



DUNDALK PROFESSIONAL CENTER

40 S. DUNDALK AVENUE | DUNDALK, MARYLAND 21222

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two (2) office suites available:
 - » Suite G2: 657 SF ±
(Ground Floor, Dundalk Ave frontage)
- 6-story building, elevator served
- Easy access to major highways I-695, I-95 and I-895, as well as Downtown Baltimore
- Close proximity to the Port of Baltimore

AVAILABLE:

657 SF ± (SUITE G2)

YEAR BUILT:

1969

PARKING:

45 SURFACE SPACES (3.00/1,000 SF)

ZONING:

RO (RESIDENTIAL OFFICE)

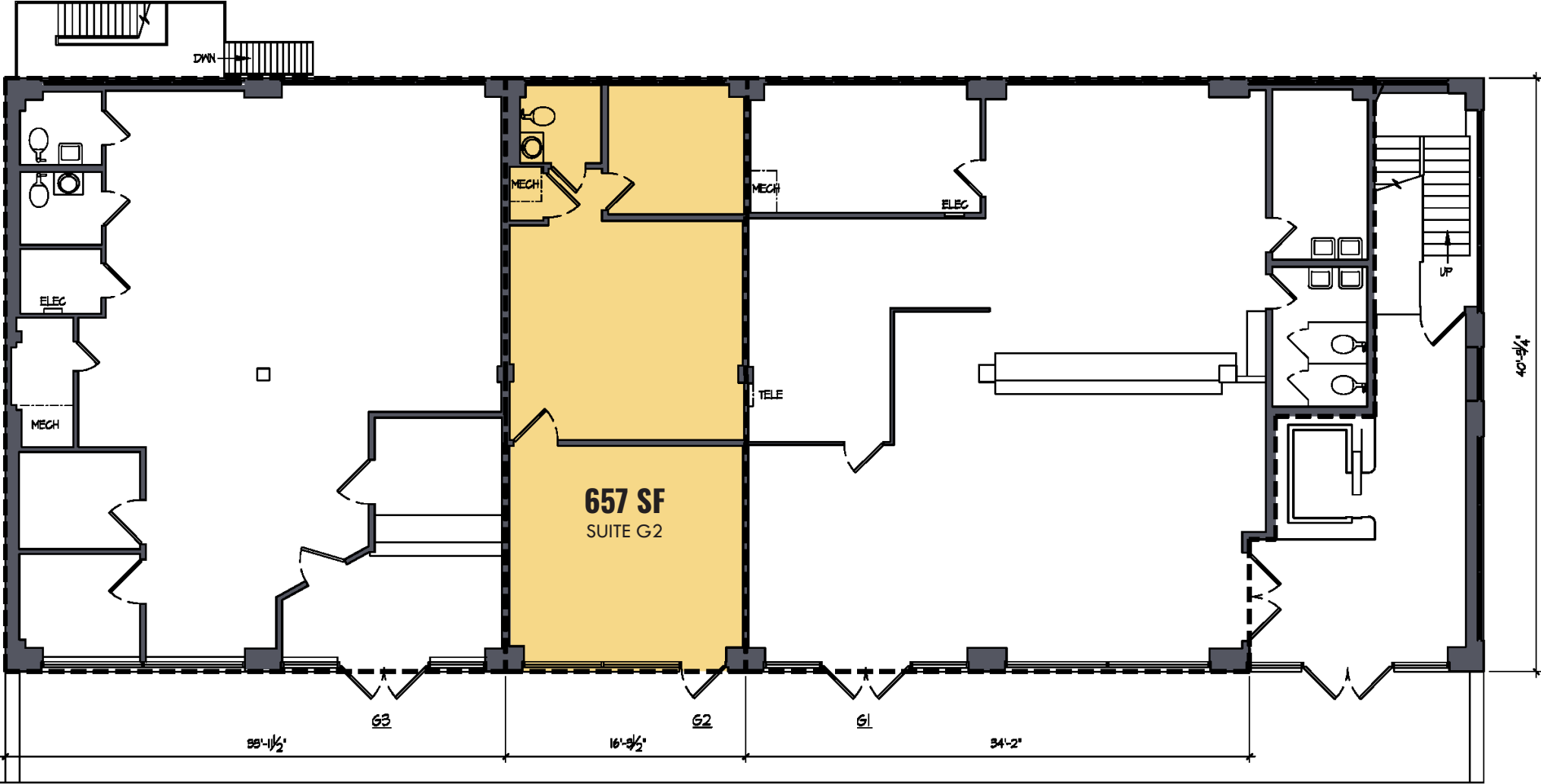
RENTAL RATE:

