



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



ANGRY JACK'S
AXE THROWING CLUB

cohen's
furniture

TSC TRACTOR
SUPPLY CO

Advance
Auto Parts

Walmart

2 ACRE PAD SITE

IN THE HEART OF ELKTON'S
RETAIL/COMMERCIAL TRADE AREA

804 E. PULASKI HIGHWAY
ELKTON, MARYLAND 21921

29,691 AADT

EPULASKI HWY
40



HIGHLIGHTS

- » 2.0 Acre \pm pad site fronting heavily trafficked Pulaski Highway/Route 40
- » Located at the first signalized intersection from Walmart in the heart of Elkton's retail/commercial trade area
- » Easy access to I-95
- » Existing retail and self storage buildings (to be demolished)

LOT SIZE:

2.0 ACRES \pm

YEAR BUILT:

1961

TRAFFIC COUNT:

**29,691 CARS/DAY
(E. PULASKI HWY)**

ZONING:

**BG (BUSINESS -
GENERAL DISTRICT)**

SALE PRICE:

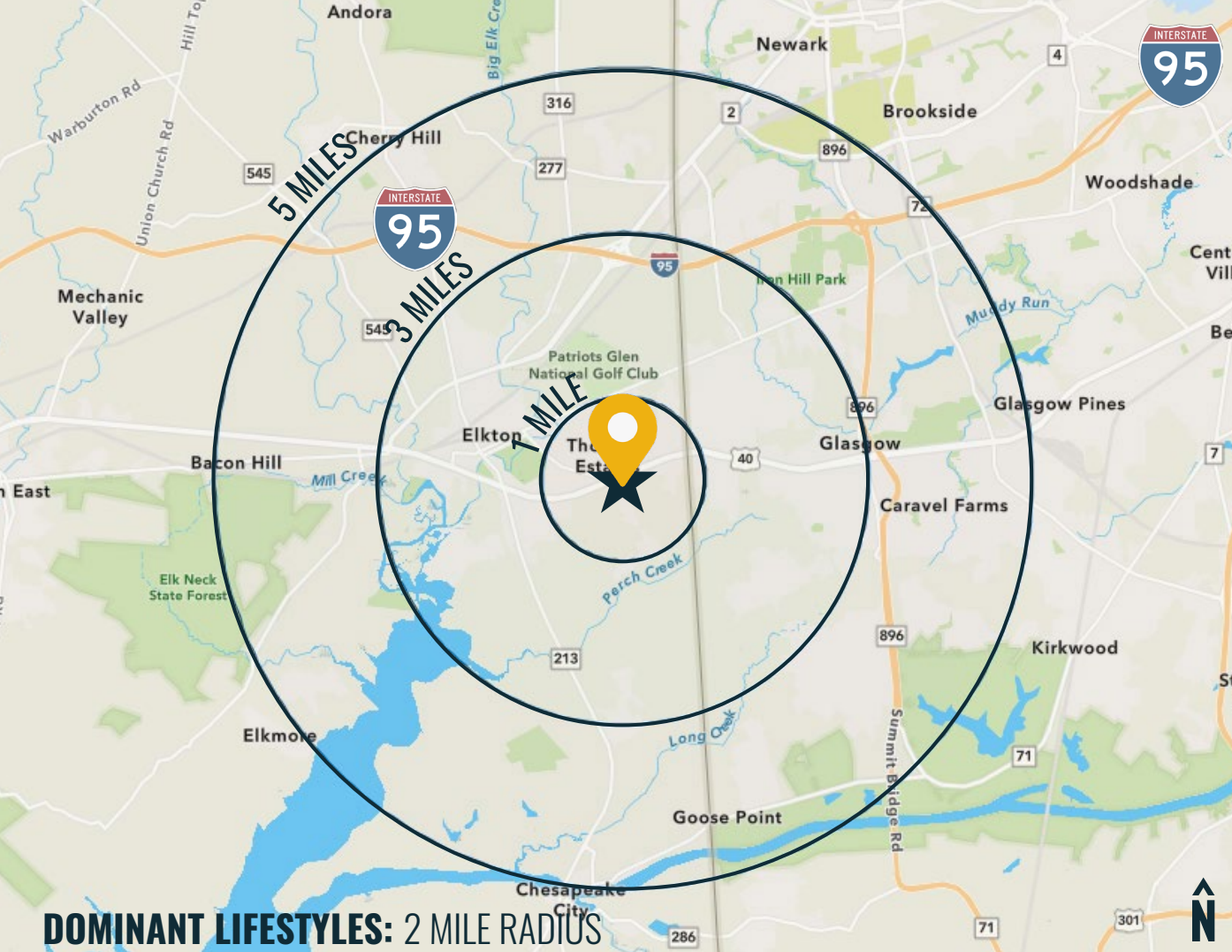
NEGOTIABLE



GOOGLE STREET VIEW




E PULASKI HWY 29,691 AADT



DOMINANT LIFESTYLES: 2 MILE RADIUS

40%
WORKDAY DRIVE



Life in the suburban wilder-ness 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.

