

SALE/LEASE

Baltimore County, MD



REDEVELOPMENT OPPORTUNITY

10025 PULASKI HIGHWAY | MIDDLE RIVER, MD 21220



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SALE/LEASE

Baltimore County, MD

REDEVELOPMENT OPPORTUNITY

10025 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

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/RENTAL RATE

Negotiable

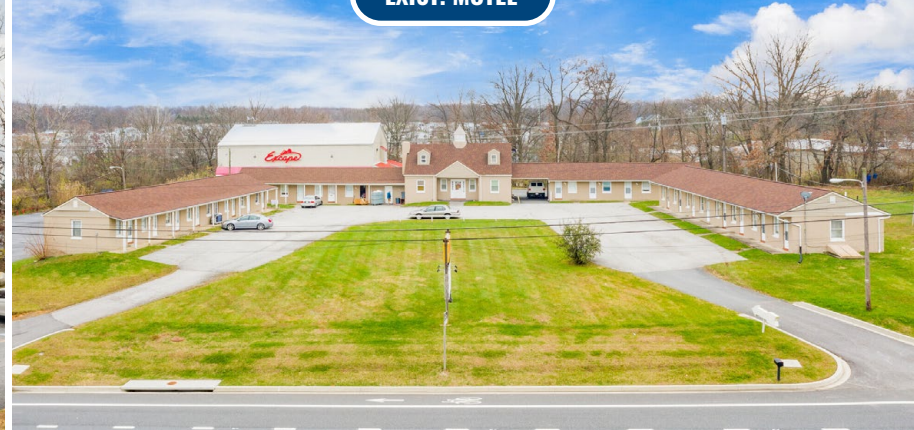
HIGHLIGHTS

- ▶ 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



EXIST. WAREHOUSE

EXIST. MOTEL



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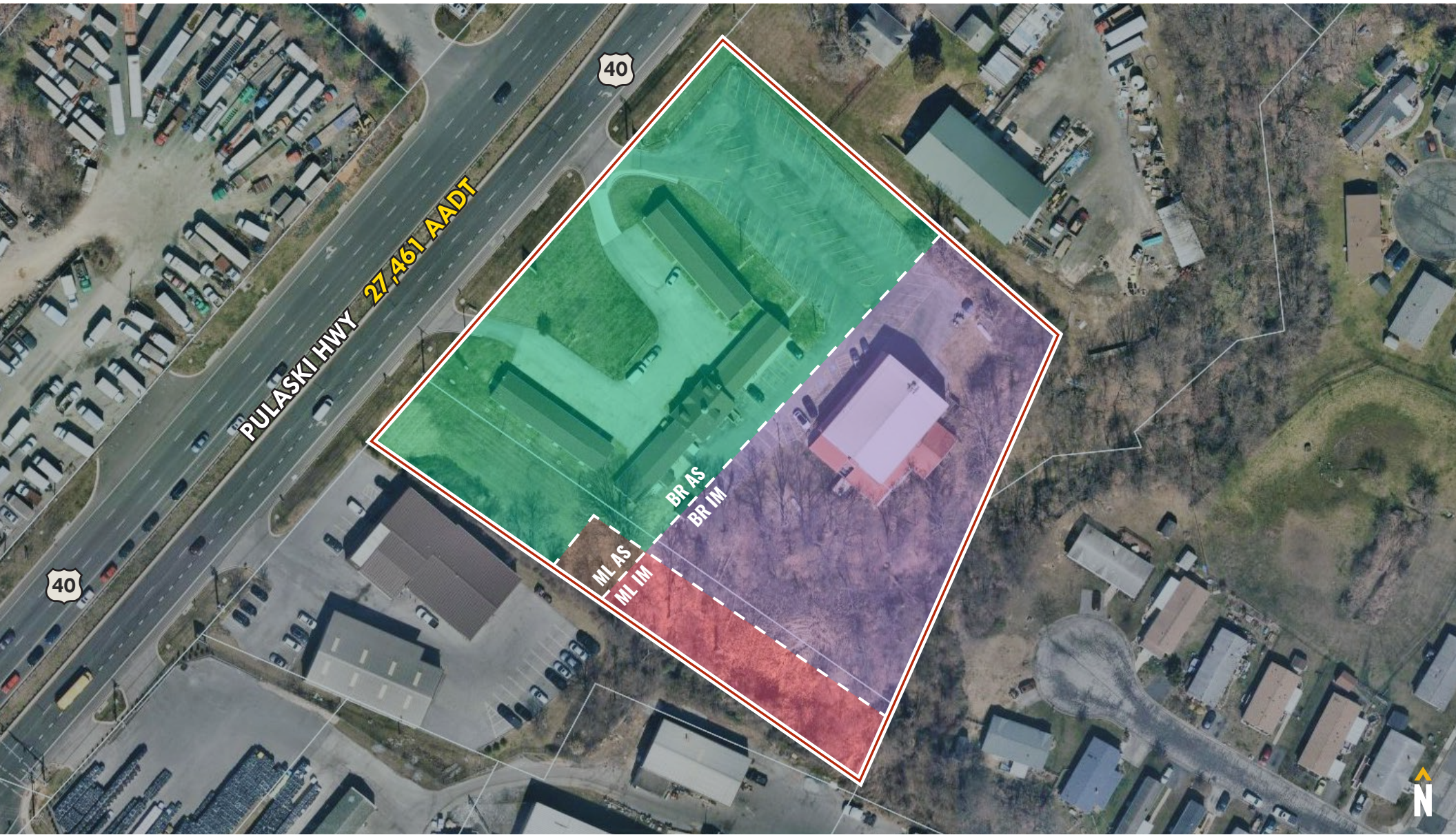
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AERIAL

