

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)

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



FOR SALE



Harford County, Maryland

LOCAL BIRDSEYE

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

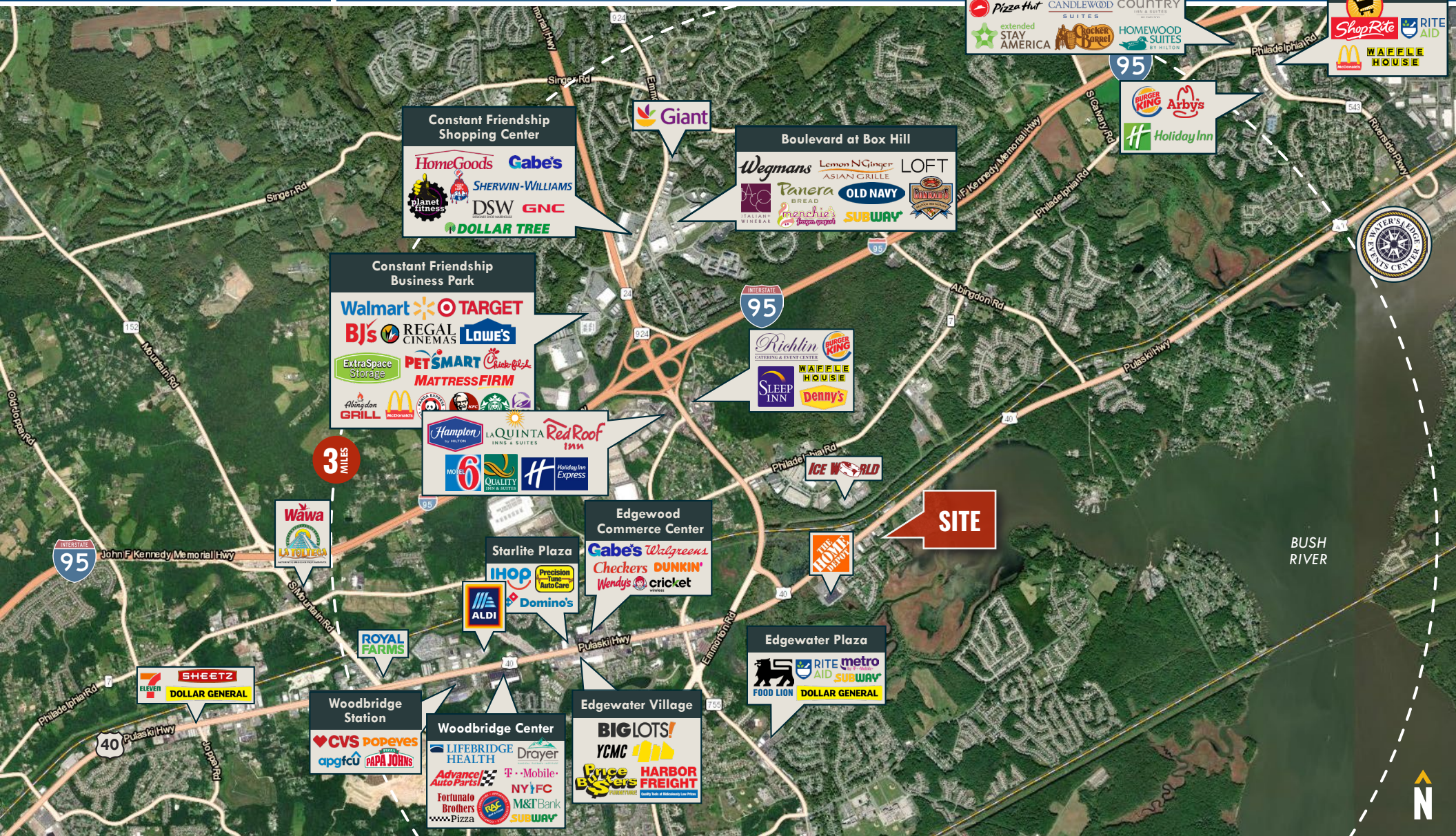
FOR SALE



Harford County, Maryland

TRADE AREA

1071 SAND PEBBLE DRIVE | EDGEWOOD, MARYLAND 21040

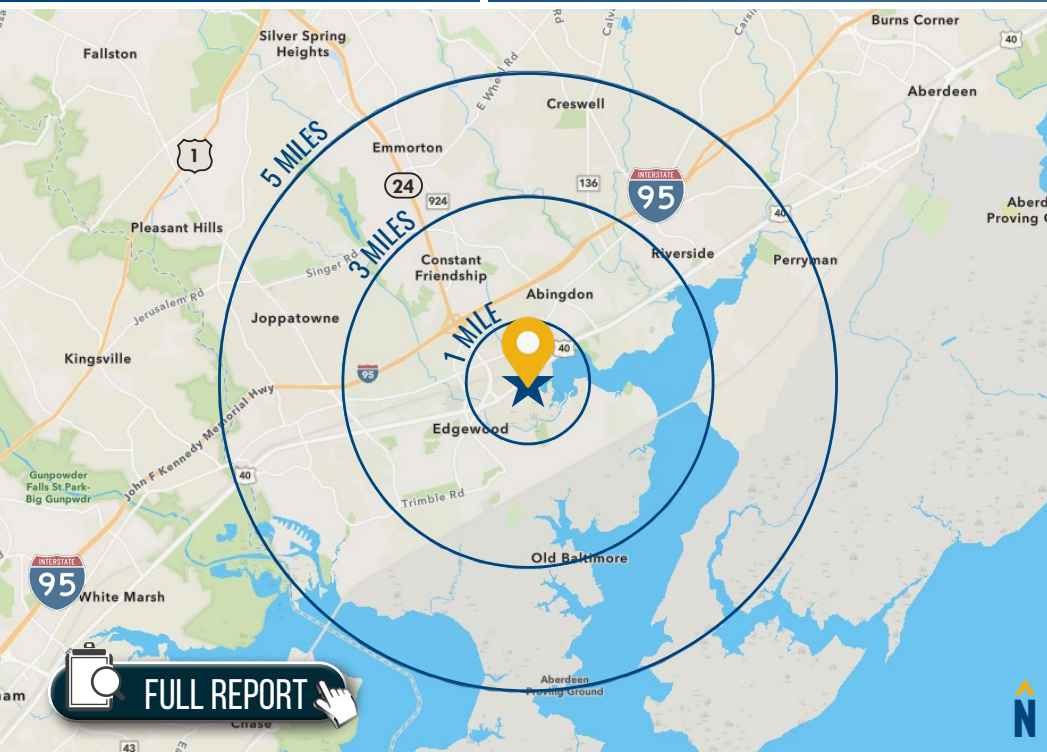


