

# FOR LEASE

Baltimore County, MD

# PULASKI RETAIL

8665-8675 PULASKI HIGHWAY | ROSEDALE, MARYLAND, 21237



## AVAILABLE

Fully Leased

## ZONING

BR (Business Roadside)

## TRAFFIC COUNT

58,181 AADT (Pulaski Hwy/Rt. 40)

## HIGHLIGHTS

- ▶ Direct access to Pulaski Highway/Route 40
- ▶ Less than 1/2 mile to I-695
- ▶ 5-mile population of 310,000+ with annual retail expenditures of \$3.4 billion
- ▶ Tenants include K&G Fashion Superstore, Avenue, LongHorn Steakhouse, Brix Bar & Grill, Pivot Physical Therapy & more
- ▶ Shadow-anchored by Golden Ring Shopping Center (Walmart, Sam's Club, Home Depot, Petco, Office Depot, West Marine, Five Below, Panera Bread, Chipotle, Jimmy John's, Panda Express)



**CJ Koluch**

410.979.3212

ckoluch@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

**Laura Williams**

410.494.4864

lwilliams@mackenziecommercial.com

410-821-8585

**Sean Langford**

443.573.3218

slangford@mackenziecommercial.com

2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

**Tom Fidler**

410.494.4860

tfidler@mackenziecommercial.com

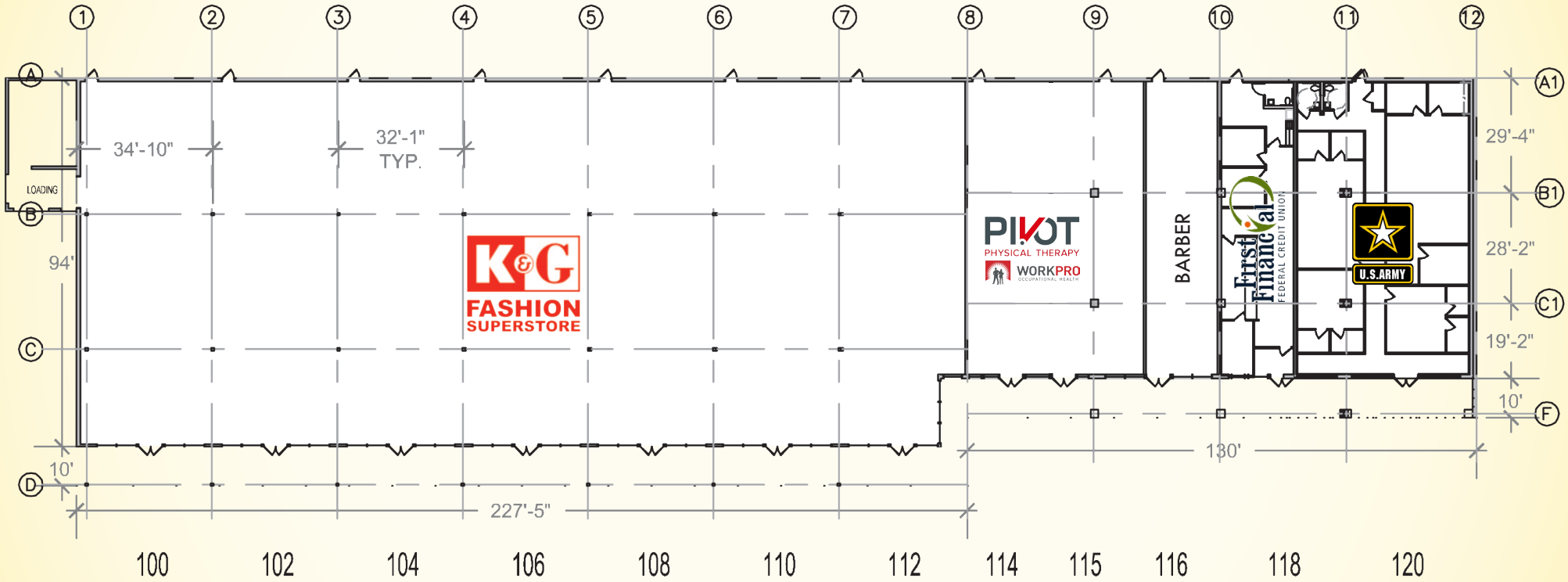
www.MACKENZIECOMMERCIAL.com

# FOR LEASE

Baltimore County, MD

# LEASING PLAN

8665-8675 PULASKI HIGHWAY | ROSEDALE, MARYLAND, 21237



**CJ Koluch**

410.979.3212

ckoluch@mackenziecommercial.com

**Laura Williams**

410.494.4864

