



RETAIL PAD SITE AVAILABLE

2600-2700 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040

FOR
**GROUND
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Unique pad site opportunity along busy Pulaski Highway, opposite Home Depot
- Signalized intersection allows full access from north- and south-bound traffic
- 5.0 acre site with approximately 1.5 acres usable
- Perfect for retail, drive-thru, car wash, flex, self-storage, etc.
- Close proximity to major intersection of Route 40 and Route 24

SITE SIZE:

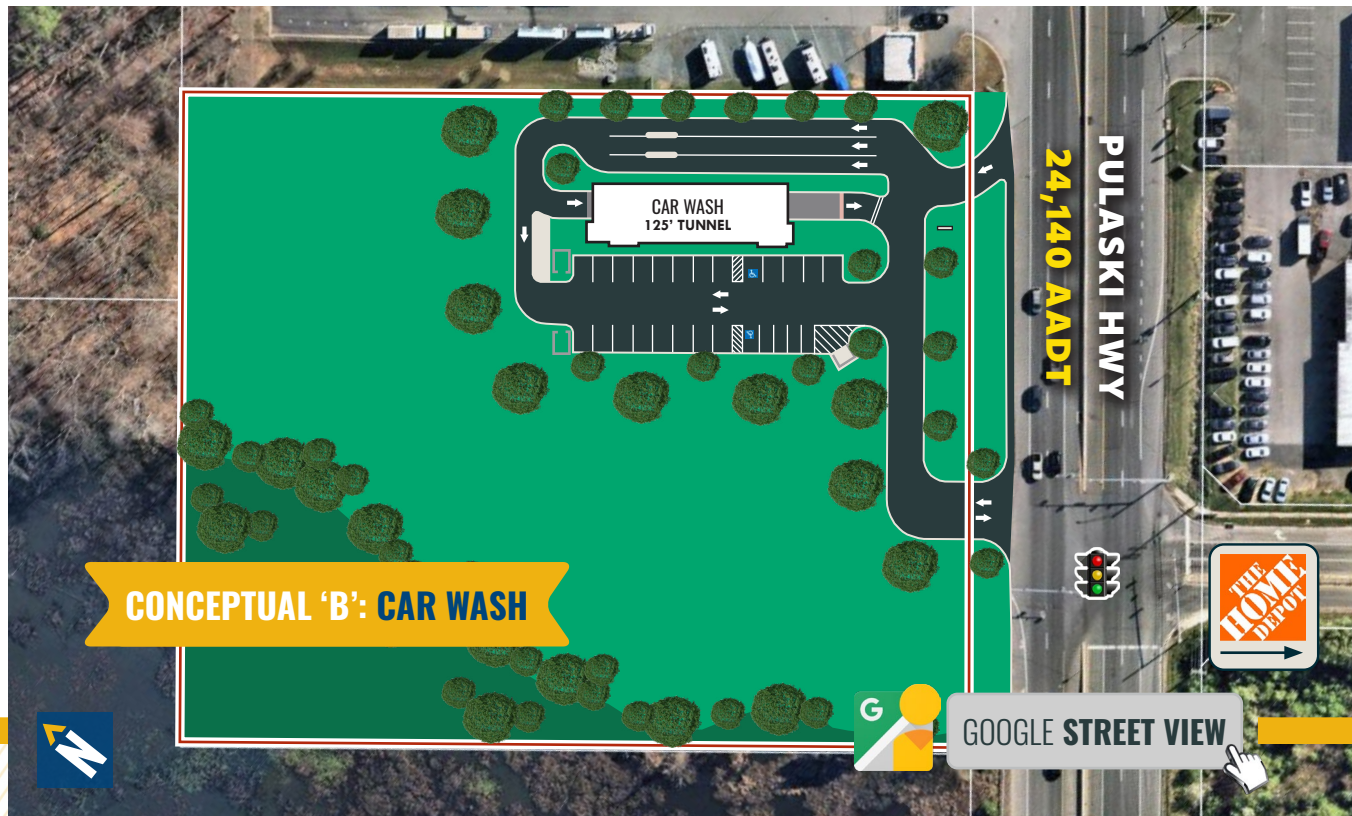
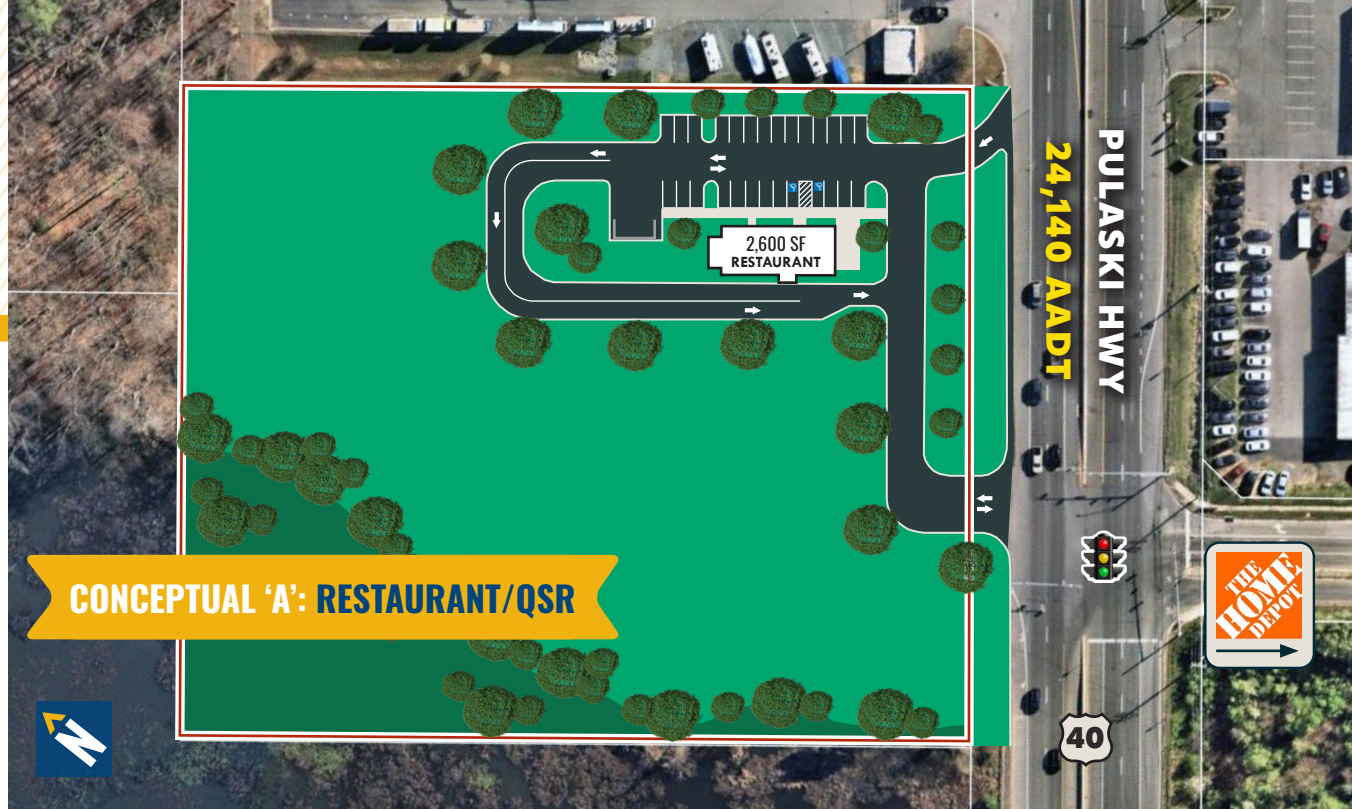
5.0 ACRES ± (1.5 USABLE ±)

