

FOR LEASE

Baltimore County, MD

PROPOSED PAD SITE OR BUILD-TO-SUIT

EBENEZER ROAD & PULASKI HIGHWAY (ROUTE 40) | WHITE MARSH, MARYLAND 21162

AVAILABLE

8,000 sf ±

ZONING

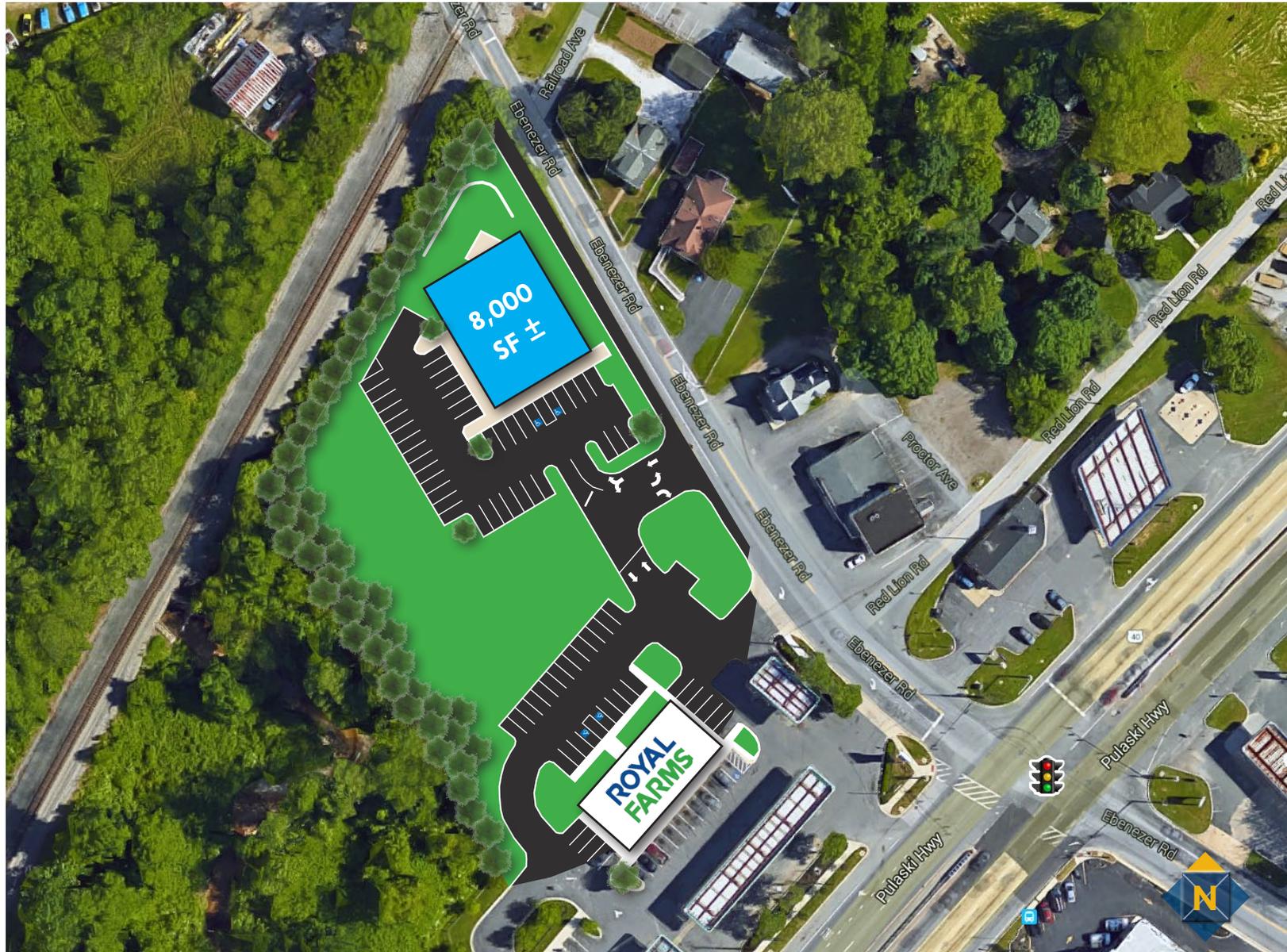
BL (Business Local)

TRAFFIC COUNT

38,651 AADT (Pulaski Hwy/Rt. 40)

HIGHLIGHTS

- ▶ Shared access at signalized intersection with Royal Farms
- ▶ Close proximity to Nottingham/White Marsh retail markets
- ▶ Convenient access to I-95 & White Marsh Blvd (Route 43)
- ▶ Ideal for automotive, medical, industrial office, etc.



