



# MEDICAL OFFICE SPACE

2 COLGATE DRIVE | FOREST HILL, MARYLAND 21050

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 7,515 sf ± medical office space
- Located in the heart of Forest Hill retail area
- Ample on-site parking
- Pylon signage available
- Signalized intersection
- Minutes from Upper Chesapeake Medical Campus
- 10 minute drive to Downtown Bel Air's Main Street district
- Easy access to Rt. 1, 22, 23, 924

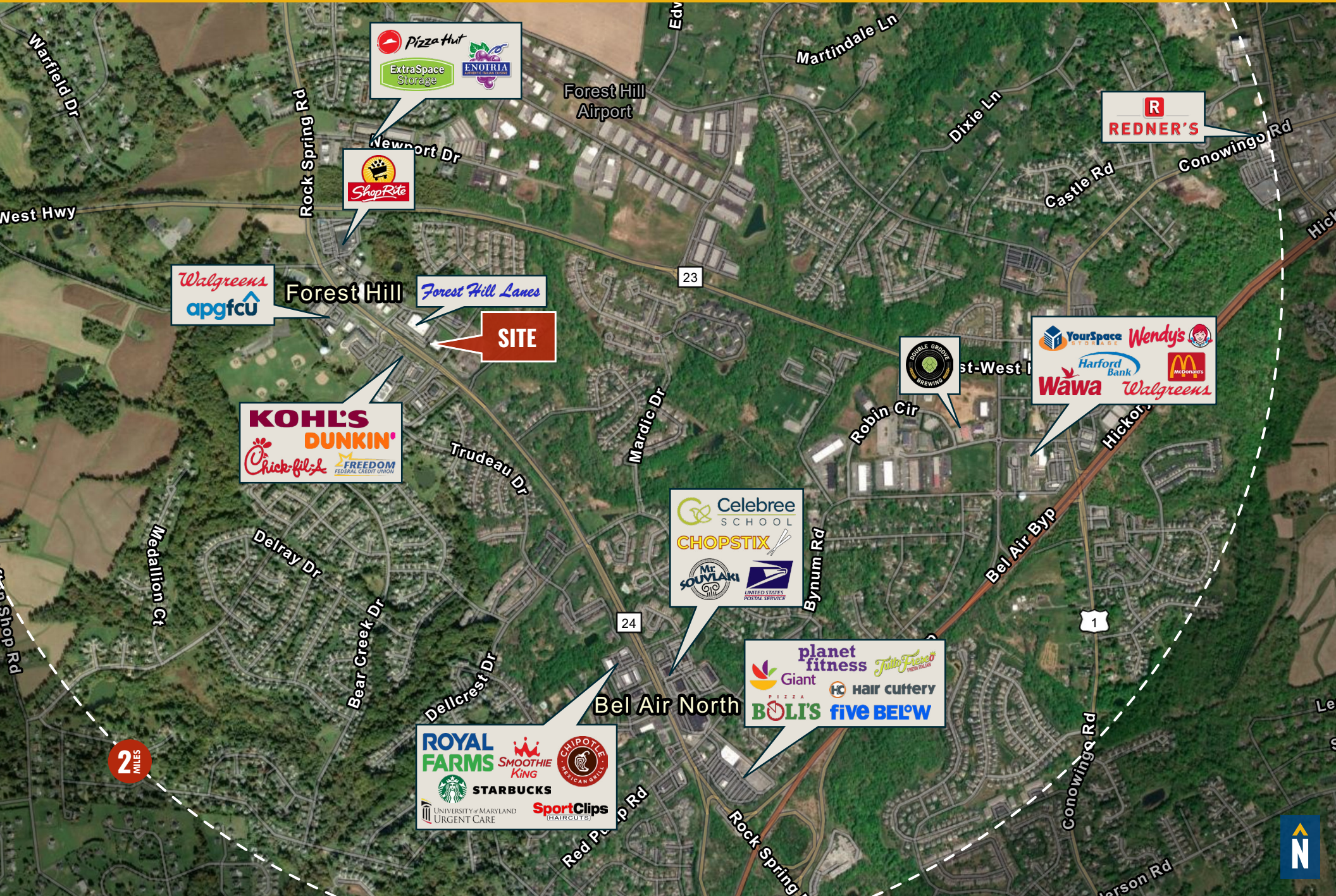
AVAILABLE:	7,515 SF ±
BUILDING SIZE:	18,000 SF ±
ZONING:	B2
RENTAL RATE:	NEGOTIABLE



