

FOR SALE

Harford County, Maryland

STANDALONE RETAIL/SERVICE BUILDING

2201 PHILADELPHIA ROAD (RT. 7) | EDGEWOOD, MARYLAND 21040

AVAILABLE

1,170 sf

LOT SIZE

.627 Acres

ZONING

CI (Commercial Industrial District)

TRAFFIC COUNT

7,721 AADT (Philadelphia Rd/Rt. 7)

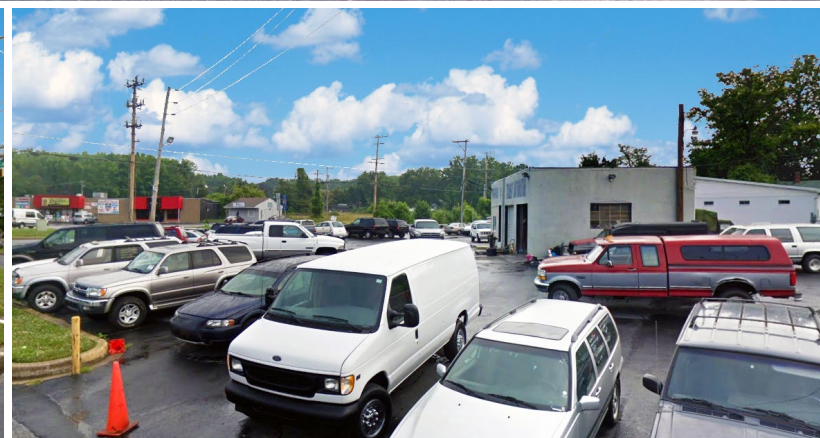
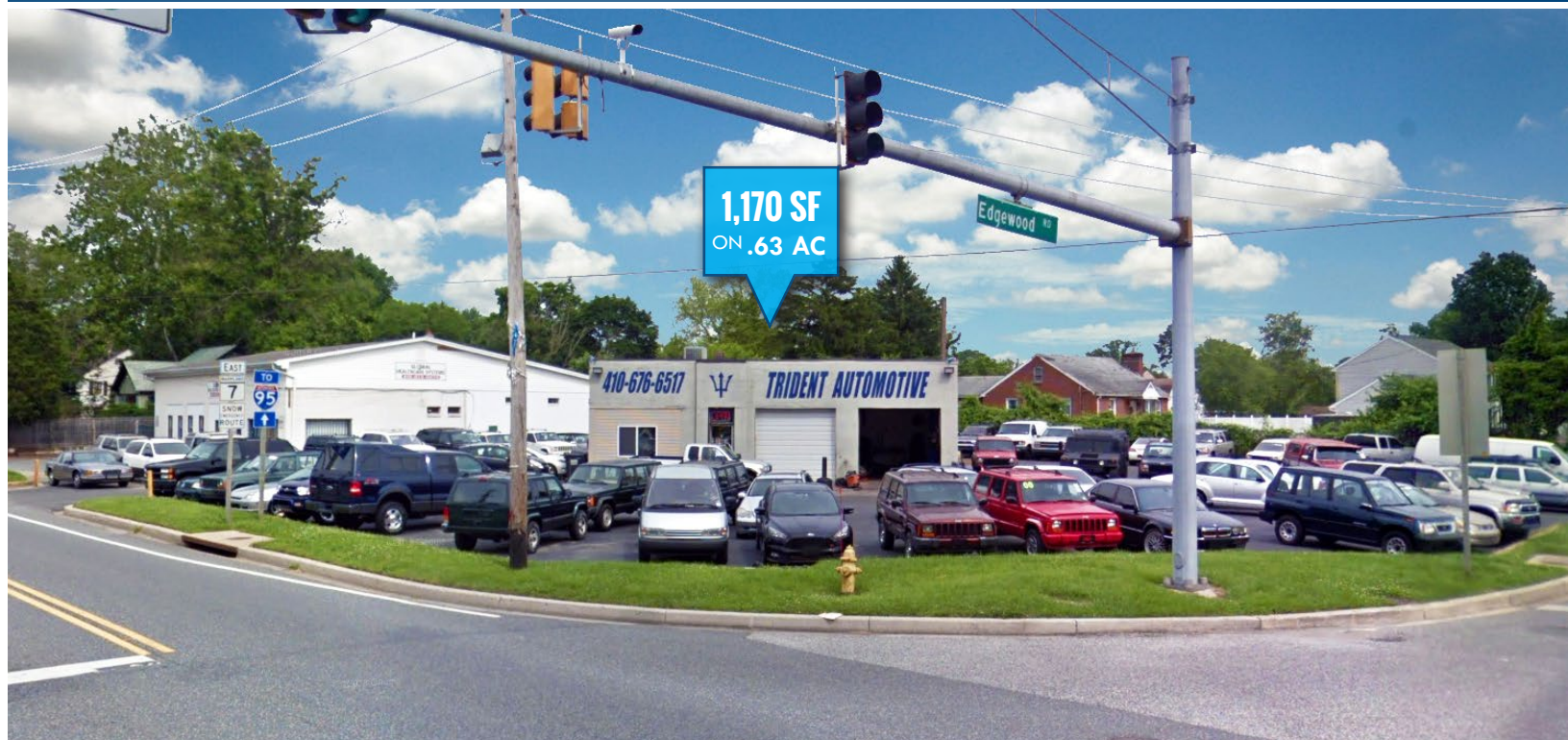
9,602 AADT (Edgewood Rd)

