

FOR SALE



Harford County, Maryland

COMMERCIAL DEVELOPMENT OPPORTUNITY

PHILADELPHIA ROAD @ RT. 24 | EDGEWOOD, MARYLAND 21040

AVAILABLE

3.95 Acres

TRAFFIC COUNT

35,140 AADT (Route 24)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ Highly visible commercial land adjacent to new Royal Farms
- ▶ Ideal for self storage, flex/office and/or other commercial uses
- ▶ Signalized intersection
- ▶ Easy access to I-95, Route 24 and Pulaski Highway (Route 40)
- ▶ Nearby retailers include Wegmans, The Home Depot, Walmart, Target, Lowe's Home Improvement, BJ's Wholesale Club, Regal Cinemas, LOFT, JCPenney, Chick-fil-A, Panera Bread, HomeGoods, Starbucks, Dollar Tree and many more shopping, dining and entertainment options, including a variety of hotels



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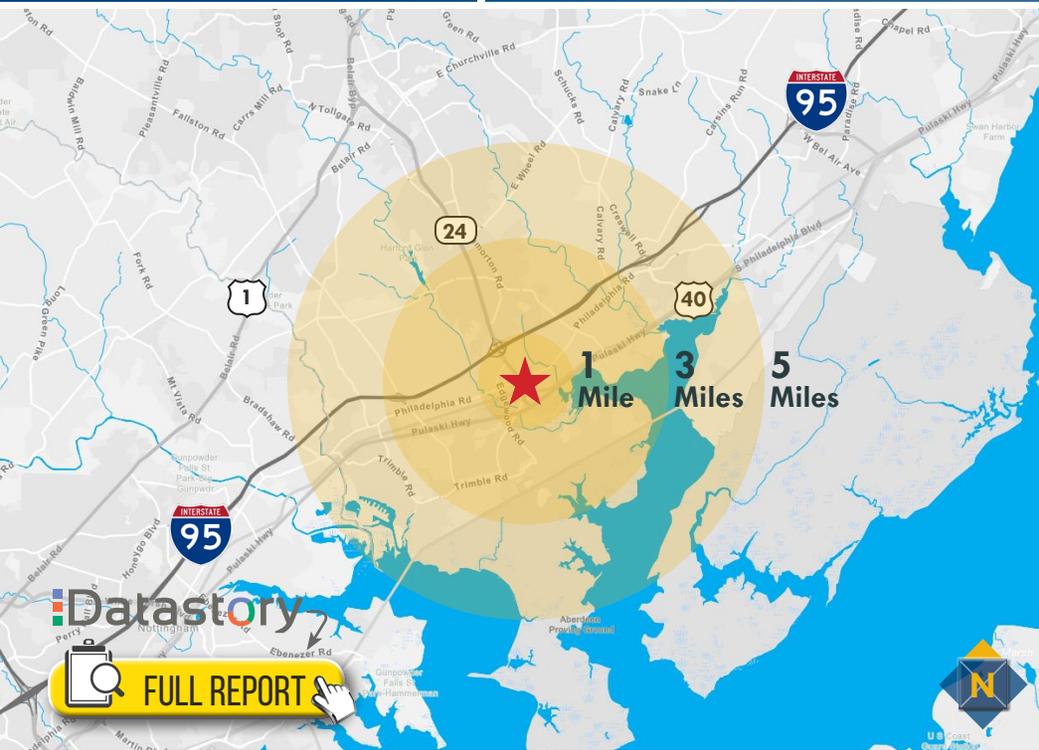
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FOR SALE

Harford County, Maryland

LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
2,862 1 MILE	1,079 1 MILE	2.65 1 MILE	39.2 1 MILE
57,450 3 MILES	21,128 3 MILES	2.71 3 MILES	35.5 3 MILES
96,876 5 MILES	35,834 5 MILES	2.69 5 MILES	37.6 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$91,250 1 MILE	61.6% 1 MILE	95.5% 1 MILE	5,499 1 MILE
\$86,328 3 MILES	62.9% 3 MILES	94.9% 3 MILES	44,172 3 MILES
\$94,208 5 MILES	64.6% 5 MILES	95.3% 5 MILES	78,971 5 MILES

21%
ENTERPRISING PROFESSIONALS
2 MILES

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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.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

21%
SOCCER MOMS
2 MILES

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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.

2.96
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$84,000
MEDIAN HH INCOME

19%
METRO FUSION
2 MILES

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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.

2.63
AVERAGE HH SIZE

28.8
MEDIAN AGE

\$33,000
MEDIAN HH INCOME

11%
HOME IMPROVEMENT
2 MILES

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These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.86
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$67,000
MEDIAN HH INCOME



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