



FREESTANDING OFFICE BUILDING

3814 E. JOPPA ROAD | NOTTINGHAM, MARYLAND 21236

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,800 SF \pm freestanding office building situated on 0.3 acres \pm
- Lower Level includes 600 SF \pm of finished office w/ full bathroom and separate exterior entrance
- Located at the fully signalized intersection of E. Joppa Road and Silver Spring Road
- Newly paved on-site parking
- Close proximity to Perry Hall Crossing (Aldi, Looney's Pub, Goodwill, Advance Auto Parts, Wendy's, Patient First) and Festival at Perry Hall (Weis Markets, Mission BBQ)
- Permissive ROA (Residential Office) zoning
- Easy access to Route 1, I-695 and I-95

LOT SIZE:	0.3 ACRES \pm
1ST FLOOR:	1,400 SF \pm
LOWER LEVEL:	1,400 SF \pm
YEAR BUILT:	1956
ZONING:	ROA (RESIDENTIAL OFFICE)
SALE PRICE:	\$495,000

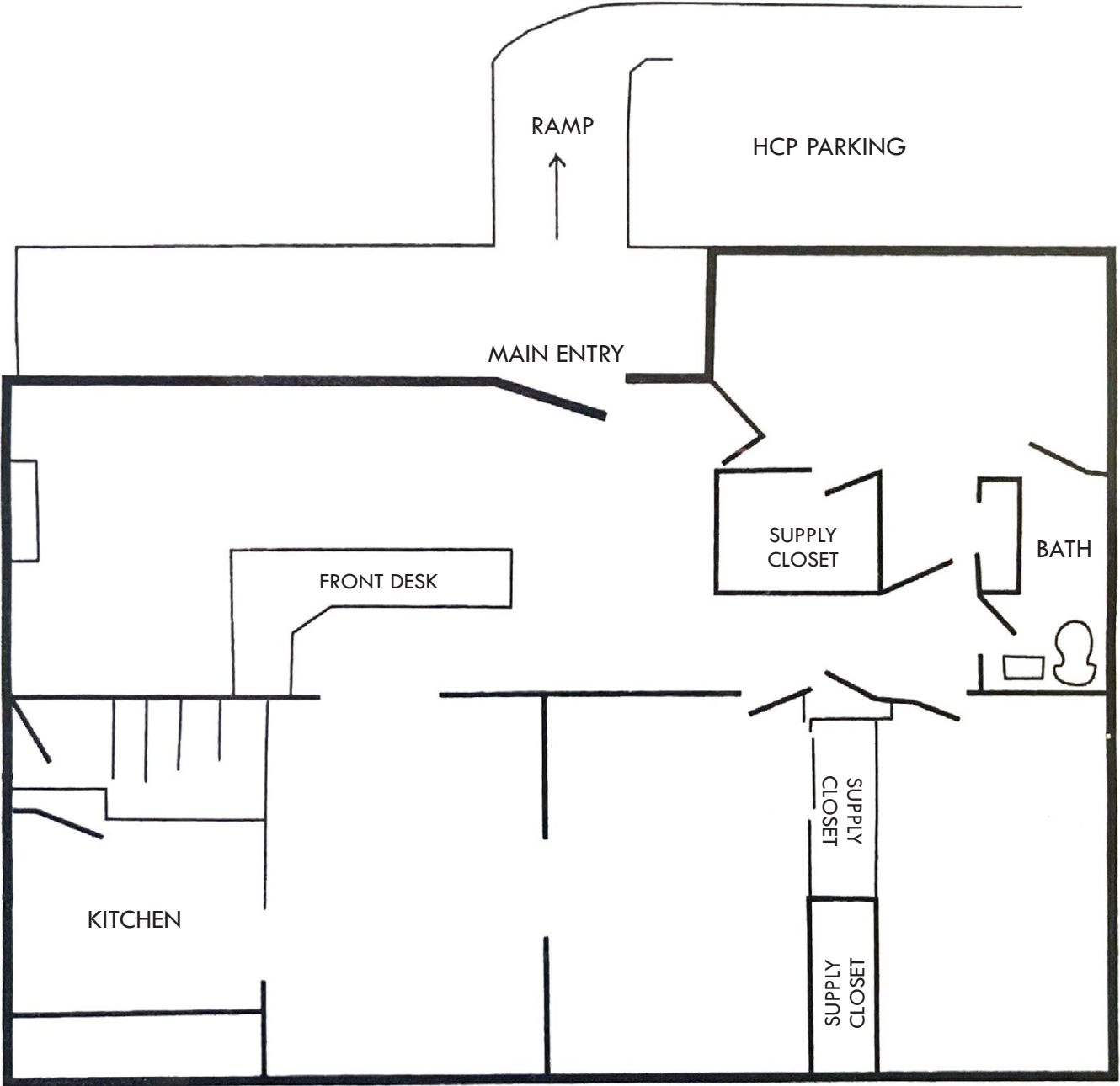


FRONT ENTRY



REAR/PARKING

FLOOR PLAN: UPPER LEVEL



INTERIOR PHOTOS



