



**3608 MILFORD MILL RD.  
WINDSOR MILLS MARYLAND, 21244**

2,800 SF Free Standing Building

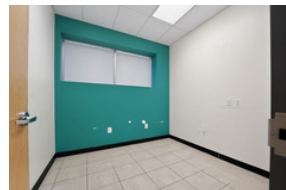
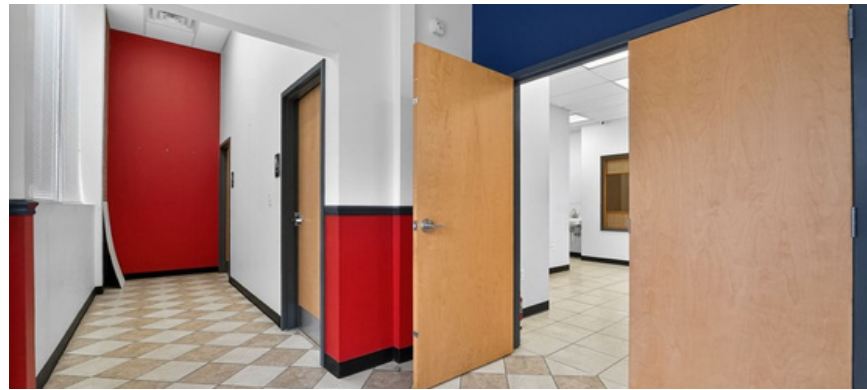
Medical, Veterinary, Retail, or Office Space



**DENNIS BODLEY**  
dennis.bodley@thomas-park.com  
www.thomas-park.com  
410-280-0220



**JONATHAN BARON**  
jonathan.baron@thomas-park.com  
www.thomas-park.com  
410-280-0220



## 3608 MILFORD MILL RD. | WINDSOR MILL MARYLAND, 21244

2800 SF Free Standing Medical, Veterinary, Retail, or Office Space

### Available Spaces

Space	Size	Term	Rental Rate	Space Use	Condition	Available
Full Building	2,800	Negotiable	Negotiable	Medical / Office	Full Build-Out	Immediately

