

FOR SALE

Harford County, Maryland

REDEVELOPMENT OPPORTUNITY

34 N. PHILADELPHIA BOULEVARD | ABERDEEN, MARYLAND 21001

BUILDING SIZE

27,937 sf

LOT SIZE

1.023 Acres

ZONING

TOD Corridor (T5)

TRAFFIC COUNT

24,700 AADT (Pulaski Hwy/Rt. 40)

PARKING

60 spaces serve the property

HIGHLIGHTS

- ▶ Prime redevelopment opportunity in the heart of Downtown Aberdeen
- ▶ Zoned for **senior housing** or **multi-family apartments**, athletic facilities/clubs, banks, banquet facilities, business services, conference center, day spa, hotel, medical, office
- ▶ Excellent visibility on high-volume Pulaski Highway
- ▶ 1 block from the Aberdeen Amtrak/MARC Station



SIDE PLAYGROUND AREA



ABERDEEN FESTIVAL PARK



ABERDEEN FESTIVAL PARK



Tom Fidler

☎ 410.494.4860

✉ tfidler@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Tom Mottley

☎ 443.573.3217

✉ tmottley@mackenziecommercial.com

410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

CJ Koluch

☎ 443-573-3207

✉ ckoluch@mackenziecommercial.com

FOR SALE

Harford County, Maryland

BIRDSEYE

34 N. PHILADELPHIA BOULEVARD | ABERDEEN, MARYLAND 21001



FOR SALE

Harford County, Maryland

TRADE AREA

34 N. PHILADELPHIA BOULEVARD | ABERDEEN, MARYLAND 21001

DOMINANT LIFESTYLES

2 mile radius



24% Parks and Rec



LEARN MORE

esri.com/tapestry

Average HH Size: 2.49
Median Age: 40.3
Median HH Income: \$55,000

24% Metro Fusion



LEARN MORE

esri.com/tapestry

Average HH Size: 2.63
Median Age: 28.8
Median HH Income: \$33,000

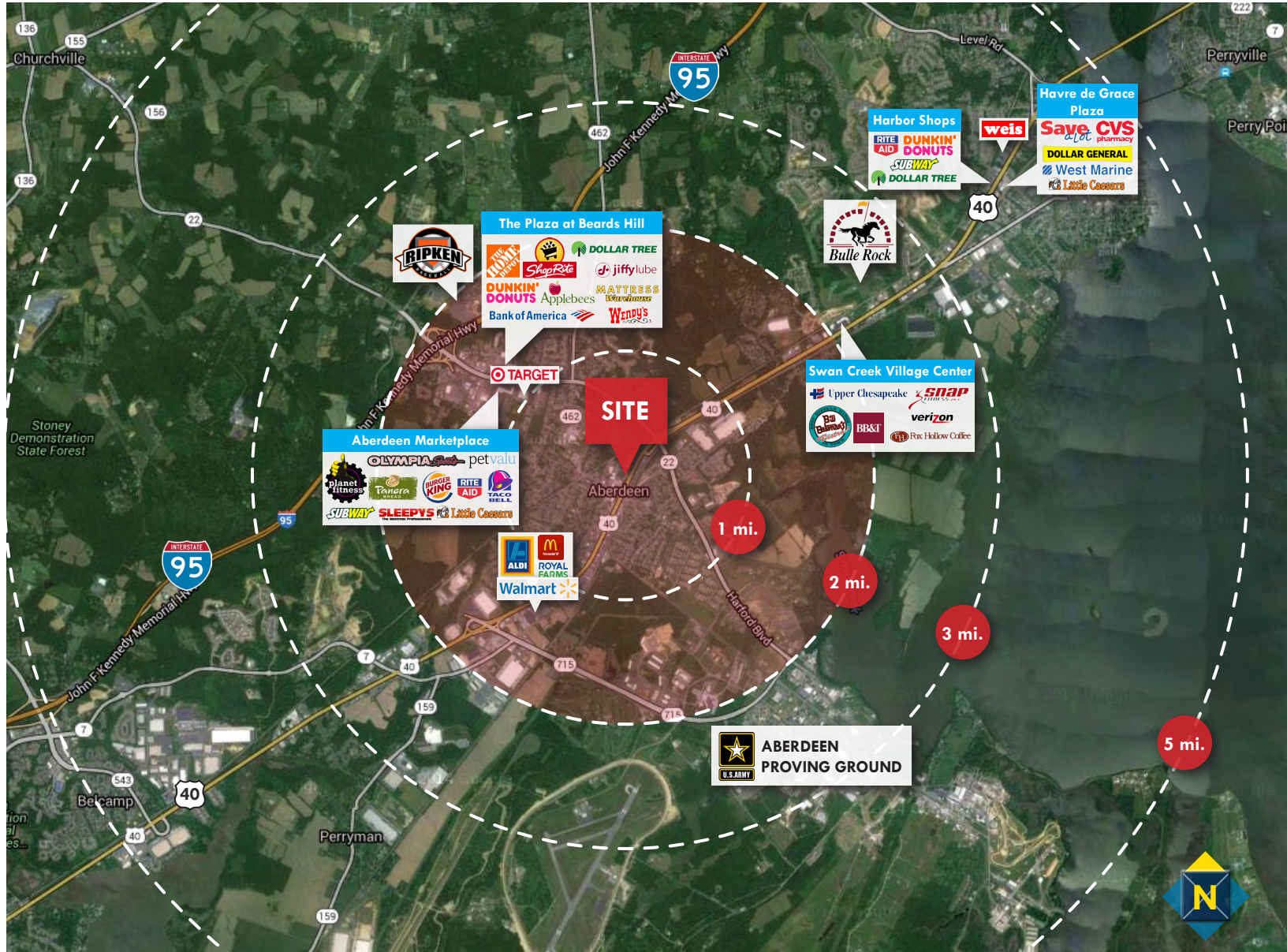
13% Pleasantville



LEARN MORE

esri.com/tapestry

Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000



Tom Fidler
410.494.4860
tfidler@mackenziecommercial.com
Mackenzie Commercial Real Estate Services, LLC

