

SALE/LEASE

Harford County, Maryland

OFFICE/MEDICAL SPACE

1952 PULASKI HIGHWAY

EDGEWOOD, MD 21040

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Tom Mottley | *Senior Vice President & Principal*

☎ 443.573.3217 ✉ tmottley@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-879-1900 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

Beetle Smith | *Senior Vice President*

☎ 443.573.3219 ✉ bsmith@mackenziecommercial.com

SALE/LEASE

 Harford County, Maryland

AVAILABLE

10,228 sf building for sale
6,226 sf available for lease

SALE PRICE

\$2,300,000

RENTAL RATE

\$16.00/sf, NNN

TRAFFIC COUNT

26,551 AADT (Pulaski Highway)

ZONING

B3 (General Business District)

HIGHLIGHTS

- ▶ Medical Office Building For Sale
- ▶ Includes a Surgery Center
- ▶ 0.75 AC vacant lot included with the building
- ▶ Expansion possibilities
- ▶ High Visibility Location with 26,551 AADT



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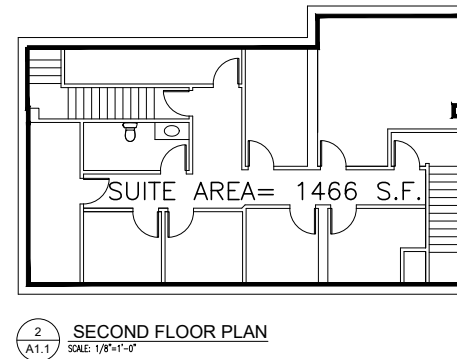
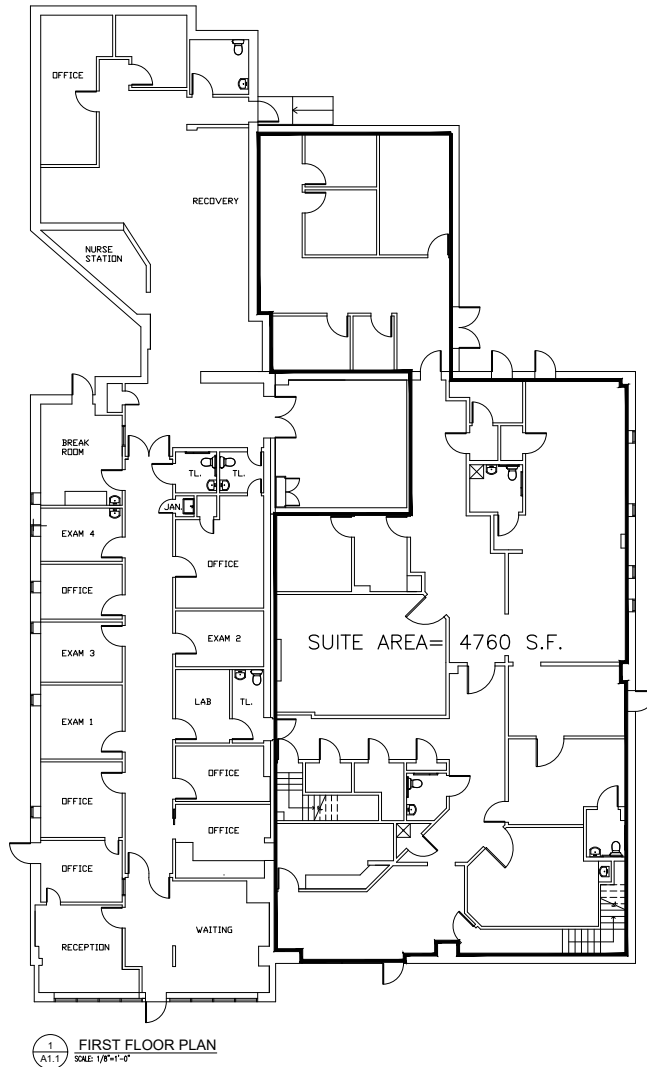
SALE/LEASE