## 3608 MILFORD MILL RD. WINDSOR MILL MARYLAND, 21244

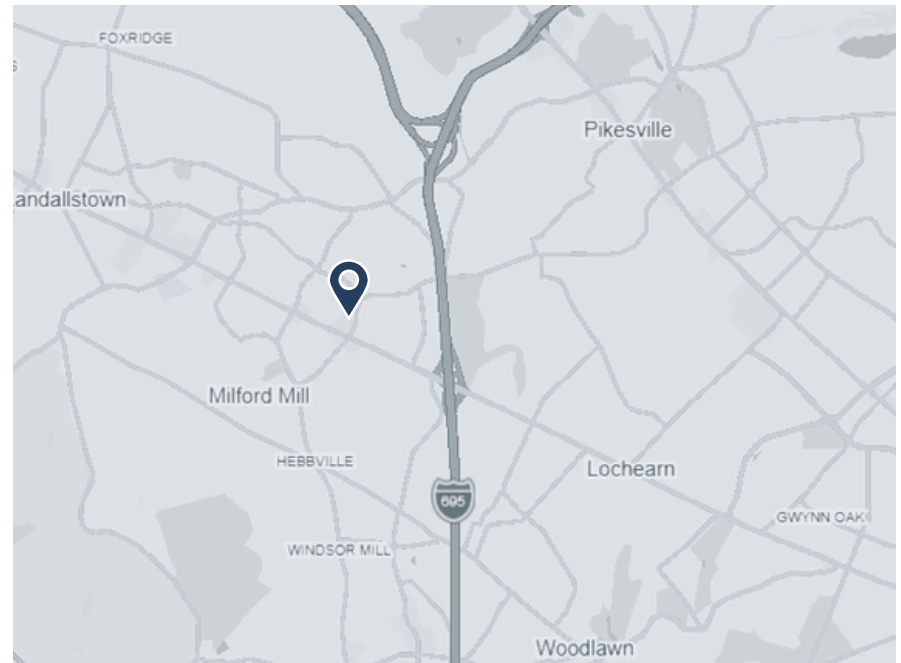
### Property Facts

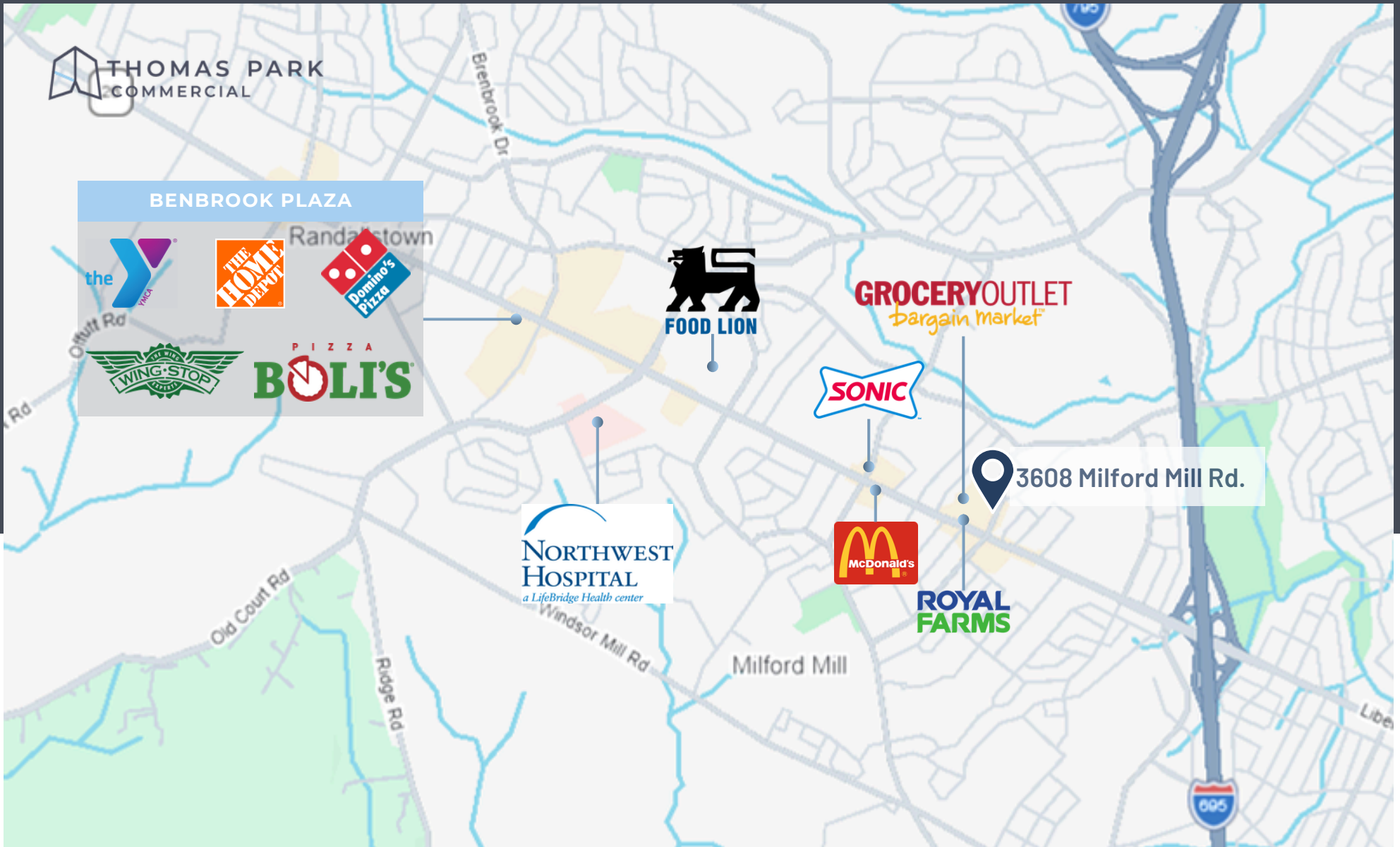
<b>Building Type</b>	Medical, Office, Retail
<b>Building Height</b>	Single Story with Loft Office Space
<b>Building Size</b>	2,800
<b>Parking</b>	9.12/1,000 SF

### Property Overview

3608 Milford Mill Road presents a rare opportunity to lease a single-user, freestanding building that allows your business to truly stand on its own.

Positioned near the highly trafficked intersection of Milford Mill Road and Liberty Heights Avenue, the property offers exceptional visibility and signage potential to elevate brand presence. The building is centered within a busy parking field, providing convenient access and ample parking for patients, clients, and staff. Ideal for medical, dental, veterinary, or general office use, the layout supports a wide range of professional users. The adjacent property has recently been renovated and is anchored by a supermarket, further enhancing foot traffic and overall exposure.