Tom Mottley
443.573.3217
tmottley@mackenziecommercial.com
410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

CJ Koluch
443-573-3207
ckoluch@mackenziecommercial.com
www.MACKENZIECOMMERCIAL.com

FOR SALE

Harford County, Maryland

LOCATION / DEMOGRAPHICS

34 N. PHILADELPHIA BOULEVARD | ABERDEEN, MARYLAND 21001

DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

9,355 23,804 47,570



Number of Households

3,509 8,735 18,075



Average Household Income

\$62,741 \$73,220 \$80,053



Daytime Population

8,807 26,355 51,251

RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$3.1M \$9.1M \$20.6M



Entertainment & Recreation

\$8.2M \$23.9M \$54.3M



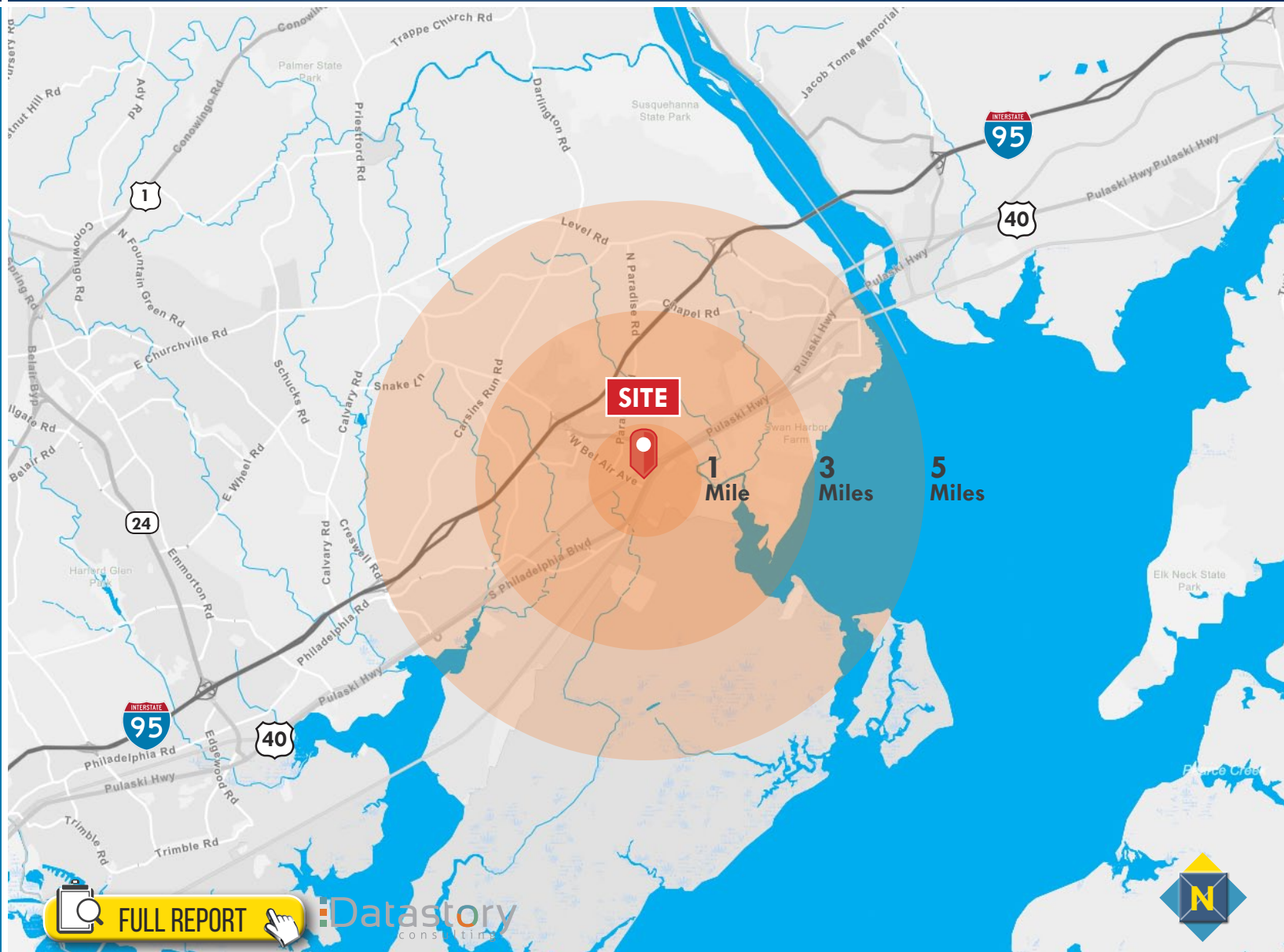
Fashion & Clothing

\$5.9M \$17.0M \$37.9M



Food & Drink

\$8.9M \$25.7M \$57.7M



FULL REPORT

Datastory
CONSULTING



Tom Fidler
410.494.4860
tfidler@mackenziecommercial.com

Tom Mottley
443.573.3217
tmottley@mackenziecommercial.com

CJ Koluch
443-573-3207
ckoluch@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.