

SALE/LEASE

 Harford County, Maryland



COMMERCIALLY-ZONED LAND

1204 PULASKI HIGHWAY | JOPPA, MD 21085

SALE/LEASE



Harford County, Maryland

COMMERCIALLY-ZONED LAND

1204 PULASKI HIGHWAY | JOPPA, MARYLAND 21085

LOT SIZE

1.13 Acres $\pm$

BUILDING SIZE

2,196 sf $\pm$ (RBA) - Built 1998

ZONING

B3 (General Business District)

TRAFFIC COUNT

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

HIGHLIGHTS

- ▶ 1.13 Acres of commercially-zoned land on Pulaski Highway/Rt. 40, Joppa, MD's primary retail corridor
- ▶ Lot improved by a 2,196 sf $\pm$ office/retail building
- ▶ Over 300 ft. of frontage along busy Pulaski Hwy/Rt. 40
- ▶ Just east of heavily trafficked, signalized intersection with Mountain Road (MD Route 152)
- ▶ Easy access to I-95 and Rt. 24 (Vietnam Veterans Mem. Hwy)
- ▶ Short drive to Aberdeen Proving Ground



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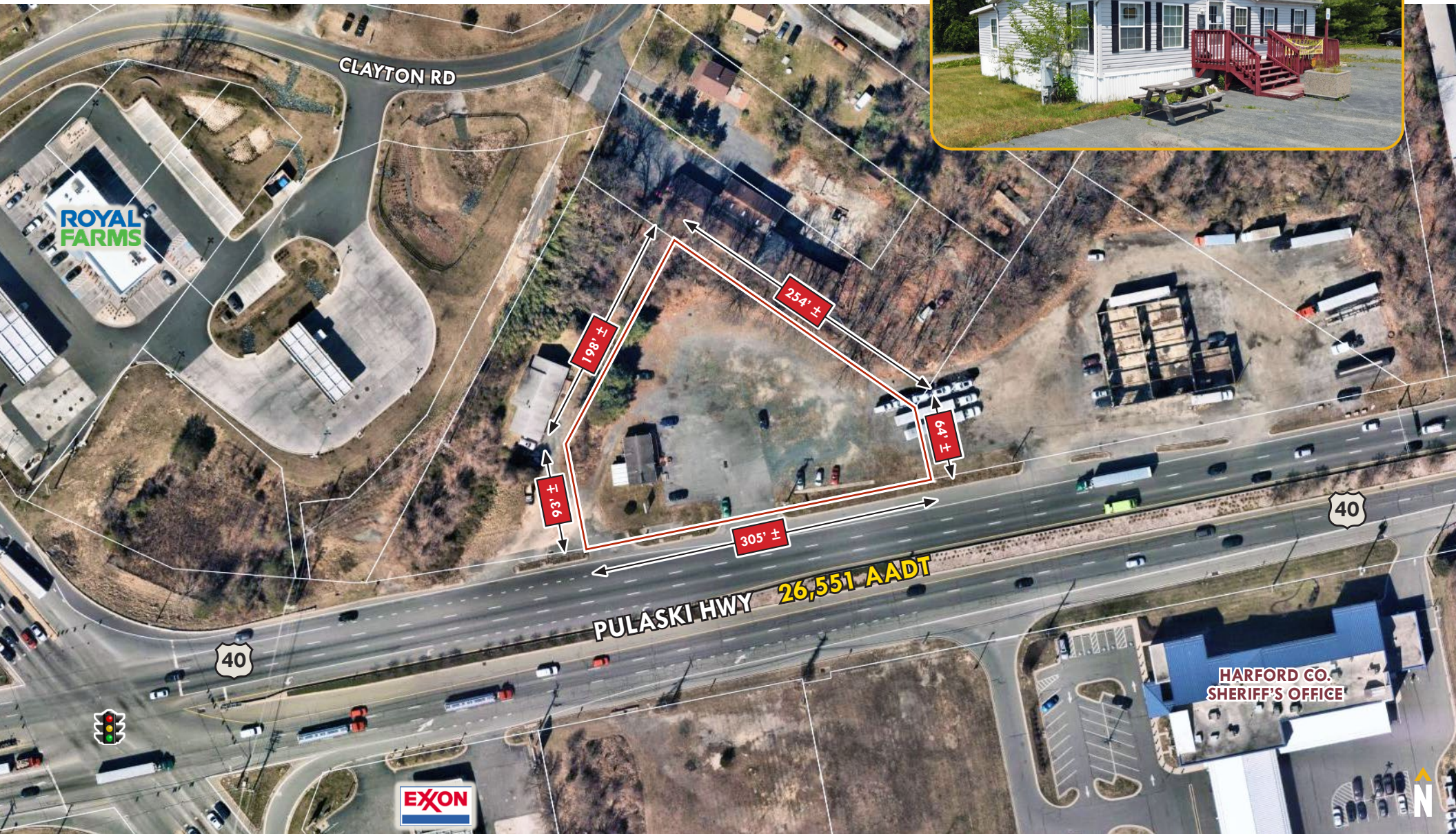


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AERIAL

1204 PULASKI HIGHWAY | JOPPA, MARYLAND 21085

2,196 SF ± OFFICE/RETAIL BLDG.