Median Age: **37.0**
Median Household Income: **\$90,500**

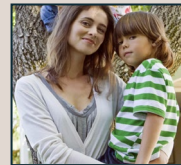
19%
BRIGHT YOUNG PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**
Median Household Income: **\$54,000**

17%
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

DEMOGRAPHICS

2023

RADIUS: 1 MILE 3 MILES 5 MILES

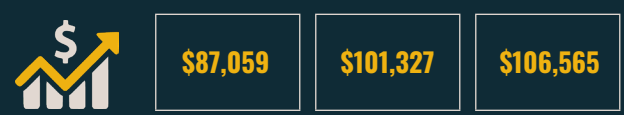
RESIDENTIAL POPULATION



DAYTIME POPULATION



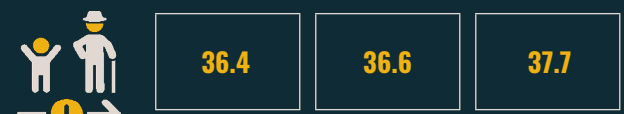
AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS

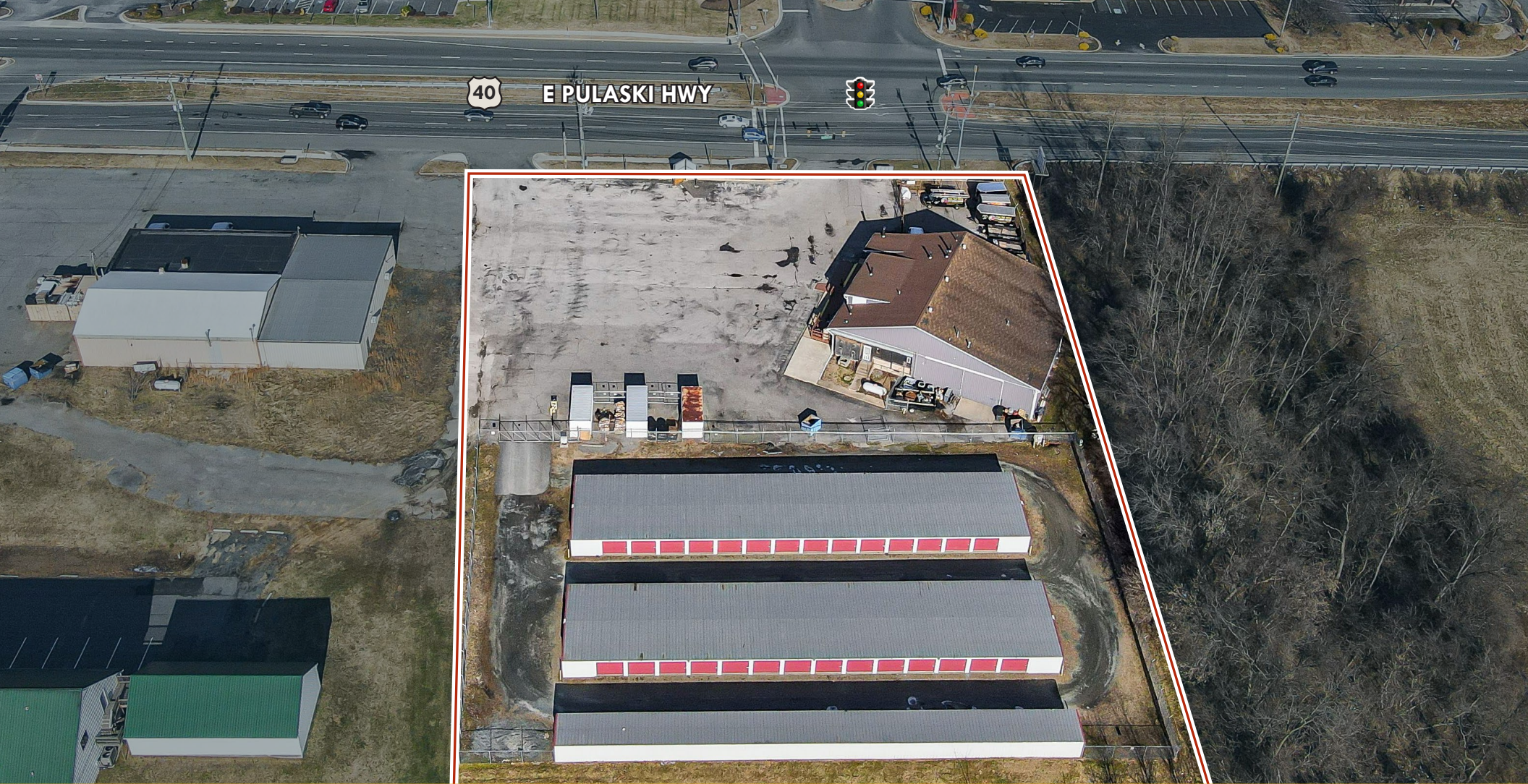


MEDIAN AGE



FULL DEMOS REPORT





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