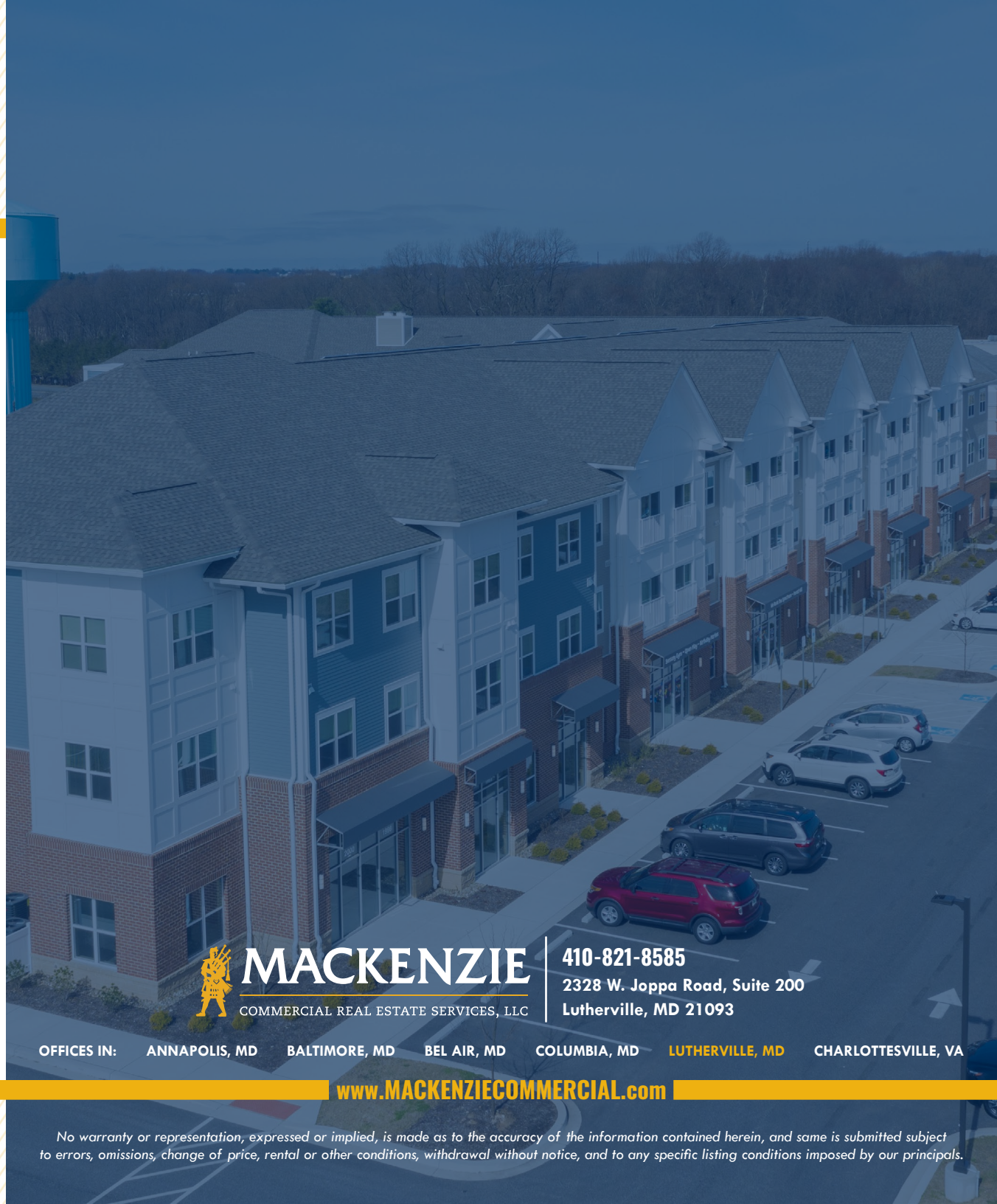
*REAL ESTATE ADVISOR*

**443.619.4690**

**JMICHAEL@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

**www.MACKENZIECOMMERCIAL.com**

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*