



OFFICE/RETAIL SPACE

11100 PULASKI HIGHWAY | WHITE MARSH, MARYLAND 21162

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Brand new HVAC units (under warranty)
- 90' of frontage on Route 40 (Pulaski Highway)
- Minutes away from I-95
- Great visibility (32,930 AADT on Pulaski Highway)
- Pylon sign available
- Ample on-site parking



AVAILABLE:

SUITE A & B: 2,400 SF ±
(CAN BE DEMISED INTO SEPARATE SUITES)

SUITE D: 1,500 SF ±
(TWO-STORY)

BUILDING SIZE:

4,900 SF ±

SITE SIZE:

0.89 ACRES ±

TRAFFIC COUNT:

32,930 AADT (PULASKI HWY)

ZONING:

BRAS/ML AS

RENTAL RATE:

NEGOTIABLE



GOOGLE STREET VIEW

The map shows the White Marsh area in Baltimore, Maryland, with a 2-mile radius centered on the proposed site. The site is marked with a red pin and labeled 'SITE'. Surrounding the site are various commercial and industrial areas, including White Marsh Mall, Martin Farms Harvest, and several retail and service centers. Major roads like Interstate 95 and Interstate 40 are visible. A north arrow is located in the bottom right corner.

Key locations and businesses shown on the map include:

- White Marsh Mall:** IKEA, THE AVENUE AT WHITE MARSH, macy's, Buffalo Wild Wings, JCPenney, Giant, and others.
- Martin Farms Harvest:** A large agricultural area.
- Other Businesses:** Friendly's, weis HIGHS The UPS Store, TACO LOVE GRILL GREEN PIZZERIA, G&A, evenly, 7 ELEVEN, Honeygo Animal Hospital, PRECISION CONCRETE, DUNKIN', WEBB'S, SiteOne LANDSCAPE SUPPLY, RICHARDSON, ROYAL FARMS, ExtraSpace Storage, United States Postal Service, Holiday Inn Express, BEST BUY, Target, Lowe's, Chick-fil-A, Petco, Chase, TJ-maxx, McDonald's, Bath Works, Yankee Candle, Old Navy, Barnes & Noble, and Springhill Suites Marriott.
- Major Roads:** Interstate 95 and Interstate 40.