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LOCATION / DEMOGRAPHICS (2023)

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

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

LEARN MORE

**18%
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

LEARN MORE

**16%
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

LEARN MORE

**12%
OLD AND NEWCOMERS**
2 MILES

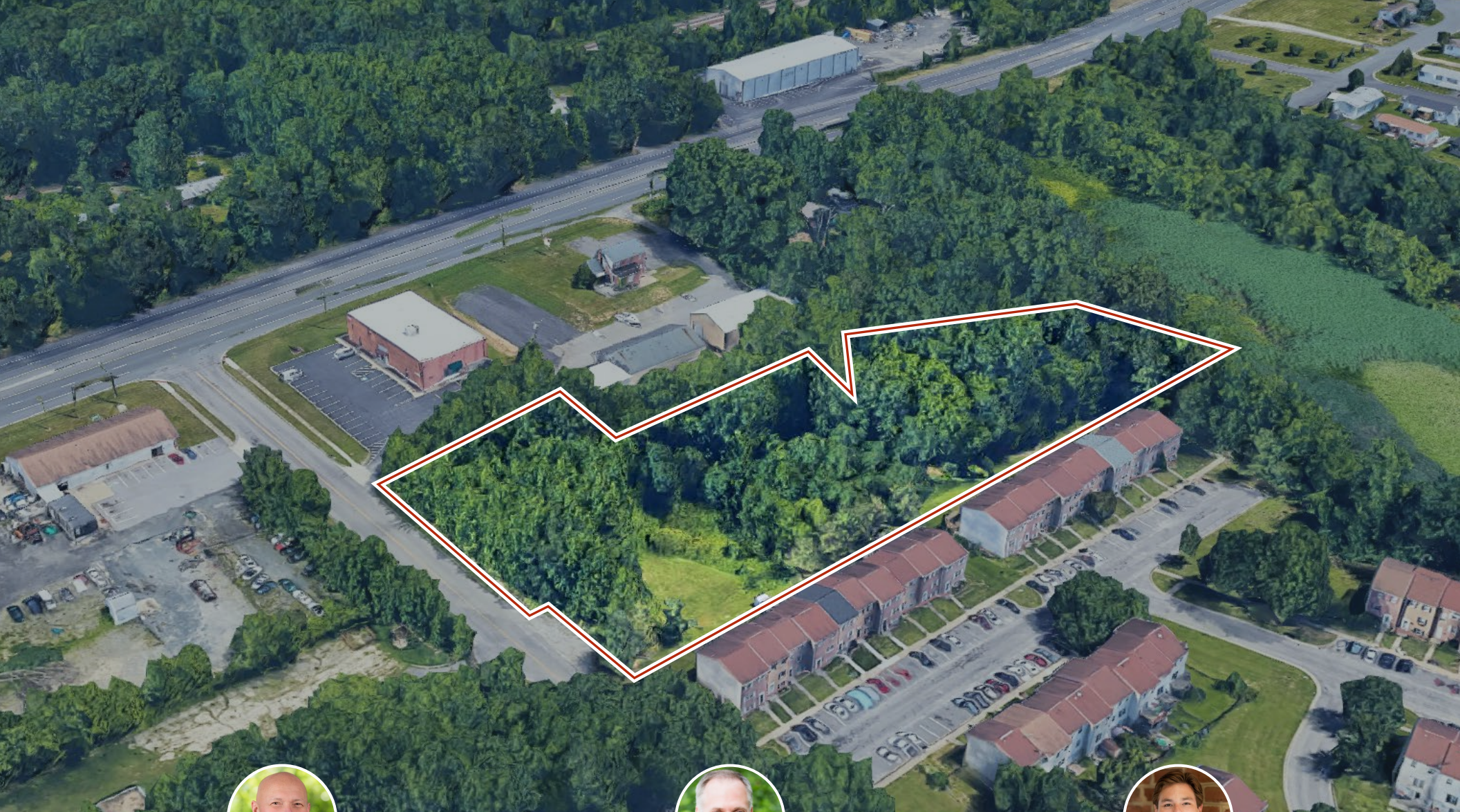
LEARN MORE

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