lwilliams@mackenziecommercial.com

**Sean Langford**

443.573.3218

slangford@mackenziecommercial.com

**Tom Fidler**

410.494.4860

tfidler@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

# FOR LEASE

Baltimore County, MD

# BIRDSEYE

8665-8675 PULASKI HIGHWAY | ROSEDALE, MARYLAND, 21237



**CJ Koluch**

410.979.3212

ckoluch@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

**Laura Williams**

410.494.4864

lwilliams@mackenziecommercial.com

410-821-8585

**Sean Langford**

443.573.3218

slangford@mackenziecommercial.com

2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

**Tom Fidler**

410.494.4860

tfidler@mackenziecommercial.com

www.MACKENZIECOMMERCIAL.com

# FOR LEASE

Baltimore County, MD

# TRADE AREA

8665-8675 PULASKI HIGHWAY | ROSEDALE, MARYLAND, 21237



## DOMINANT LIFESTYLES

2 mile radius



## 28% Parks and Rec



LEARN MORE

esri.com/tapestry

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

## 26% Bright Young Professionals



LEARN MORE

esri.com/tapestry

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

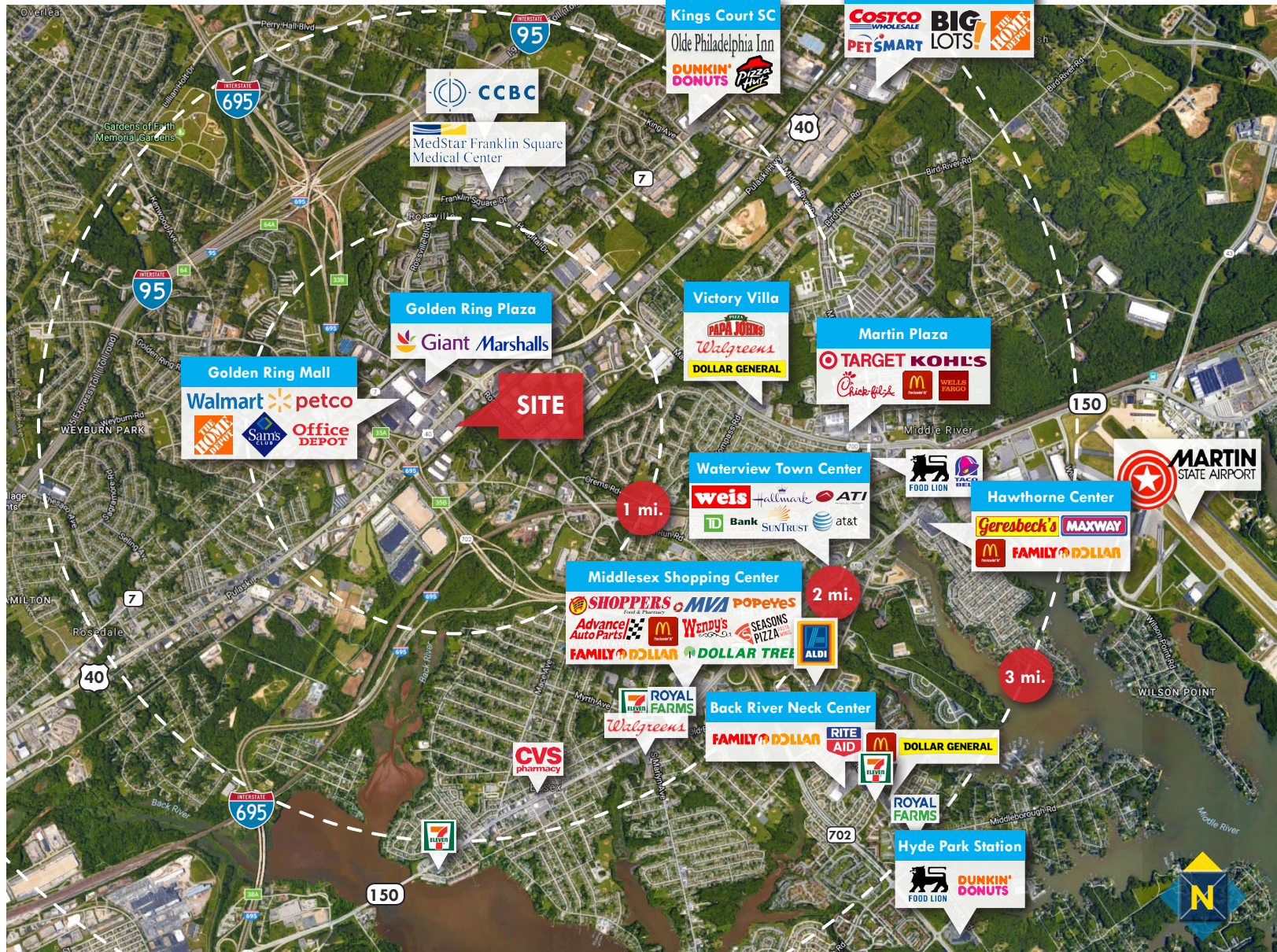
## 14% Front Porches



LEARN MORE

esri.com/tapestry

Average HH Size: 2.55  
Median Age: 34.2  
Median HH Income: \$39,000



CJ Koluch

410.979.3212  
ckoluch@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Laura Williams