LOCAL BIRDSEYE



SITE

E JOPPA RD

SILVER SPRING RD

BELAIR RD

weis

MISSION BBQ

CVS

7-ELEVEN

Starbucks

Chick-fil-A

Giant

Advance Auto

Goodwill

ALDI

DOLLAR GENERAL

LOONEY'S PUB

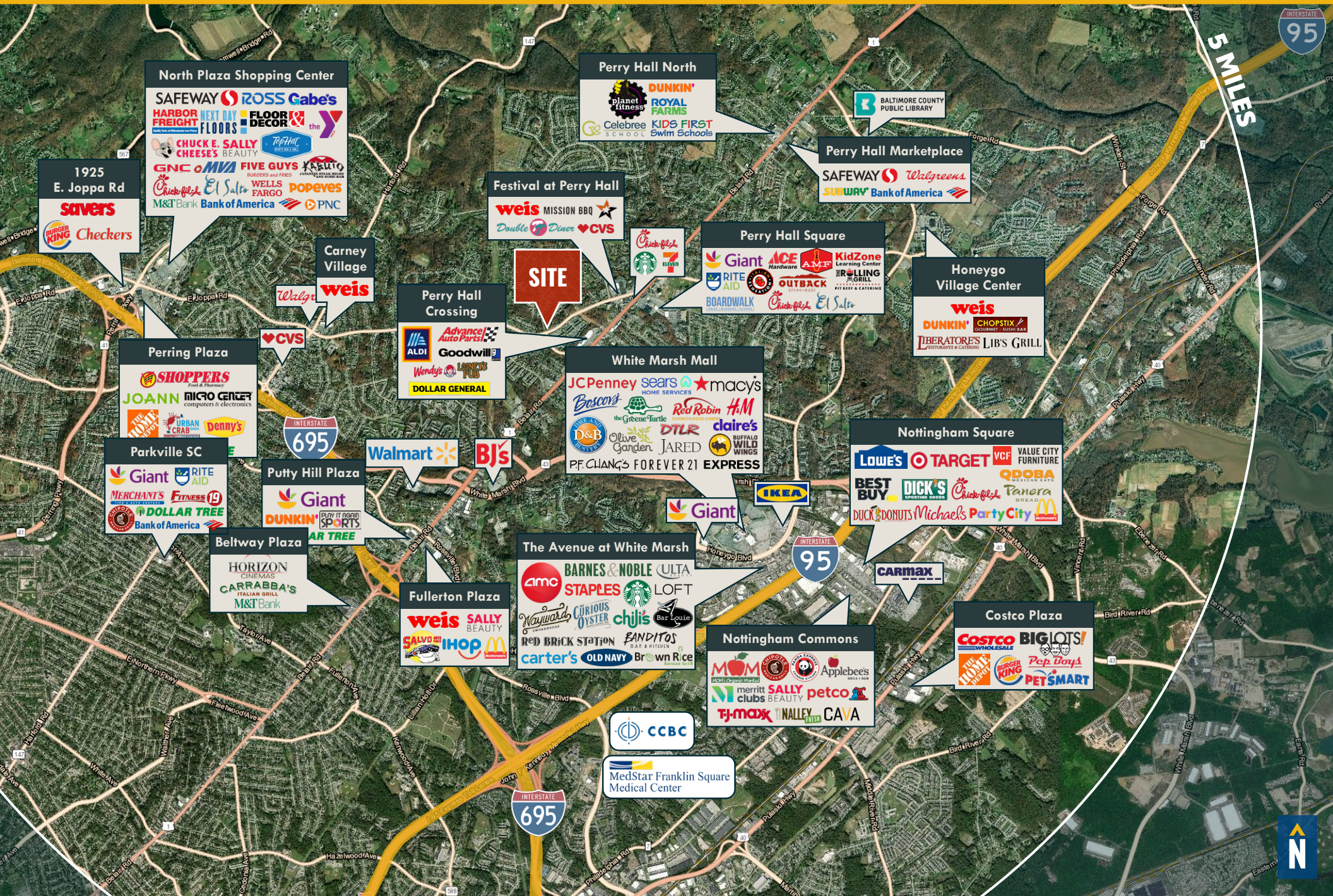
Wendy's



GOOGLE STREET VIEW



MARKET AERIAL



North Plaza Shopping Center

SAFeway ROSS Gabe's
 HARBOR FREIGHT NEXT DAY FLOOR DECOR the Y
 CHUCK E. SALLY CHEESE'S BEAUTY TopFHC
 GNC oMVA FIVE GUYS KASUTO
 Chick-fil-E El Salto WELLS FARGO popeyes
 M&T Bank Bank of America PNC

1925 E. Joppa Rd

savers
 Burger King Checkers

Perry Hall North

Planet Fitness DUNKIN'
 ROYAL FARMS
 Celebree KIDS FIRST Swim Schools

Perry Hall Marketplace

SAFeway Walgreens
 SUBWAY Bank of America

Festival at Perry Hall

weis MISSION BBQ
 Double Diner CVS

Carney Village

Walgreens weis

Perry Hall Square

Giant ACE AMES KidZone
 RITE AID HOME SERVICES Learning Center
 BOARDWALK OUTBACK ERILLING
 Chick-fil-E El Salto

Honeygo Village Center

