

GROUND LEASE

Baltimore County, MD

COMMERCIAL LAND / PAD SITE

8001-8005 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

AVAILABLE

3.29 Acres ±

ZONING

BR-AS (Business Roadside)
DR 5.5 (Density Residential)

TRAFFIC COUNT

38,701 AADT (Pulaski Hwy/Rt. 40)

HIGHLIGHTS

- ▶ Prime 3.29 Acre ± retail land site at signalized intersection in Rosedale
- ▶ Ideal for convenience/gas station, pharmacy or fast food
- ▶ Majority of land zoned BR-AS
- ▶ For Ground Lease



Henry Deford | Vice President

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PARCEL OUTLINE / ZONING

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BR AS (BUSINESS ROADSIDE, AUTOMOTIVE SERVICE)

DR 5.5 (DENSITY RESIDENTIAL)

Baltimore County, MD

DR 5.5

38,701 AADT



RO

DR 5.5

DR 5.5

DR 5.5

- A** 8005 PULASKI HWY
.237 AC
- B** 8001 PULASKI HWY
.38 AC
- C** PULASKI HWY
.03 AC
- D** 1124 CHESACO AVE
.14 AC
- E** 1120 CHESACO AVE
.18 AC
- F** 1118H CHESACO AVE
.10 AC
- G** 1118 CHESACO AVE
.09 AC



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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius



23% Parks and Rec



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

17% Metro Fusion



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

13% Bright Young Professionals



Average HH Size: 2.40
Median Age: 32.2
Median HH Income: \$50,000











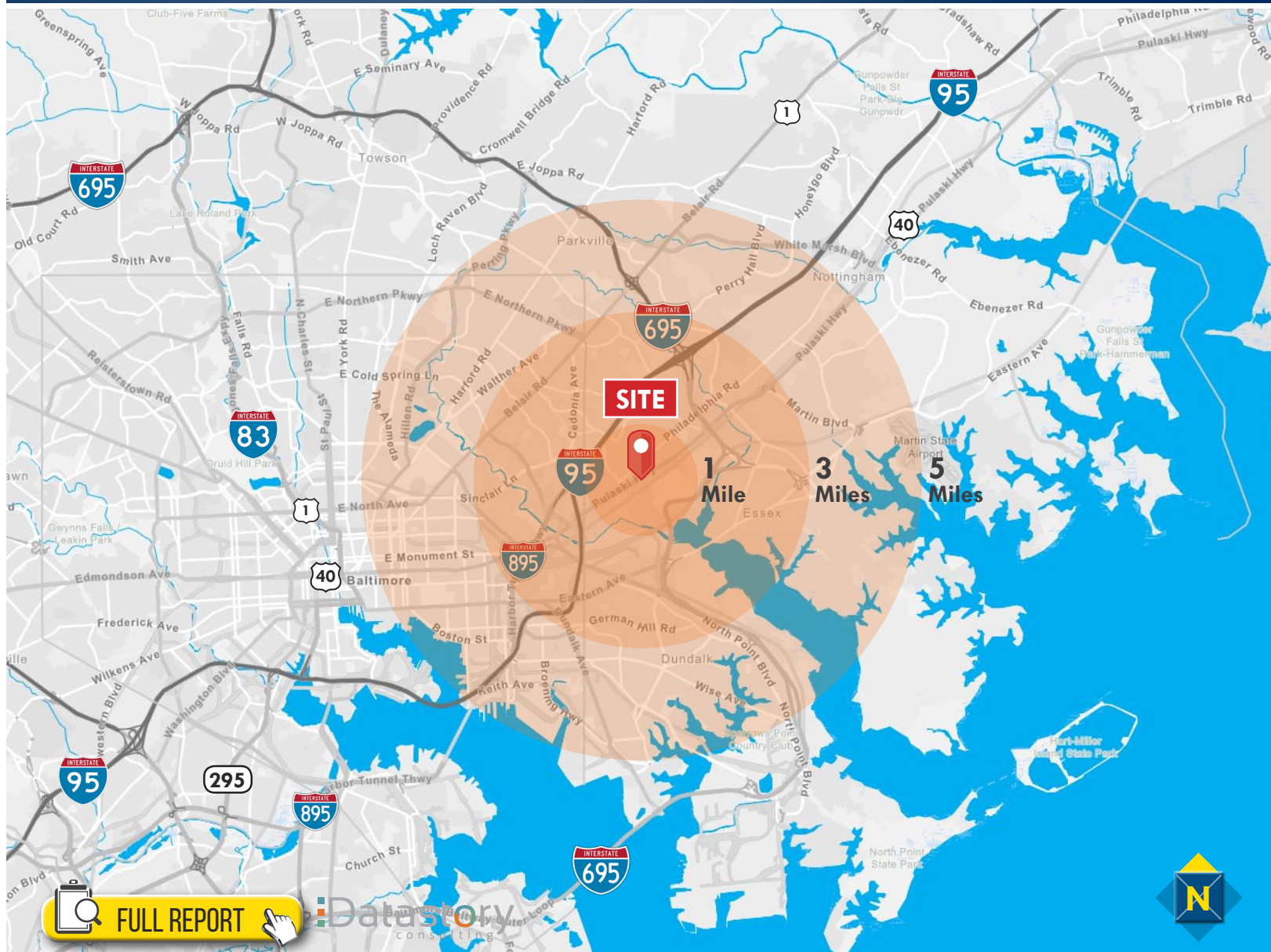
GROUND LEASE

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LOCATION / DEMOGRAPHICS

8001-8005 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

	1 MI. 8,599 3 MI. 118,298 5 MI. 411,341
	1 MI. 3,186 3 MI. 45,122 5 MI. 158,918
	1 MI. \$79,394 3 MI. \$61,643 5 MI. \$64,661
	1 MI. 8,208 3 MI. 105,926 5 MI. 371,327
	1 MI. 44.8 3 MI. 38.5 5 MI. 36.6
	1 MI. \$1.6M 3 MI. \$16.8M 5 MI. \$61.1M
	1 MI. \$7.9M 3 MI. \$94.1M 5 MI. \$348.2M
	1 MI. \$9.8M 3 MI. \$114.3M 5 MI. \$429.0M



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