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,105

45,059

153,695

DAYTIME POPULATION



2,958

40,965

135,486

AVERAGE HOUSEHOLD INCOME



\$187,169

\$145,688

\$125,772

NUMBER OF HOUSEHOLDS



1,033

16,897

59,639

MEDIAN AGE

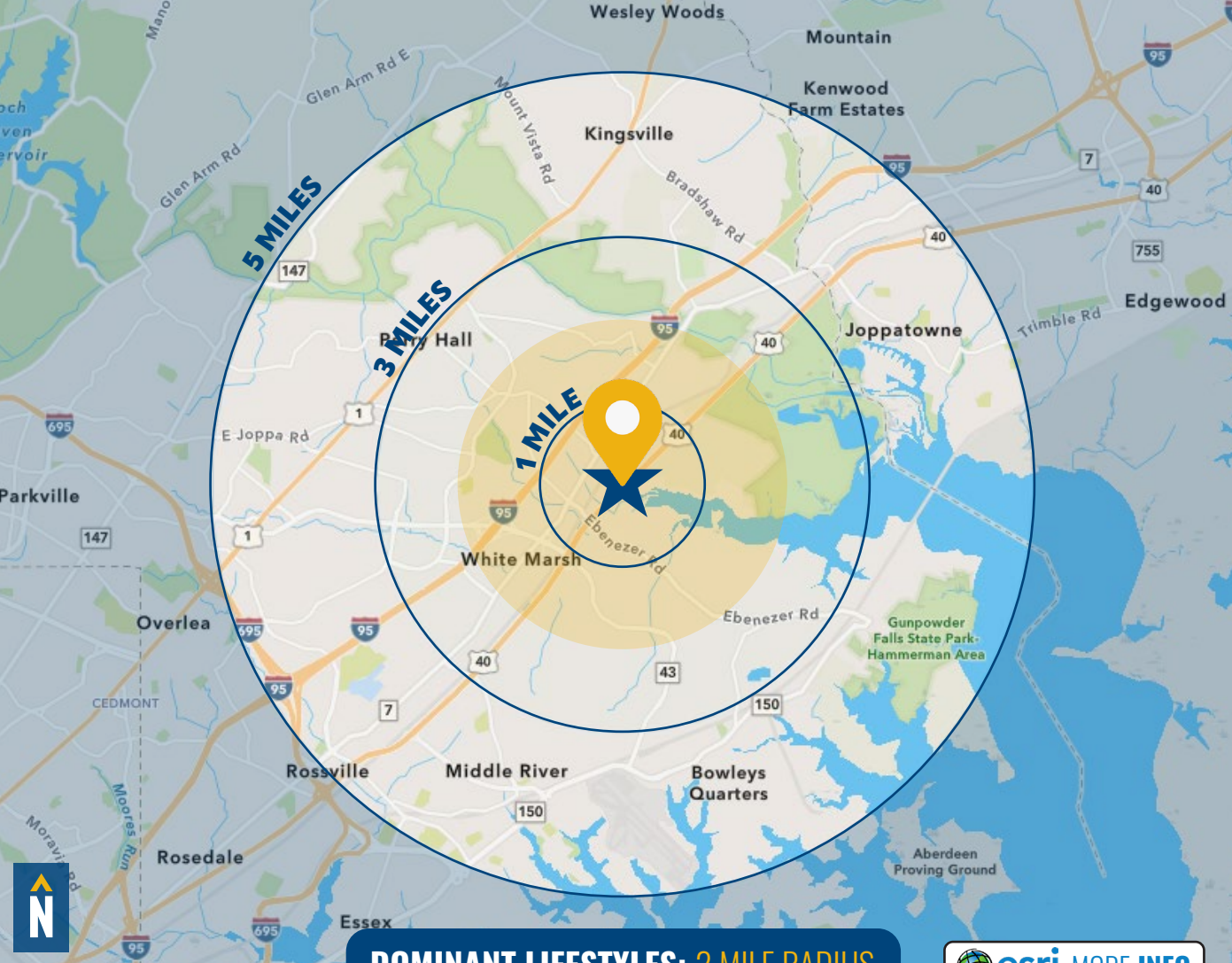


40.3

40.3

40.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

45%

PROFESSIONAL PRIDE



MEDIAN

AGE: 38.6

HH INCOME: \$187,750

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

19%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

14%

SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

FOR MORE INFO **CONTACT:**



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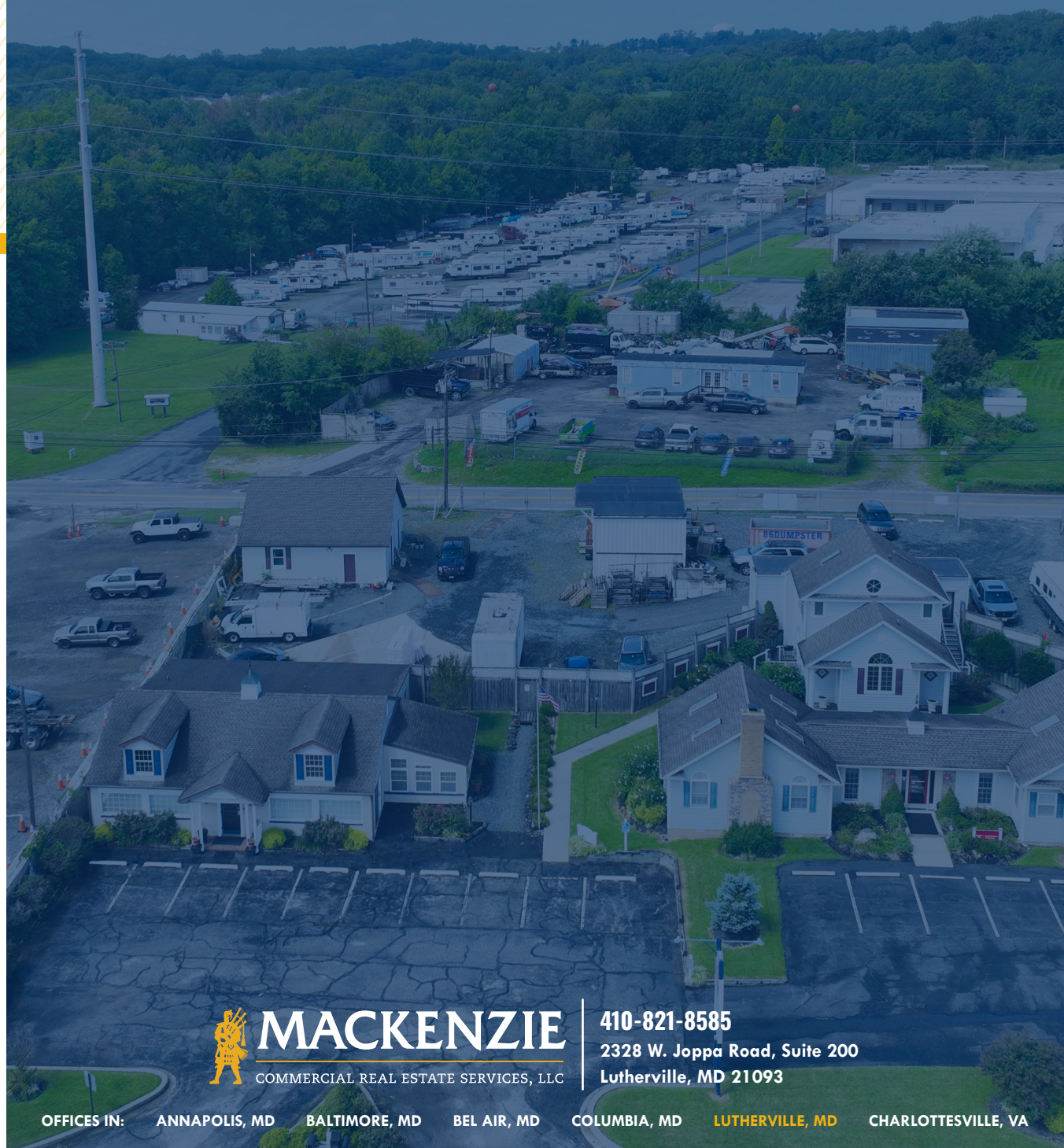
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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