


FOR SALE

 Harford County, Maryland

2.31 AC ±

DEVELOPMENT OPPORTUNITY

1071 SAND PEBBLE DRIVE
EDGEWOOD, MARYLAND 21040

SAND PEBBLE DR



PULASKI HWY

FOR SALE

 Harford County, Maryland

DEVELOPMENT OPPORTUNITY

1071 SAND PEBBLE DRIVE | EDGEWOOD, MARYLAND 21040

AVAILABLE

2.31 Acres ±

ZONING

R4 (Urban Residential District)

SALE PRICE

\$195,000

HIGHLIGHTS

- ▶ Residential land with development potential
- ▶ Located just off of heavily trafficked Pulaski Highway (24,140 vehicles per day)
- ▶ Easy access to I-95
- ▶ Situated in Edgewood's retail/commercial corridor with many shopping/dining destinations



Dennis Boyle, SIOR

☎ 443.798.9339

✉ dboyle@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Chris Walsh

☎ 410.494.4857

✉ cwalsh@mackenziecommercial.com

Graham Sevy

☎ 410.830.1399

✉ gsevy@mackenziecommercial.com

410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

FOR SALE

Harford County, Maryland

LOCAL BIRDSEYE

1071 SAND PEBBLE DRIVE | EDGEWOOD, MARYLAND 21040