# INTERIOR PHOTOS



# MARKET AERIAL



# DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



8,213	39,005	81,781
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## DAYTIME POPULATION



8,795	33,782	81,271
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## AVERAGE HOUSEHOLD INCOME



\$130,942	\$150,236	\$151,202
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## NUMBER OF HOUSEHOLDS



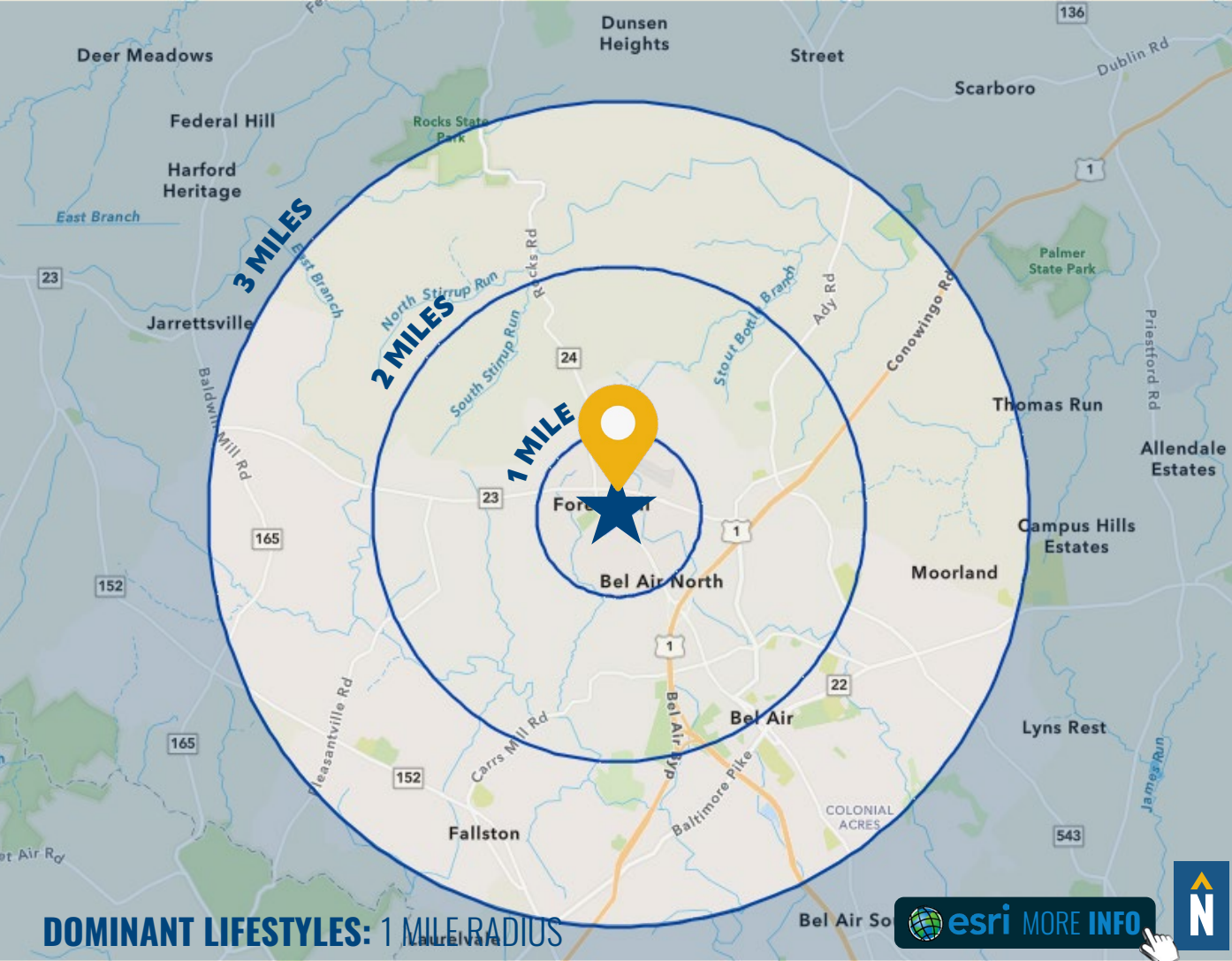
3,251	14,500	30,706
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## MEDIAN AGE



43.4	41.6	42.6
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[FULL DEMOS REPORT](#)



### 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**

# FOR MORE INFO **CONTACT:**



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