weis
 DUNKIN' CHOPSTIX
 LIBERATORS LIBS GRILL

SITE

Perry Hall Crossing

ALDI Advance Auto Parts
 Goodwill
 Wendy's LONEY'S PUB
 DOLLAR GENERAL

Perring Plaza

SHOPPERS
 JOANN MICRO CENTER
 HOME DEPOT
 DENNY'S

White Marsh Mall

JCPenney sears macys
 Boscov's HOME SERVICES
 the Green Turtle Red Robin H&M
 D&B DTLR claire's
 Olive Garden JARED BUFFALO WILD WINGS
 PF. CHANG'S FOREVER 21 EXPRESS

Nottingham Square

LOWE'S TARGET VCF VALUE CITY FURNITURE
 BEST BUY DICK'S SPORTING GOODS Chick-fil-E Panera BREAD
 DUCK DONUTS Michaels Party City McDonald's

Parkville SC

Giant RITE AID
 MERCHANTS FITNESS
 DOLLAR TREE
 Bank of America

Putty Hill Plaza

Giant
 DUNKIN' PLAY IT AGAIN SPORTS
 DOLLAR TREE

Beltway Plaza

HORIZON CINEMAS
 CARRABBA'S ITALIAN GRILL
 M&T Bank

The Avenue at White Marsh

amc BARNES & NOBLE ULTA
 STAPLES STARBUCKS LOFT
 Wayward CURIOUS OYSTER chji's Bar Louie
 RED BRICK STATION BANDITOS
 carter's OLD NAVY Brown Rice