10025 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



40

PULASKI HWY 27,461 AADT

40

ML AS
ML IM
BR AS
BR IM



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LOCAL BIRDSEYE

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TRADE AREA

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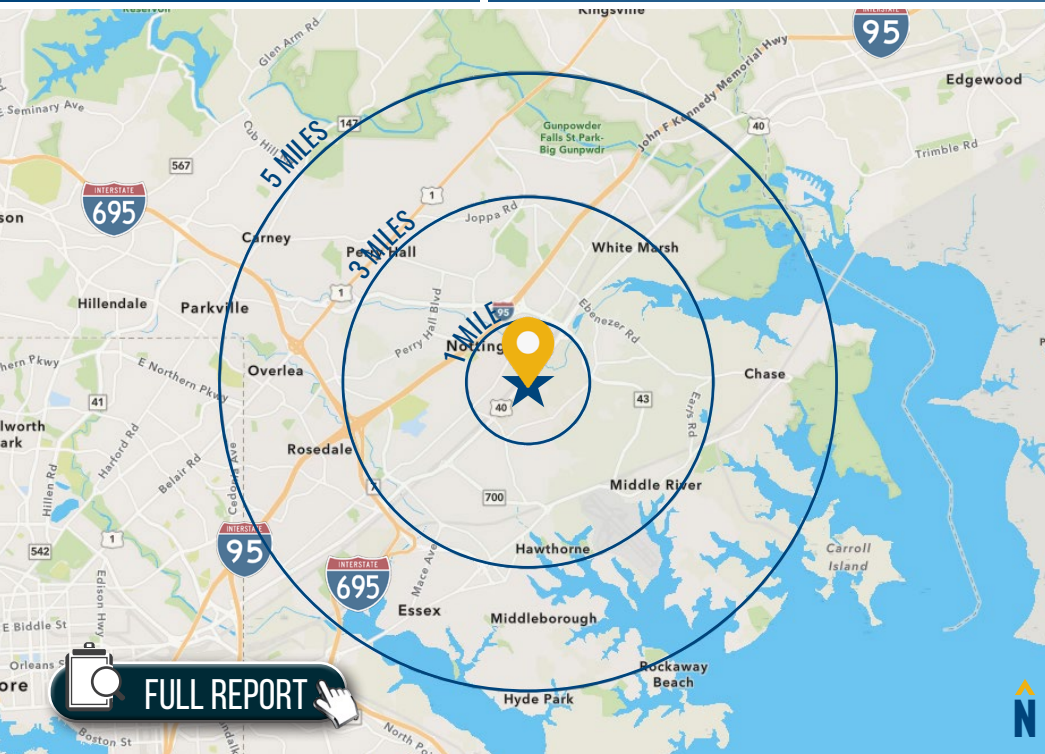


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LOCATION / DEMOGRAPHICS (2023)

10025 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



FULL REPORT

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

[LEARN MORE](#)

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

22%
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.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

11%
FRONT PORCHES
2 MILES

[LEARN MORE](#)

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

11%
COMFORTABLE EMPTY NESTERS
2 MILES

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These Baby Boomers are earning a comfortable living and benefiting 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



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