

# SALE/LEASE

Cecil County, Maryland

## PAD SITE / BUILD TO SUIT

302 W. PULASKI HIGHWAY | ELKTON, MARYLAND, 21921

### AVAILABLE

.86 Acres ±

### ZONING

C-2 (Highway Commercial)

### TRAFFIC

31,771 AADT (W. Pulaski Hwy)

### SALE PRICE

\$825,000

### RENTAL RATE

\$82,500/yr., NNN

### HIGHLIGHTS

- ▶ Prime development opportunity directly off of Pulaski Highway
- ▶ Access from both lanes on Pulaski Highway / Rt. 40
- ▶ Adjacent to high volume Wawa Gas & Convenience store
- ▶ Ideal uses include auto service, food, financial, medical and other service-related retail



STREET VIEW



Joe Mekulski | Real Estate Advisor

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# SALE/LEASE

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## DOMINANT LIFESTYLES

2 mile radius



## 24% Soccer Moms



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Average HH Size: 2.96

Median Age: 36.6

Median HH Income: \$84,000

## 20% Front Porches



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Average HH Size: 2.55

Median Age: 34.2

Median HH Income: \$39,000

## 11% Fresh Ambitions



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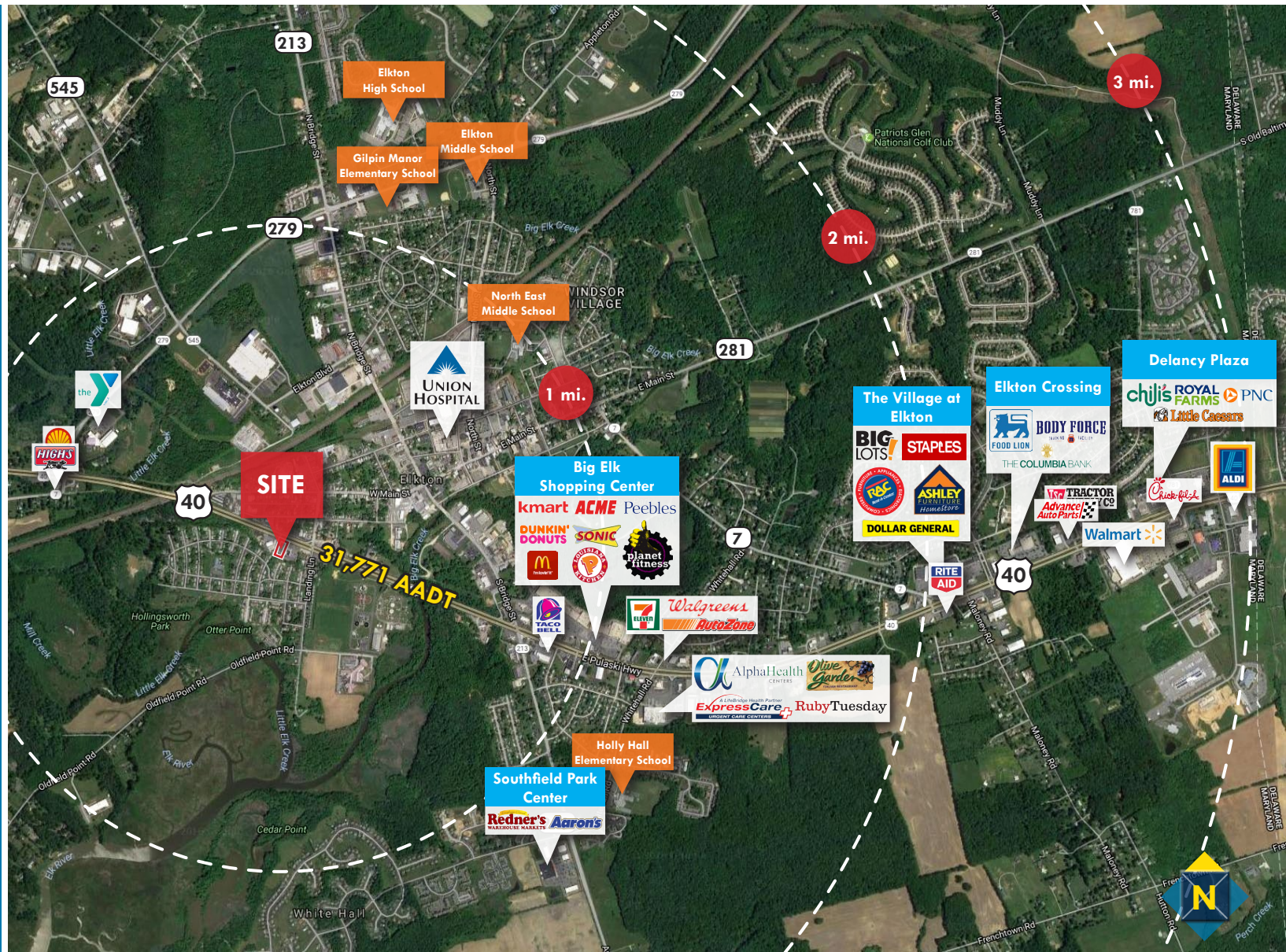
Average HH Size: 3.13

Median Age: 28.0

Median HH Income: \$26,000

# TRADE AREA

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