**3608 MILFORD MILL RD.  
WINDSOR MILLS MARYLAND, 21244**

2,800 SF Free Standing Building

Medical, Veterinary, Retail, or Office Space



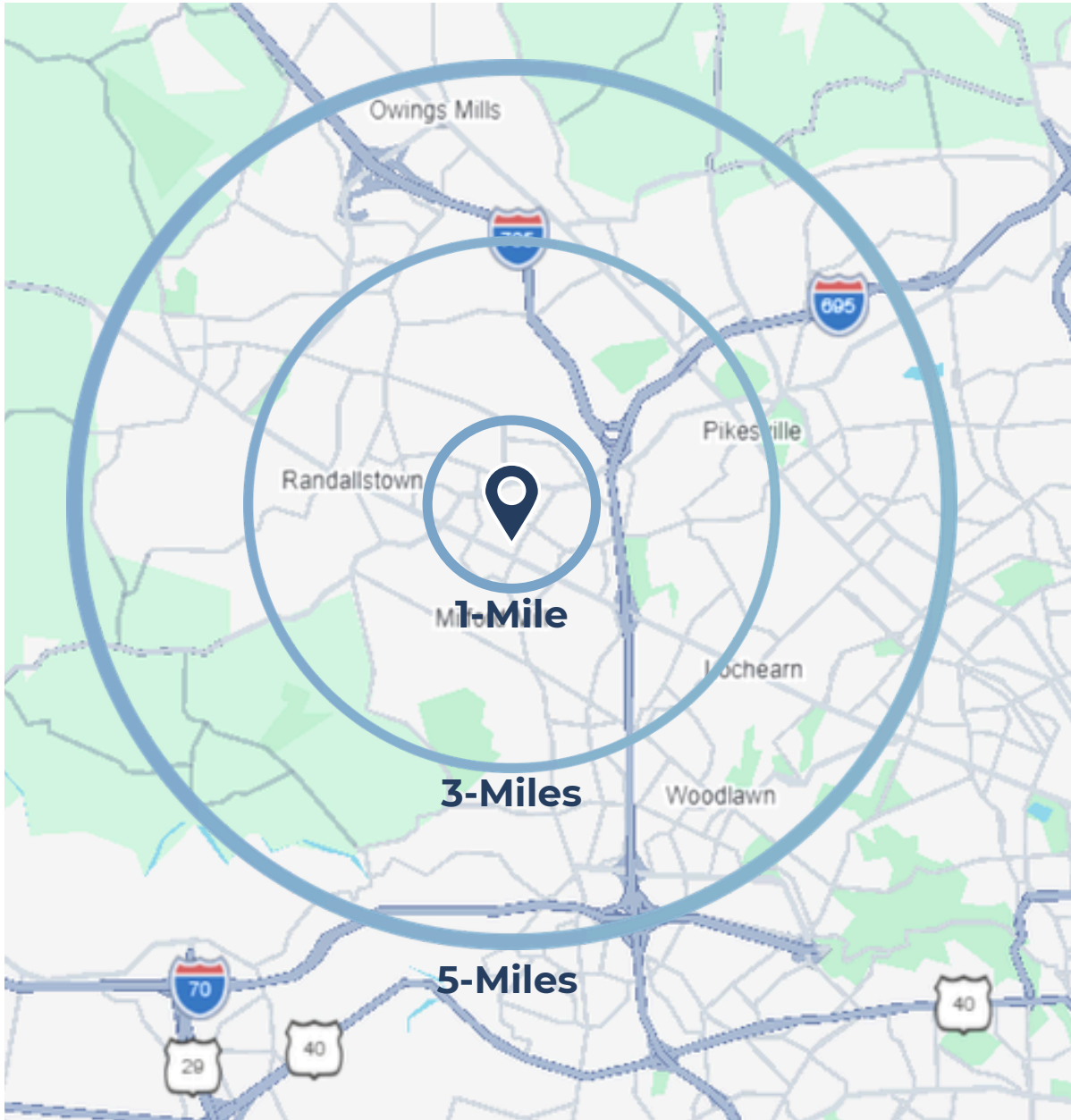
**DENNIS BODLEY**  
 dennis.bodley@thomas-park.com  
 www.thomas-park.com  
 410-280-0220



**JONATHAN BARON**  
 jonathan.baron@thomas-park.com  
 www.thomas-park.com  
 410-280-0220

# 3608 MILFORD MILL RD. | WINDSOR MILL MARYLAND, 21244

## Trade Area Demographics



Population	1 mile	3 miles	5 miles
Population	18,696	103,135	265,847
Households	7,186	40,605	104,495
Avg Household Income	\$94,889	\$97,055	\$100,921
Age 20+	14,146	79,097	201,498
Age 55+	5,903	35,583	87,621
Age 65+	3,603	22,755	55,439
Avg Age	40.4	41.8	41

Traffic Counts	
Liberty Rd	40,151
Milford Mill Rd.	12,201



# YOUR COMMERCIAL REAL ESTATE PARTNER

*Thomas Park is a full-service commercial real estate firm offering alternative investment strategies and third-party commercial real estate services.*



**DENNIS BODLEY**

dennis.bodley@thomas-park.com  
www.thomas-park.com  
410-280-0220



**JONATHAN BARON**

jonathan.baron@thomas-park.com  
www.thomas-park.com  
410-280-0220



**THOMAS PARK COMMERCIAL**

Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.



**THOMAS PARK INVESTMENTS**

TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



**THOMAS PARK MANAGEMENT**

TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



**THOMAS PARK DESIGN**

TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.



**THOMAS PARK  
CONSTRUCTION**

TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.