

# FOR SALE

Baltimore County, MD

# Route 40 Business Park

Pulaski Highway | Rosedale, Maryland 21237

## 52 Acres ± Available:

Lot 1: 3.94 Acres ±

Lot 2: 13.00 Acres ±

Lot 3: 1.96 Acres ±

Lot 4: 5.00 Acres ±

Lot 5: 9.40 Acres ±

Lot 6: 18.53 Acres ±

## Highlights:

M-H Zoning  
(Manufacturing, Heavy)

Desirable Baltimore County location

Convenient to I-95 and I-695

Parcels can be sold individually

## Sale Price:

\$200,000 per Usable Acre



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# Birdseye

Route 40 Business Park | Pulaski Highway | Rosedale, Maryland 21237



**Drive-By Visibility**   
38,011 vehicles per day  
69,290 vehicles per day




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# Location / Demographics

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## Demographics

1 mile	3 miles	5 miles
 Population		
6,125	108,720	347,720
 No. Households		
2,335	41,994	133,998
 Avg. HH Income		
\$69,020	\$59,512	\$62,276
 Daytime Employees		
3,551	43,994	129,401

## Retail Expenditures

1 mile	3 miles	5 miles
 Furniture + Home		
\$2.3M	\$35.9M	\$119.8M
 Entertainment + Recreation		
\$7.1M	\$108.9M	\$362.5M
 Fashion + Clothing		
\$4.8M	\$78.2M	\$262.9M
 Food + Drink		
\$6.9M	\$110.5M	\$370.0M