SALE PRICE

\$395,000

HIGHLIGHTS

- ▶ Standalone service building
- ▶ Located on a corner lot at the signalized intersection of Philadelphia Road (Rt. 7) and Edgewood Road
- ▶ Great visibility and frontage
- ▶ High traffic counts
- ▶ Ideal ingress/egress (curb cut on both Philadelphia Road and Edgewood Road)



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Harford County, Maryland

BIRDSEYE

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TRADE AREA

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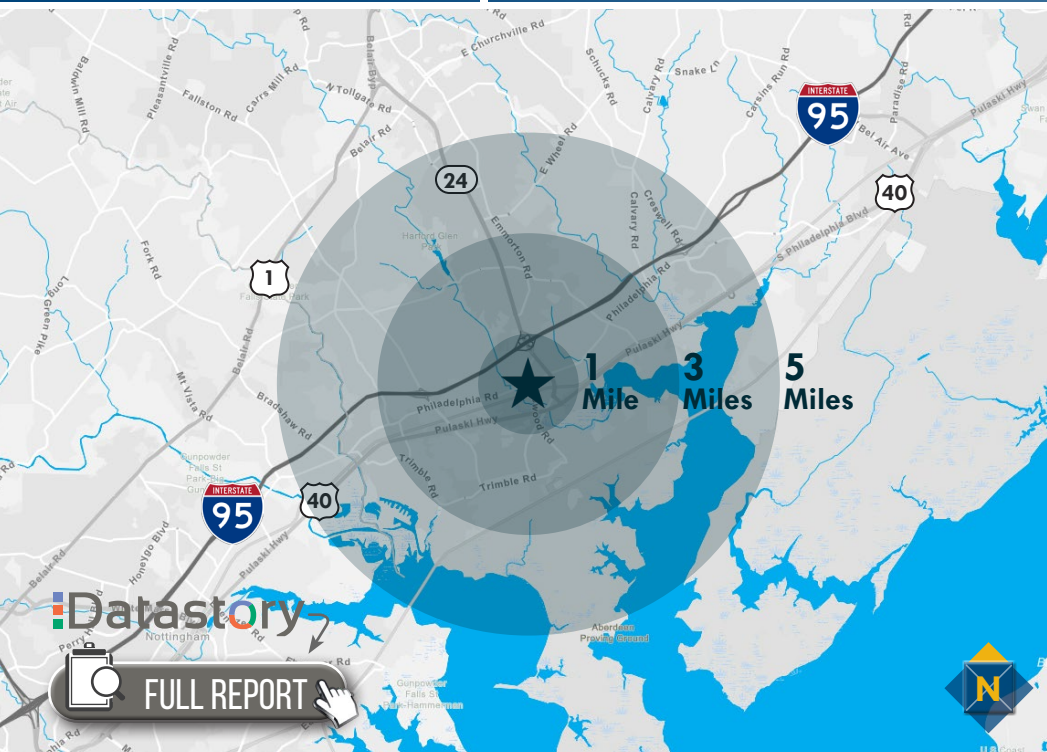


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LOCATION / DEMOGRAPHICS

2201 PHILADELPHIA ROAD (RT. 7) | EDGEWOOD, MARYLAND 21040



RESIDENTIAL POPULATION

2,935
1 MILE
56,281
3 MILES
97,537
5 MILES

NUMBER OF HOUSEHOLDS

1,108
1 MILE
20,703
3 MILES
36,062
5 MILES

AVERAGE HH SIZE

2.64
1 MILE
2.72
3 MILES
2.69
5 MILES

MEDIAN AGE

39.0
1 MILE
35.3
3 MILES
37.6
5 MILES

AVERAGE HH INCOME

\$67,729
1 MILE
\$85,770
3 MILES
\$94,374
5 MILES

EDUCATION (COLLEGE+)

54.5%
1 MILE
62.6%
3 MILES
64.7%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.9%
1 MILE
94.8%
3 MILES
95.3%
5 MILES

DAYTIME POPULATION

7,446
1 MILE
44,524
3 MILES
76,877
5 MILES

24%

METRO FUSION
2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65
AVERAGE HH SIZE
29.3
MEDIAN AGE
\$35,700
MEDIAN HH INCOME

LEARN MORE

19%

ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE
35.3
MEDIAN AGE
\$86,600
MEDIAN HH INCOME

LEARN MORE

15%

SOCCER MOMS
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE
37.0
MEDIAN AGE
\$90,500
MEDIAN HH INCOME

LEARN MORE

10%
OLD AND NEWCOMERS
2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12
AVERAGE HH SIZE
39.4
MEDIAN AGE
\$44,900
MEDIAN HH INCOME

LEARN MORE

MACKENZIE
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