CARMAX

Fullerton Plaza

weis SALLY BEAUTY
 SALVO'S IHOP McDonald's

Nottingham Commons

Applebee's
 merritt SALLY petco
 clubs BEAUTY
 TJ-maxx NALLEY CAVA

Costco Plaza

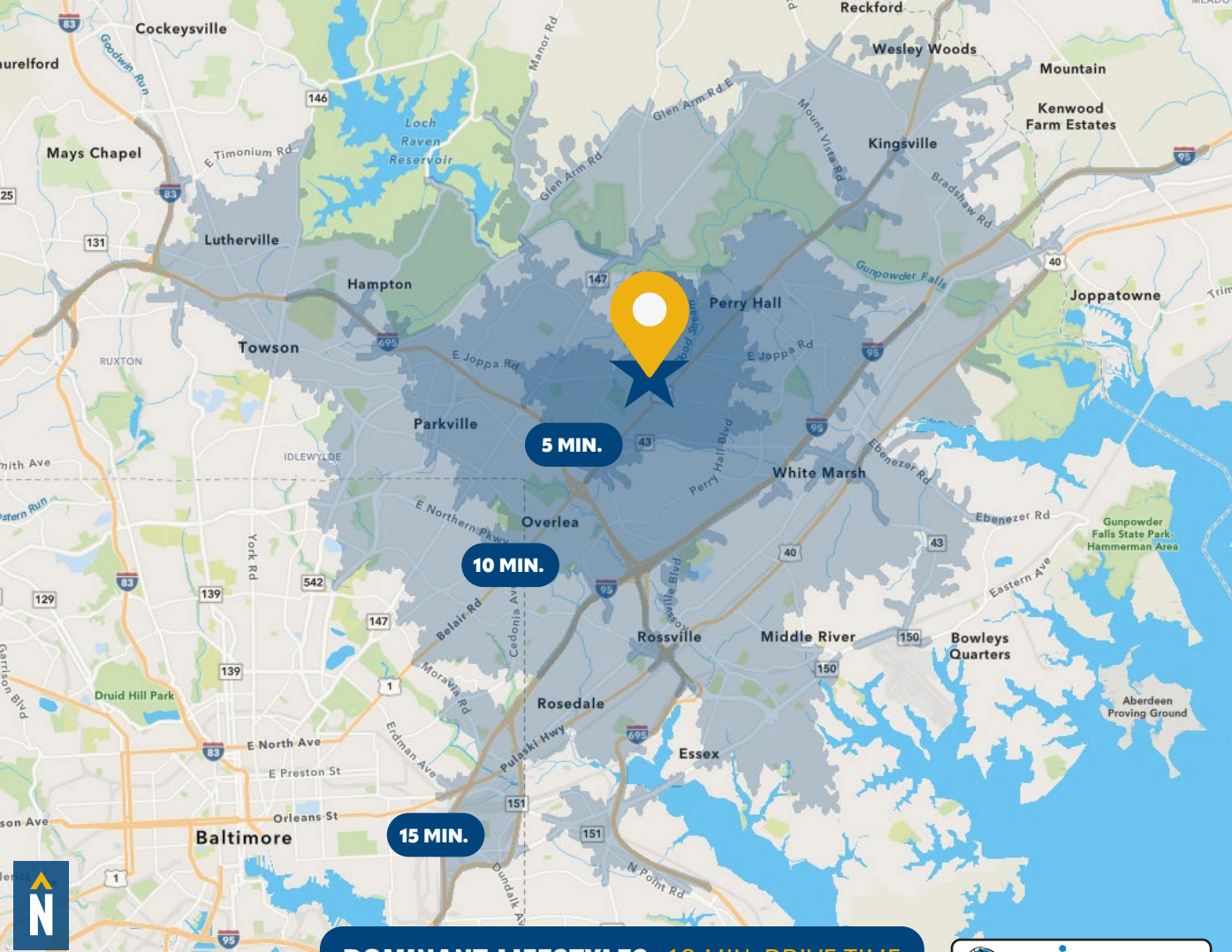
COSTCO WHOLESALE
 THE HOME DEPOT
 Burger King Pep Boys
 PETSMART

CCBC

MedStar Franklin Square Medical Center

5 MILES





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME [MORE INFO](#)

19% **SAVVY SUBURBANITES**

MEDIAN AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

11% **MODERATE METROS**

MEDIAN AGE: 38.1

HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

11% **CLASSIC COMFORT**

MEDIAN AGE: 40.2

HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

DEMOGRAPHICS

2025



RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



CHRIS WALSH
SENIOR VICE PRESIDENT

410.494.4857
CWALSH@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.