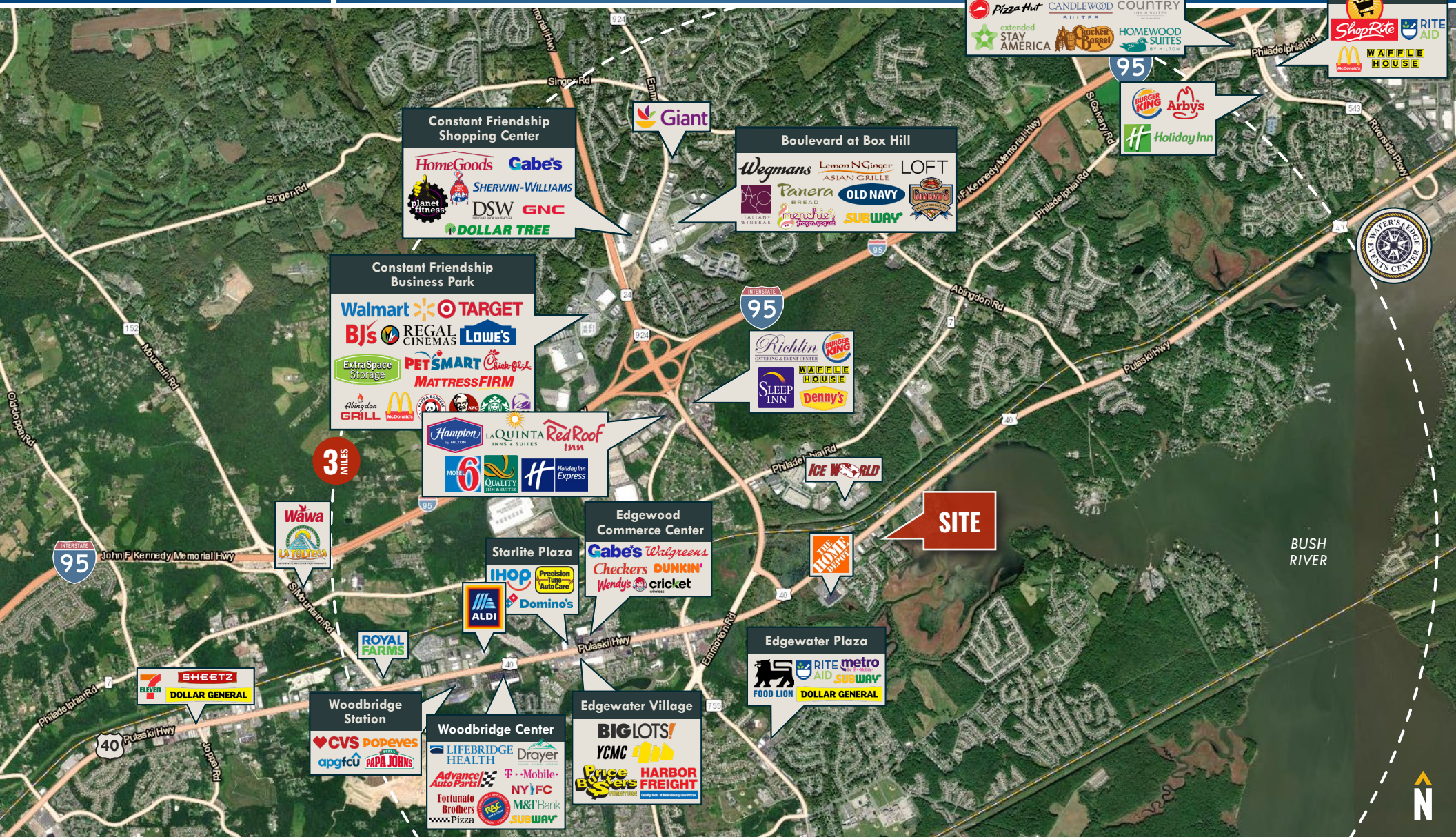
FOR SALE



Harford County, Maryland

TRADE AREA

1071 SAND PEBBLE DRIVE | EDGEWOOD, MARYLAND 21040



Dennis Boyle, SIOR

443.798.9339

dboyle@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Chris Walsh

410.494.4857

cwalsh@mackenziecommercial.com

410-821-8585

10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044

Graham Sevy

410.830.1399

gsevy@mackenziecommercial.com

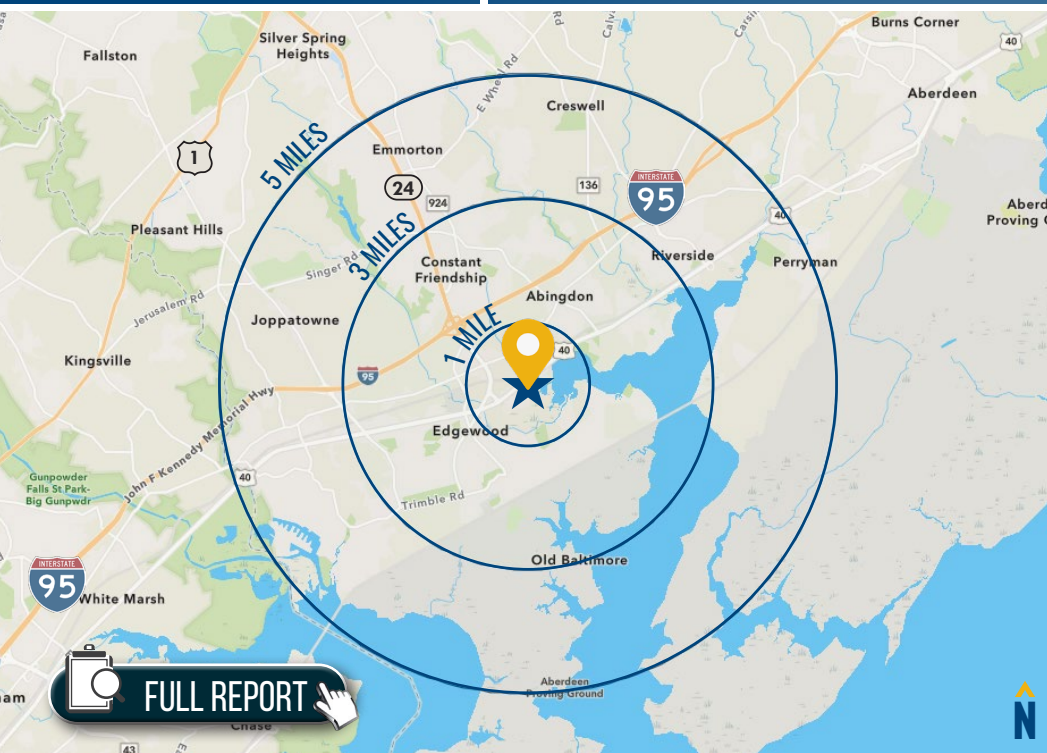
www.MACKENZIECOMMERCIAL.com

FOR SALE

Harford County, Maryland

LOCATION / DEMOGRAPHICS (2023)

1071 SAND PEBBLE DRIVE | EDGEWOOD, MARYLAND 21040



RESIDENTIAL POPULATION

4,699

1 MILE

51,356

3 MILES

97,060

5 MILES

NUMBER OF HOUSEHOLDS

1,531

1 MILE

19,322

3 MILES

36,812

5 MILES

AVERAGE HH SIZE

3.06

1 MILE

2.65

3 MILES

2.63

5 MILES

MEDIAN AGE

38.0

1 MILE

35.8

3 MILES

37.8

5 MILES

AVERAGE HH INCOME

\$117,852

1 MILE

\$105,321

3 MILES

\$117,330

5 MILES

EDUCATION (COLLEGE+)