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BIRDSEYE

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TRADE AREA

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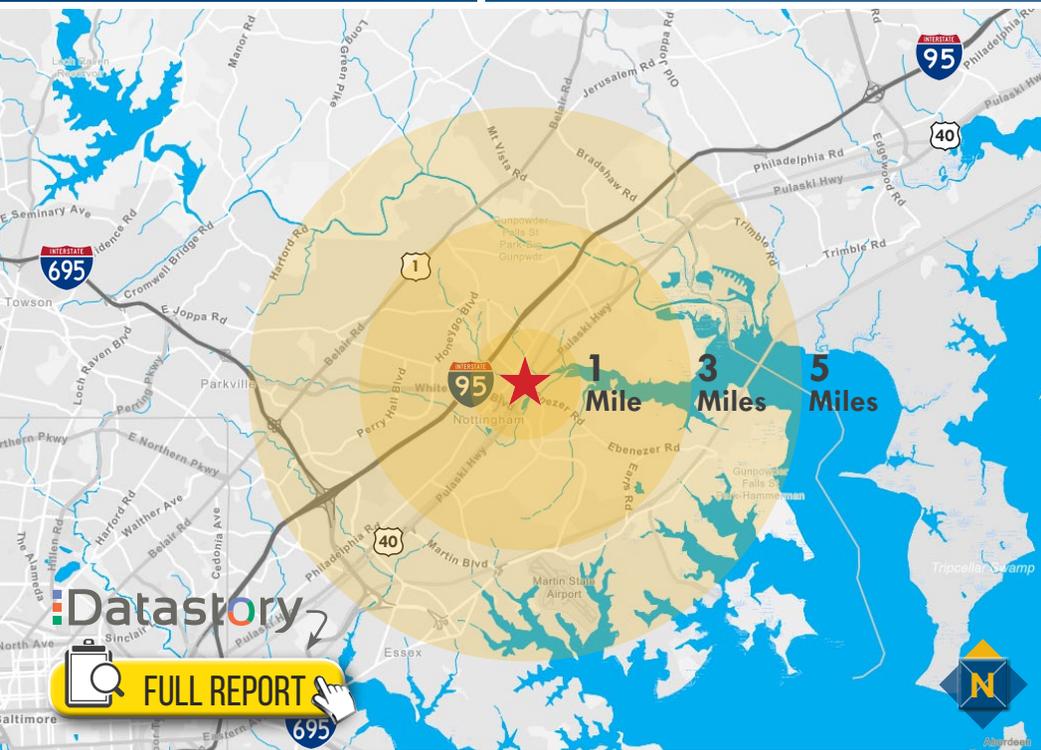


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
1,428 1 MILE	484 1 MILE	2.94 1 MILE	42.6 1 MILE
52,187 3 MILES	20,220 3 MILES	2.57 3 MILES	38.7 3 MILES
160,698 5 MILES	63,155 5 MILES	2.53 5 MILES	39.9 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$103,046 1 MILE	55.8% 1 MILE	96.2% 1 MILE	2,472 1 MILE
\$92,150 3 MILES	63.1% 3 MILES	96.3% 3 MILES	49,386 3 MILES
\$82,862 5 MILES	59.0% 5 MILES	95.4% 5 MILES	134,980 5 MILES

32%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

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21%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

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13%
BRIGHT YOUNG PROFESSIONALS
2 MILES

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.

2.40
AVERAGE HH SIZE

32.2
MEDIAN AGE

\$50,000
MEDIAN HH INCOME

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13%
BOOMBURBS
2 MILES

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

3.22
AVERAGE HH SIZE

33.6
MEDIAN AGE

\$105,000
MEDIAN HH INCOME

[LEARN MORE](#)



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