\$20.00 PSF, NNN (SUITE G2)



GOOGLE STREET VIEW

FLOOR PLAN: **GROUND FLOOR**



LOCAL BIRDSEYE

BALTIMORE



WILLOW SPRING RD

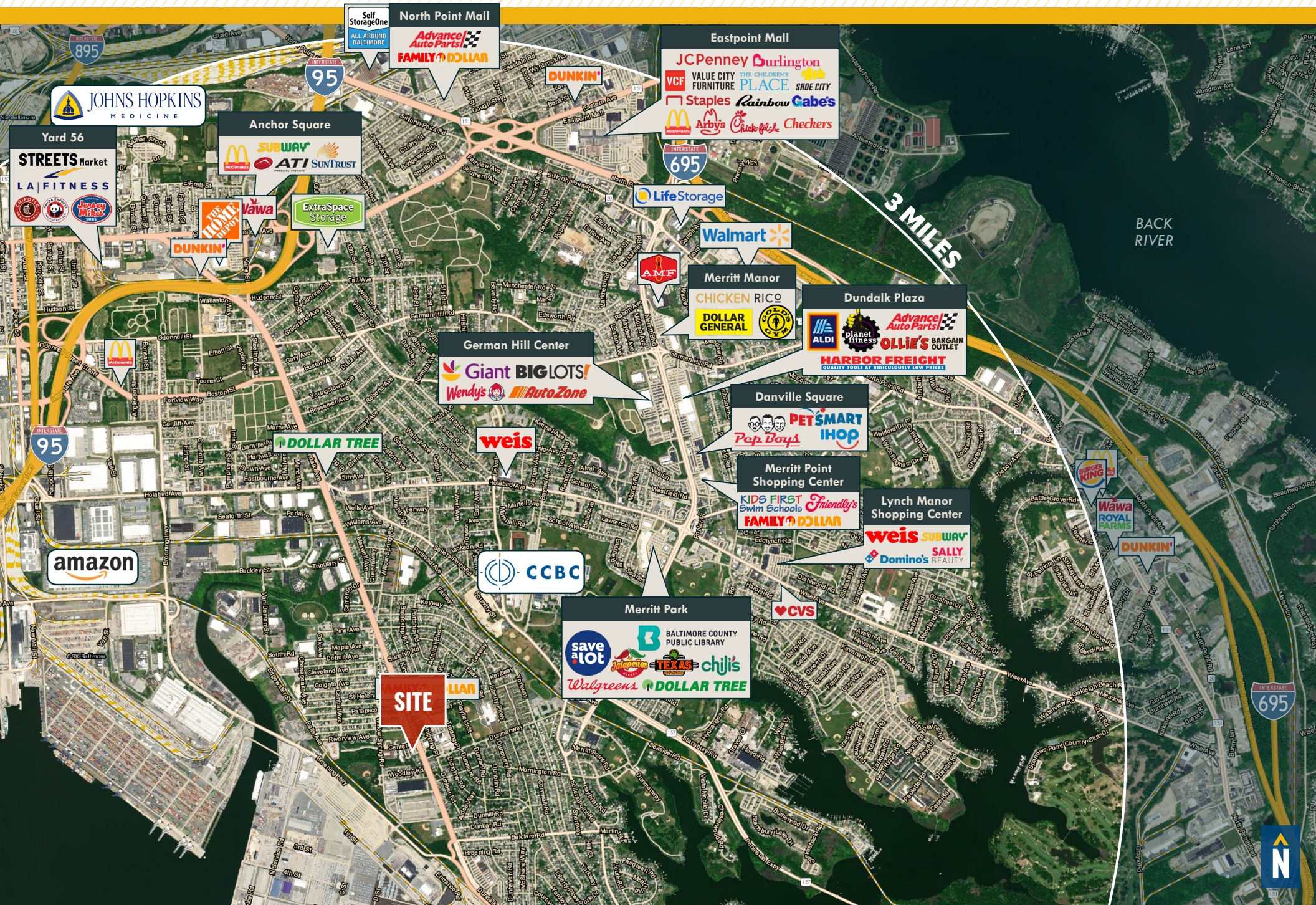
SITE



DUNDALK AVE



DUNDALK TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,048

86,350

233,731

DAYTIME POPULATION



10,889

86,872

270,141

AVERAGE HOUSEHOLD INCOME



\$70,567

\$87,614

\$104,309

NUMBER OF HOUSEHOLDS



6,058

33,003

96,358

MEDIAN AGE

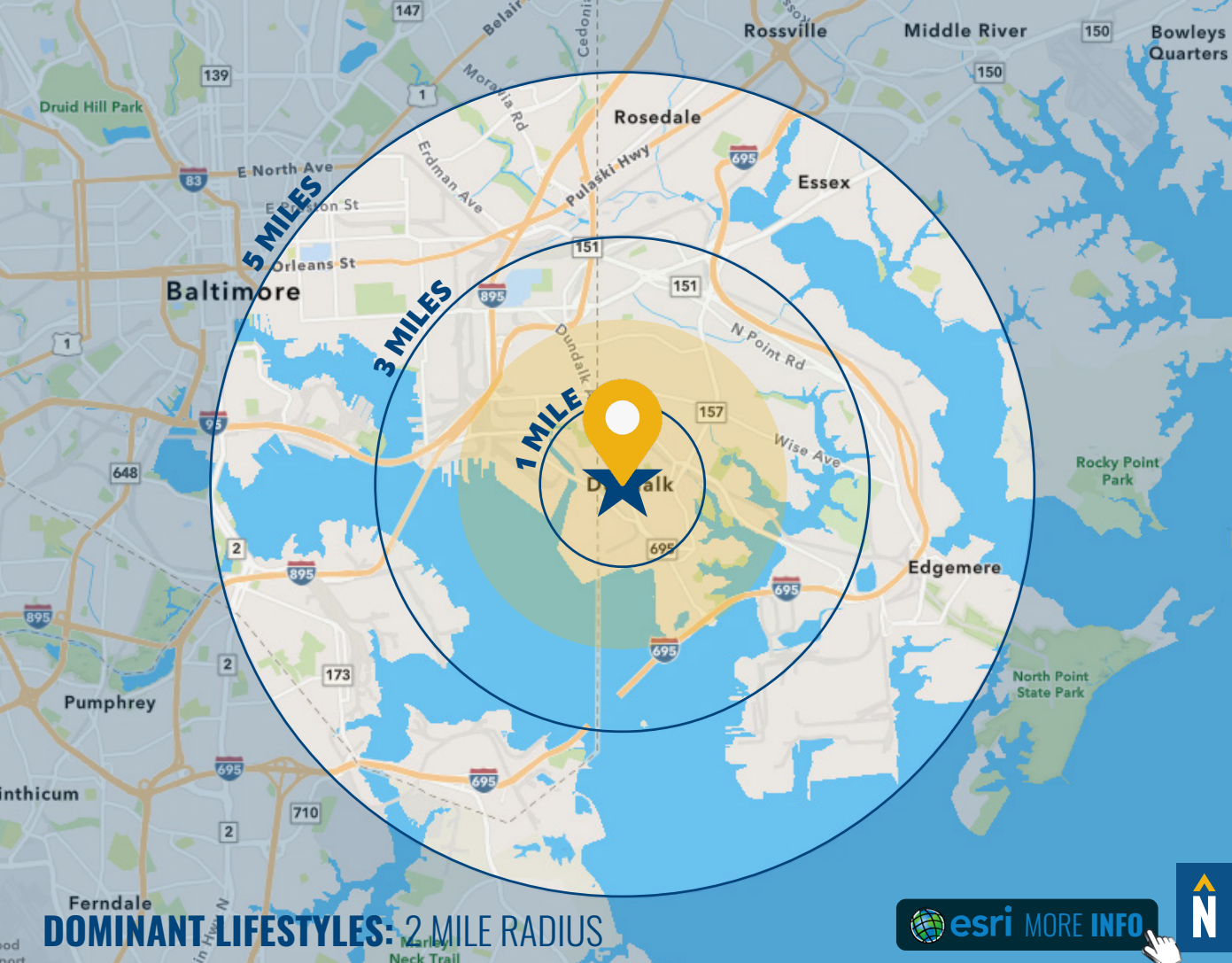


39.4

36.6

35.5

FULL DEMOS REPORT



esri MORE INFO



DOMINANT LIFESTYLES: 2 MILE RADIUS

37%
PARKS
AND REC



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.

Median Age: **40.9**

Median Household Income: **\$60,000**

32%
FRONT
PORCHES



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.

Median Age: **34.9**

Median Household Income: **\$43,700**

5%
SOCIAL
SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**

Median Household Income: **\$17,900**

FOR MORE INFO CONTACT:



NICK MAGGIO

REAL ESTATE ADVISOR

410.494.4880

NMAGGIO@mackenziecommercial.com



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



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



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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.