

FOR LEASE

Harford County, Maryland



SWAN CREEK VILLAGE CENTER

2015-2029 PULASKI HIGHWAY

HAVRE DE GRACE, MARYLAND 21078



Tom Fidler | Executive Vice President & Principal

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

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AVAILABLE

- ▶ 3,800 sf Restaurant Space (with 1,500 sf outdoor patio with seating)
- ▶ 2,700 sf Pad Bldg. w/ Drive-Thru

TRAFFIC COUNT

31,250 AADT (Pulaski Hwy/Rt. 40)

RENTAL RATE

- ▶ \$23.00 psf, NNN (Restaurant)
- ▶ \$75,000/yr., NNN (Pad Bldg.)

HIGHLIGHTS

- ▶ 3,800 sf turn-key bar/restaurant (currently configured for 180 seats ±; all FF&E included)
- ▶ 2,700 sf pad building (with drive-thru)
- ▶ Outstanding visibility with direct frontage on Pulaski Hwy/Rt. 40
- ▶ Less than 2 miles from Aberdeen Proving Ground and just minutes from historic Havre de Grace waterfront
- ▶ Join the State of Maryland, Univ. of MD Upper Chesapeake Health, BB&T and more!



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TURN-KEY RESTAURANT W/ OUTDOOR PATIO

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FREESTANDING PAD BUILDING W/ DRIVE-THRU

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SITE PLAN

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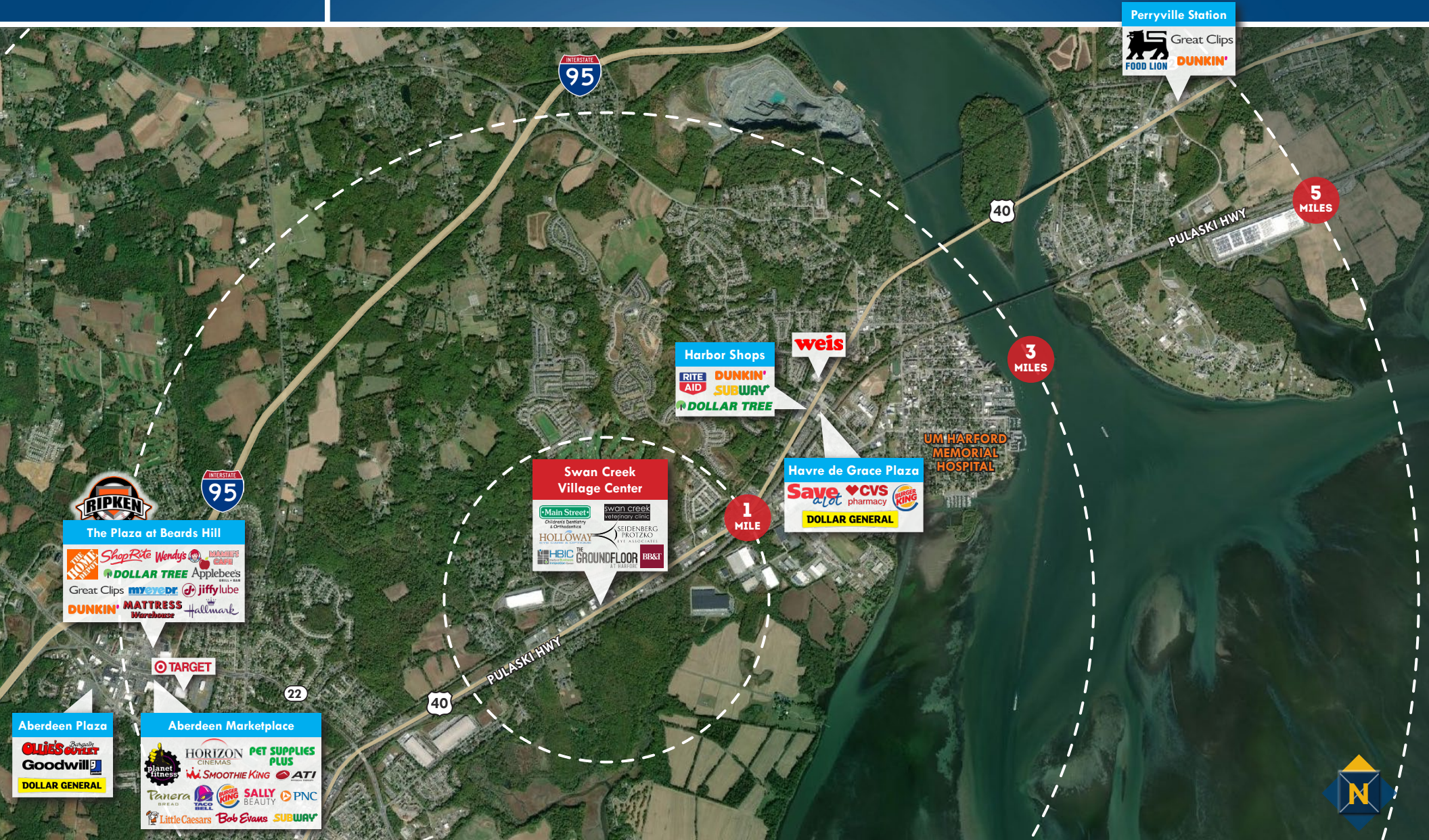
HARFORD COUNTY'S NEWEST CLASS A OFFICE BLDG.

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TRADE AREA

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LOCATION / DEMOGRAPHICS (2019)

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RESIDENTIAL POPULATION 3,334 (1 Mile) 31,340 (3 Miles) 44,670 (5 Miles)	NUMBER OF HOUSEHOLDS 1,342 (1 Mile) 12,380 (3 Miles) 17,053 (5 Miles)	AVERAGE HH SIZE 2.48 (1 Mile) 2.51 (3 Miles) 2.52 (5 Miles)	MEDIAN AGE 47.0 (1 Mile) 41.0 (3 Miles) 40.7 (5 Miles)
AVERAGE HH INCOME \$133,246 (1 Mile) \$89,306 (3 Miles) \$88,308 (5 Miles)	EDUCATION (COLLEGE+) 70.4% (1 Mile) 62.2% (3 Miles) 62.2% (5 Miles)	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.5% (1 Mile) 94.6% (3 Miles) 94.9% (5 Miles)	DAYTIME POPULATION 3,476 (1 Mile) 33,109 (3 Miles) 47,974 (5 Miles)

26%
PLEASANTVILLE
2 MILES

LEARN MORE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

20%
SOCCER MOMS
2 MILES

LEARN MORE

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

15%
METRO FUSION
2 MILES

LEARN MORE

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

14%
EXURBANITES
2 MILES

LEARN MORE

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME