

# SALE/LEASE

Baltimore County, MD



## REDEVELOPMENT OPPORTUNITY

10025 PULASKI HIGHWAY | MIDDLE RIVER, MD 21220



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## AVAILABLE

- ▶ 5,000 sf ± (Exist. Warehouse)
- ▶ 7,596 sf ± (Exist. Motel)

## LOT SIZE

3.61 Acres ±

## ZONING

BR AS / BR IM (Business Roadside)  
ML AS / ML IM (Manufacturing, Light)  
*[Automotive Service Overlay]*  
*[Industrial, Major District Overlay]*

## TRAFFIC COUNT

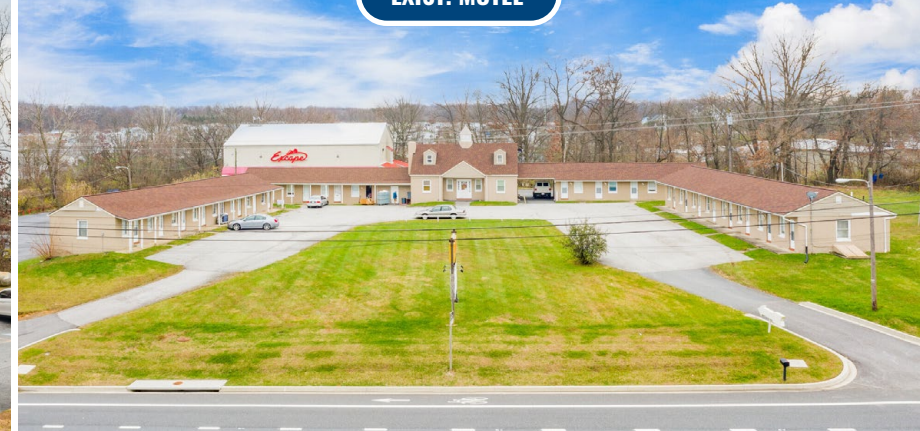
27,461 AADT (Pulaski Hwy/Rt. 40)

## SALE PRICE

\$2,400,000

## HIGHLIGHTS

- ▶ Ideal visibility with over 400 ft. of frontage on heavily trafficked Pulaski Hwy (27,461 cars/day)
- ▶ Easy access to I-95 and I-695
- ▶ Short drive to MedStar Franklin Square Medical Center, CCBC Essex and Martin State Airport



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# AERIAL

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## MOTEL BUILDING:

- Roof installed 2014
- Oil-fired boiler system
- AC via window units installed seasonally

## WAREHOUSE BUILDING:

- HVAC (2 units) new 2023



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# SALE/LEASE

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# LOCAL BIRDSEYE

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# TRADE AREA

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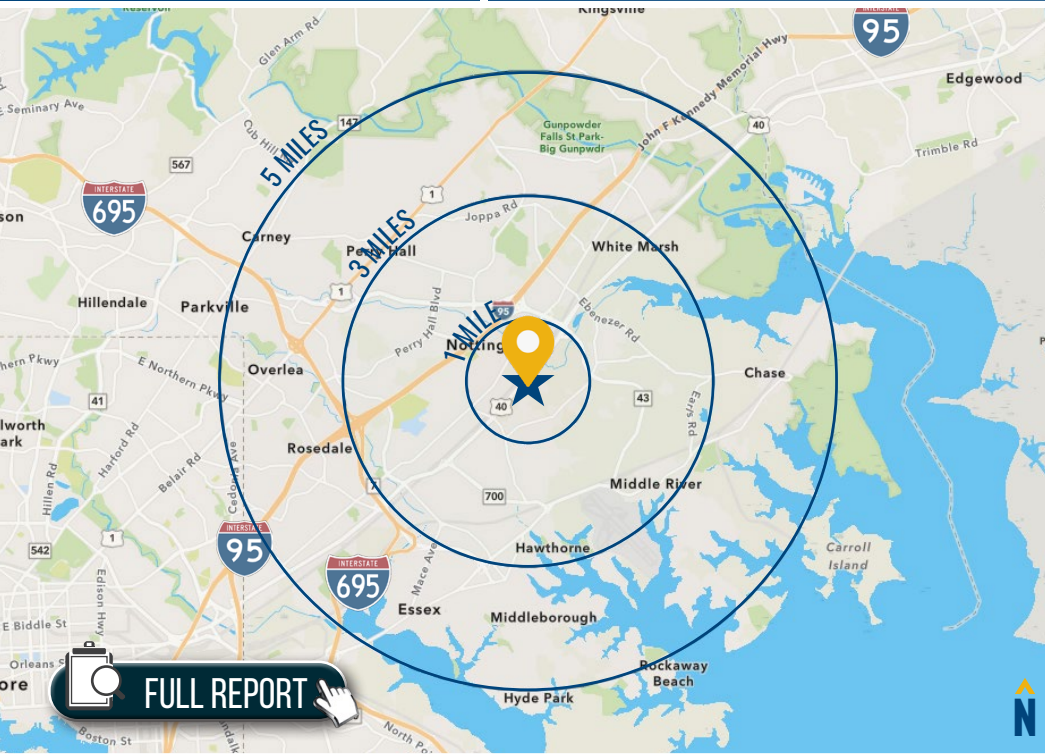
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# LOCATION / DEMOGRAPHICS (2023)

10025 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



## RESIDENTIAL POPULATION

6,831

1 MILE

79,386

3 MILES

206,691

5 MILES

## NUMBER OF HOUSEHOLDS

2,369

1 MILE

30,382

3 MILES

80,990

5 MILES

## AVERAGE HH SIZE

2.88

1 MILE

2.60

3 MILES

2.53

5 MILES

## MEDIAN AGE

35.8

1 MILE

39.3

3 MILES

40.3

5 MILES

## AVERAGE HH INCOME

\$107,466

1 MILE

\$109,304

3 MILES

\$107,302

5 MILES

## EDUCATION (COLLEGE+)

61.1%

1 MILE

61.2%

3 MILES

59.2%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.4%

1 MILE

96.6%

3 MILES

96.0%

5 MILES

## DAYTIME POPULATION

9,224

1 MILE

77,605

3 MILES

172,049

5 MILES

**26%**  
**BRIGHT YOUNG PROFESSIONALS**

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41

AVERAGE HH SIZE

33.0

MEDIAN AGE

\$54,000

MEDIAN HH INCOME

LEARN MORE

**22%**  
**ENTERPRISING PROFESSIONALS**

2 MILES

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.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE

**11%**  
**FRONT PORCHES**

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57

AVERAGE HH SIZE

34.9

MEDIAN AGE

\$43,700

MEDIAN HH INCOME

LEARN MORE

**11%**  
**COMFORTABLE EMPTY NESTERS**

2 MILES

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52

AVERAGE HH SIZE

48.0

MEDIAN AGE

\$75,000

MEDIAN HH INCOME

LEARN MORE



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