

# FOR SALE

Harford County, Maryland

# FREESTANDING RETAIL BUILDING

1003 EDGEWOOD ROAD (RT. 755) | EDGEWOOD, MARYLAND 21040

## AVAILABLE

4,114 sf on 0.57 Acres

- » Retail/Office: 2,159 sf
- » Warehouse: 1,955 sf

## ZONING

B3 (General Business District)

## TRAFFIC COUNT

13,611 AADT (Edgewood Rd)  
23,431 AADT (Rt. 24)

## SALE PRICE

\$675,000

## HIGHLIGHTS

- ▶ Standalone retail building - perfect for retail service user
- ▶ Located between Pulaski Hwy (Rt. 40) and Emmorton Rd (Rt. 24) in the heart of Edgewood's retail corridor
- ▶ Close proximity to APG (Aberdeen Proving Ground) Edgewood base
- ▶ Easy access to I-95
- ▶ Ample parking (w/ handicap)



**Tom Mottley** | Senior Vice President

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**Beetle Smith** | Senior Vice President

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# BIRDSEYE

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# TRADE AREA

1003 EDGEWOOD ROAD (RT. 755) | EDGEWOOD, MARYLAND 21040

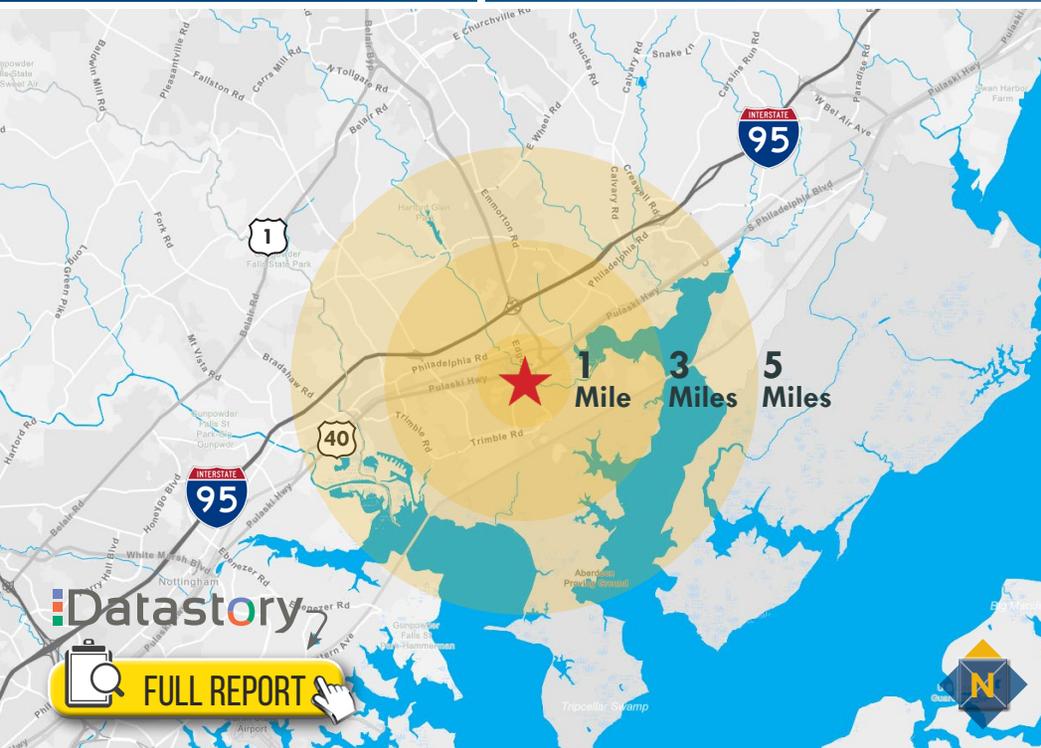


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# LOCATION / DEMOGRAPHICS

1003 EDGEWOOD ROAD (RT. 755) | EDGEWOOD, MARYLAND 21040



<b>RESIDENTIAL POPULATION</b> 10,902 1 MILE 47,616 3 MILES 90,698 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 4,008 1 MILE 17,688 3 MILES 33,669 5 MILES	<b>AVERAGE HH SIZE</b> 2.71 1 MILE 2.69 3 MILES 2.69 5 MILES	<b>MEDIAN AGE</b> 32.5 1 MILE 35.1 3 MILES 37.0 5 MILES
<b>AVERAGE HH INCOME</b> \$64,165 1 MILE \$79,947 3 MILES \$91,575 5 MILES	<b>EDUCATION (COLLEGE+)</b> 59.5% 1 MILE 60.2% 3 MILES 63.8% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 93.0% 1 MILE 94.6% 3 MILES 95.1% 5 MILES	<b>DAYTIME POPULATION</b> 8,842 1 MILE 40,214 3 MILES 71,355 5 MILES

**34%**  
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

**21%**  
HOME IMPROVEMENT  
2 MILES

**LEARN MORE**

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.

**2.88**  
AVERAGE HH SIZE

**37.7**  
MEDIAN AGE

**72,100**  
MEDIAN HH INCOME

**17%**  
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

**9%**  
MIDLIFE CONSTANTS  
2 MILES

**LEARN MORE**

These residents are seniors, at or approaching retirement, with above average net worth. More country than urban, more traditional than trendy. They are attentive to price, but not at the expense of quality.

**2.31**  
AVERAGE HH SIZE

**47.0**  
MEDIAN AGE

**\$53,200**  
MEDIAN HH INCOME