Harford County, Maryland

FLOOR PLAN

1952 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040



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TRADE AREA

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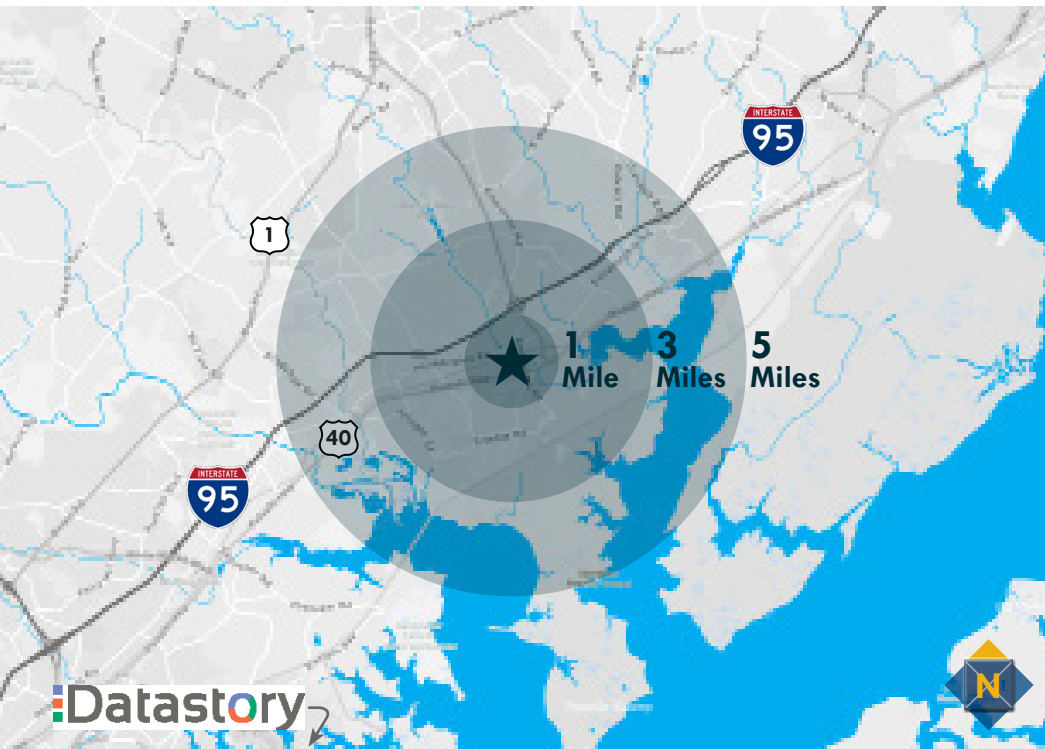


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LOCATION / DEMOGRAPHICS (2021)

1952 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040



RESIDENTIAL POPULATION

10,902
1 MILE
47,616
3 MILES
90,698
5 MILES

NUMBER OF HOUSEHOLDS

4,008
1 MILE
17,688
3 MILES
33,669
5 MILES

AVERAGE HH SIZE

2.71
1 MILE
2.69
3 MILES
2.69
5 MILES

MEDIAN AGE

32.5
1 MILE
35.1
3 MILES
37.0
5 MILES

AVERAGE HH INCOME

\$64,165
1 MILE
\$79,947
3 MILES
\$91,575
5 MILES

EDUCATION (COLLEGE+)

59.5%
1 MILE
60.2%
3 MILES
63.8%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

93.0%
1 MILE
94.6%
3 MILES
95.1%
5 MILES

DAYTIME POPULATION

8,842
1 MILE
40,214
3 MILES
71,355
5 MILES

34%

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

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21%

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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17%

SOCCER MOMS
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

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9%

MIDLIFE CONSTANTS
2 MILES

These residents are seniors, at or approaching retirement, with above average net worth. More country than urban, more traditional than trendy. They are attentive to price, but not at the expense of quality.

2.31
AVERAGE HH SIZE

47.0
MEDIAN AGE

\$53,200
MEDIAN HH INCOME

[LEARN MORE](#)



TOM MOTTLEY

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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TMOTTLEY@MACKENZIECOMMERCIAL.COM



BEETLE SMITH

SENIOR VICE PRESIDENT
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3219

BSMITH@MACKENZIECOMMERCIAL.COM

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