410.494.4864  
lwilliams@mackenziecommercial.com

410-821-8585

Sean Langford

443.573.3218  
slangford@mackenziecommercial.com

2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

Tom Fidler

410.494.4860  
tfidler@mackenziecommercial.com



www.MACKENZIECOMMERCIAL.com

# FOR LEASE

Baltimore County, MD

# LOCATION / DEMOGRAPHICS

8665-8675 PULASKI HIGHWAY | ROSEDALE, MARYLAND, 21237

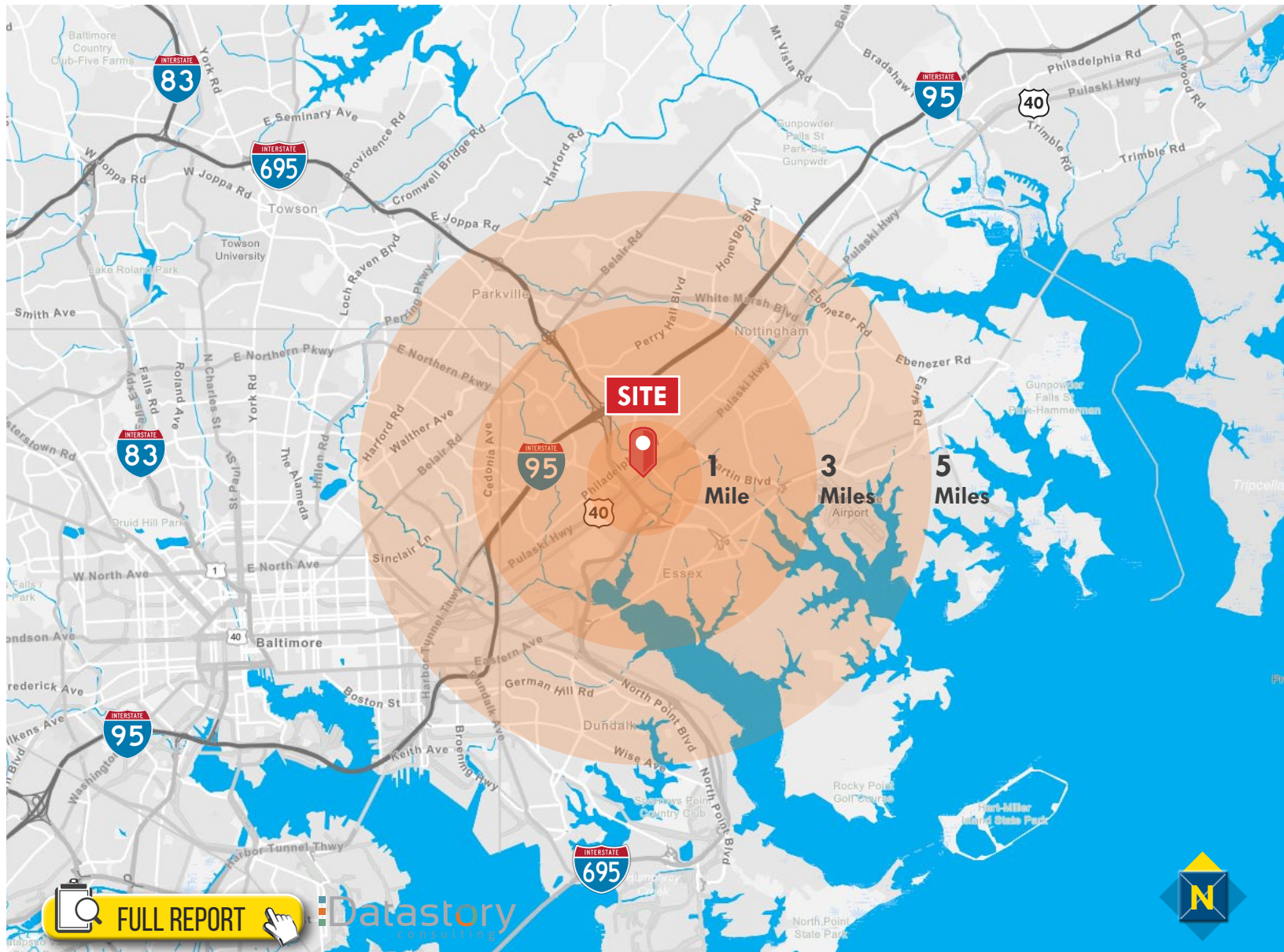


## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,905	105,491	310,818
Number of Households	2,960	40,379	121,937
Average Household Income	\$64,290	\$67,260	\$66,193
Daytime Employees	9,243	49,189	120,138

## RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$2.7M	\$38.7M	\$114.6M
Entertainment & Recreation	\$7.2M	\$101.8M	\$301.8M
Fashion & Clothing	\$5.1M	\$71.9M	\$213.1M
Food & Drink	\$7.9M	\$109.8M	\$323.7M



**CJ Koluch**

410.979.3212  
ckoluch@mackenziecommercial.com

**Laura Williams**

410.494.4864  
llwilliams@mackenziecommercial.com

**Sean Langford**

443.573.3218  
slangford@mackenziecommercial.com

**Tom Fidler**

410.494.4860  
tfidler@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.