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SALE/LEASE

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LOCAL BIRDSEYE

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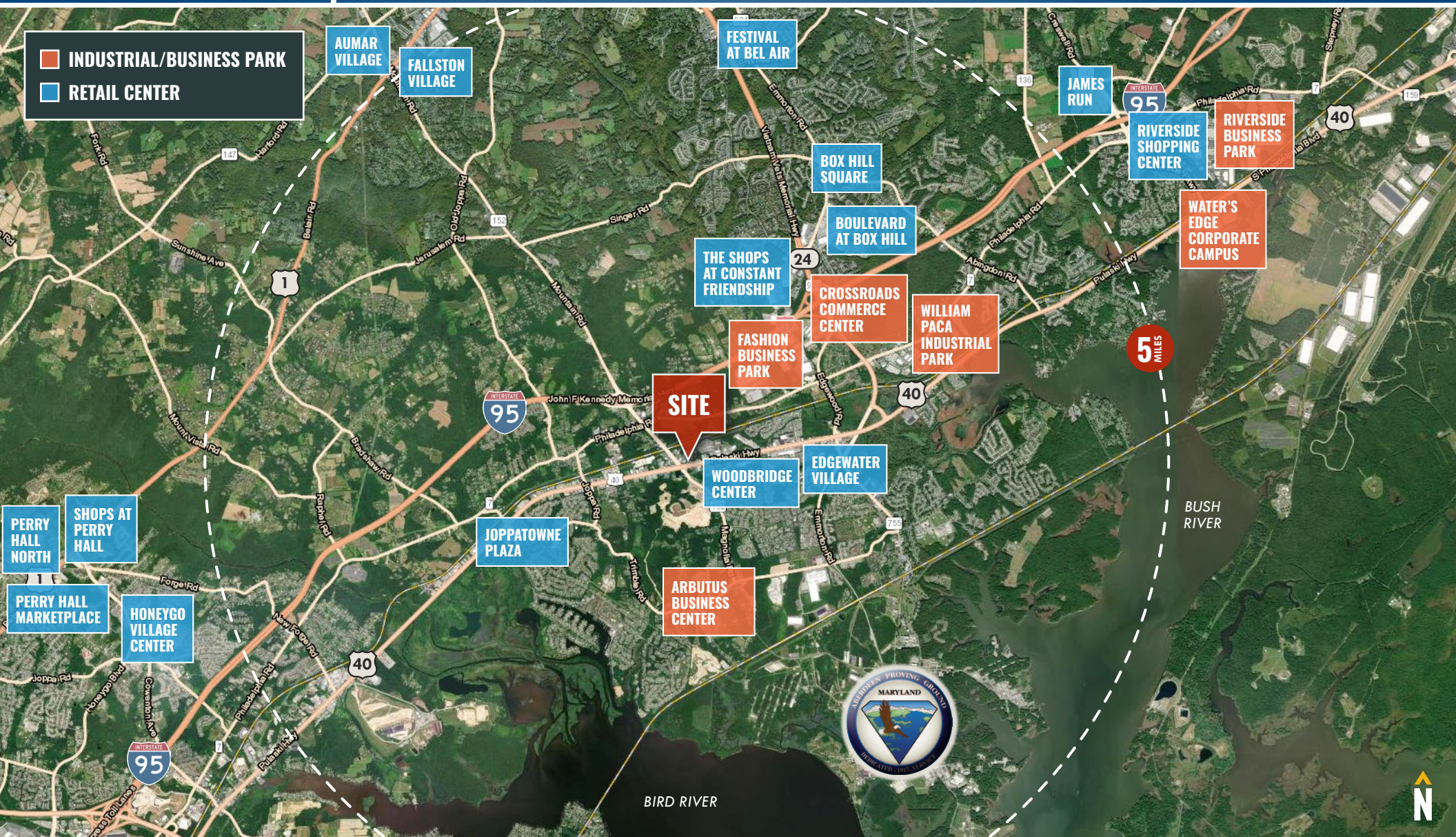


SALE/LEASE

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TRADE AREA

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LOCATION

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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	19.9	35 MIN.
WASHINGTON, DC	59.8	1 HR. 20 MIN.
PHILADELPHIA, PA	83.0	1 HR. 24 MIN.
RICHMOND, VA	168.0	3 HRS. 0 MIN.

TRANSPORTATION POINTS OF INTEREST:

SEAGIRT MARINE TERMINAL	20.6	29 MIN.
FAIRFIELD MARINE TERMINAL	22.0	29 MIN.
DUNDALK MARINE TERMINAL	21.2	30 MIN.
BWI AIRPORT	29.6	35 MIN.



BALTIMORE, MD



BWI AIRPORT



WASHINGTON, DC



PORT OF BALTIMORE



PHILADELPHIA, PA



RICHMOND, VA



MACKENZIE

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