61.2%

1 MILE

63.9%

3 MILES

66.8%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.4%

1 MILE

95.5%

3 MILES

96.0%

5 MILES

DAYTIME POPULATION

4,649

1 MILE

41,180

3 MILES

79,426

5 MILES

36%

WORKDAY DRIVE

2 MILES

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

18%

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

16%

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

12%

OLD AND NEWCOMERS

2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12

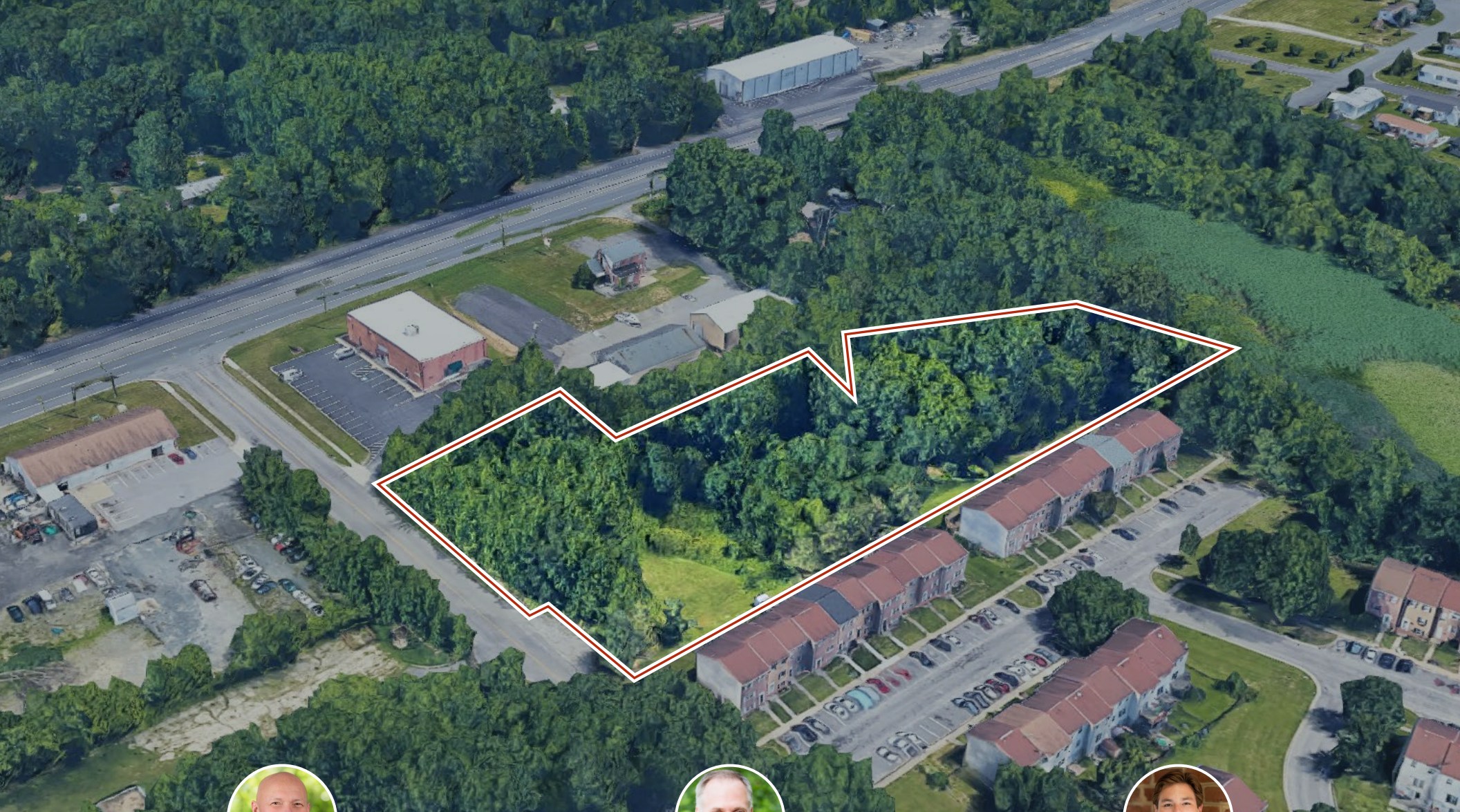
AVERAGE HH SIZE

39.4

MEDIAN AGE

\$44,900

MEDIAN HH INCOME



DENNIS BOYLE, SIOR

SENIOR VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.798.9339

DBOYLE@MACKENZIECOMMERCIAL.COM



CHRIS WALSH

SENIOR VICE PRESIDENT

MACKENZIE RETAIL, LLC

410.494.4857

CWALSH@MACKENZIECOMMERCIAL.COM



GRAHAM SEVY

REAL ESTATE ADVISOR

MACKENZIE RETAIL, LLC

410.830.1399

GSEVY@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.