

FOR LEASE

Harford County, Maryland

PROPOSED REDEVELOPMENT SITE

1008-1018 PULASKI HIGHWAY | JOPPA, MARYLAND 21085

AVAILABLE

2.2 Acres ±

ZONING

B3 (General Business District)

TRAFFIC COUNT

26,551 AADT (Pulaski Hwy/Rt. 40)

26,831 AADT (Mountain Rd/Rt. 152)

HIGHLIGHTS

- ▶ Prime retail redevelopment located at the signalized intersection of Pulaski Hwy/Rt. 40 and S. Mountain Rd/Rt. 152
- ▶ Can accommodate a variety of retail/commercial uses & sizes
- ▶ Strong commercial corridor on Pulaski Highway (Rt. 40)
- ▶ Strong visibility: Over 500 ft. of frontage (total) on Pulaski Hwy (26,551 vehicles per day)
- ▶ Nearby retailers include CVS, ALDI, Big Lots!, Save a Lot, Advance Auto Parts, IHOP, Walgreens, Family Dollar, Sheetz, Checkers, Royal Farms, Wawa, APGFCU and more!



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LOCAL AERIAL

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TRADE AREA

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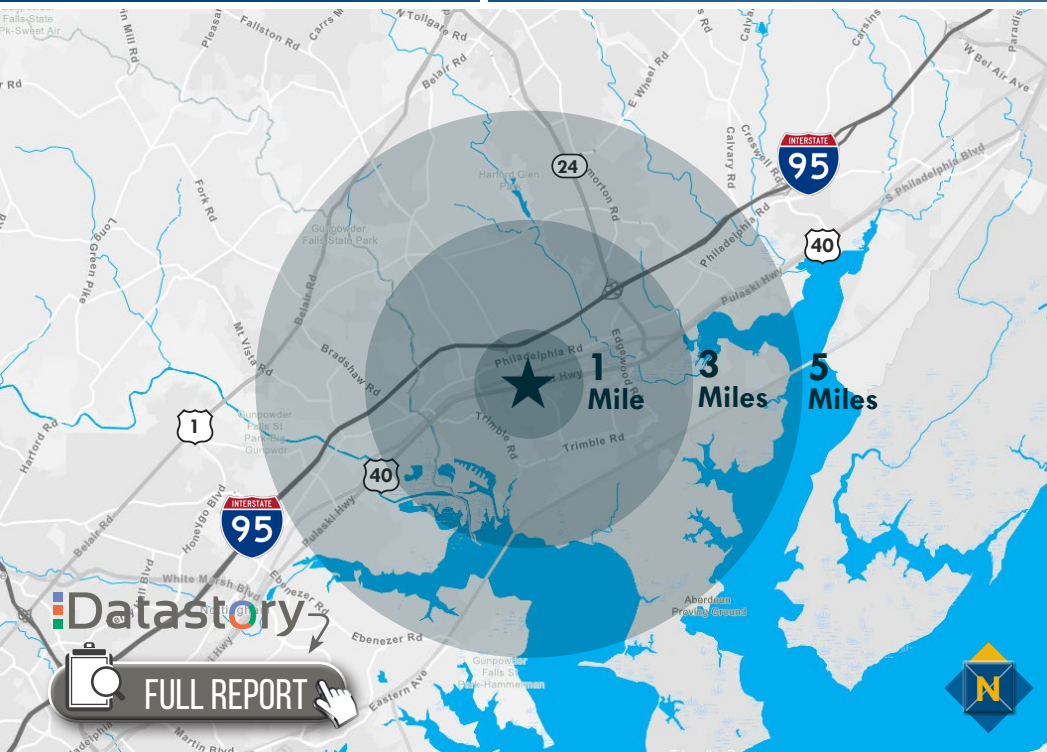


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LOCATION / DEMOGRAPHICS (2020)

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RESIDENTIAL POPULATION 4,271 1 MILE 44,860 3 MILES 92,786 5 MILES	NUMBER OF HOUSEHOLDS 1,697 1 MILE 17,110 3 MILES 34,228 5 MILES	AVERAGE HH SIZE 2.51 1 MILE 2.62 3 MILES 2.71 5 MILES	MEDIAN AGE 38.4 1 MILE 36.4 3 MILES 38.2 5 MILES
AVERAGE HH INCOME \$71,269 1 MILE \$83,729 3 MILES \$102,522 5 MILES	EDUCATION (COLLEGE+) 55.4% 1 MILE 61.4% 3 MILES 65.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 90.2% 1 MILE 89.3% 3 MILES 89.6% 5 MILES	DAYTIME POPULATION 4,564 1 MILE 40,483 3 MILES 81,285 5 MILES

30%
METRO FUSION
2 MILES

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

[LEARN MORE](#)

14%
HOME IMPROVEMENT
2 MILES

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

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12%
MIDDLEBURG
2 MILES

These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

2.75
AVERAGE HH SIZE

36.1
MEDIAN AGE

\$59,800
MEDIAN HH INCOME

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9%
PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

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