ZONING:

CI (COMMERCIAL INDUSTRIAL)

TRAFFIC COUNT:

24,140 AADT (PULASKI HIGHWAY/RT. 40)



LOCAL BIRDSEYE



PIZZA BOLI'S
FOOD LION
RITE AID
metro
SUBWAY
DOLLAR GENERAL

BIG LOTS!
DOLLAR TREE
Price 55ers
HARBOR FREIGHT

Cabe's
Walgreens
Checkers
DUNKIN'

stack&store
SELF STORAGE
Pizza Hut
McDonald's
TACO BELL
Wawa

THE HOME DEPOT

MARYLAND SPORTS ARENA
EST. 1988



SITE



MARKET AERIAL



3 MILES

Constant Friendship Shopping Center

- HomeGoods
- Gabe's
- SHERWIN-WILLIAMS
- planet fitness
- DSW
- GNC
- DOLLAR TREE

Boulevard at Box Hill

- Wegmans
- Lemon N'Ginger
- LOFT
- Panera BREAD
- OLD NAVY
- manchie's
- SUBWAY

Constant Friendship Business Park

- Walmart
- TARGET
- BJ's
- REGAL CINEMAS
- LOWE'S
- ExtraSpace Storage
- PETSMART
- Chick-fil-ck
- MATTRESS FIRM
- Abingdon GRILL
- McDonald's
- Starbucks
- TACO BELL

Richlin

- BUCKEYE KING
- Waffle House
- SLEEP INN
- Penny's

Hampton LA QUINTA

- Red Roof Inn
- MOTEL 6
- QUALITY Inn & SUITES
- H Holiday Inn Express

SITE

- THE HOME DEPOT

Wawa

- LA TOLLIERA

Starlite Plaza

- IHOP
- Precision Tune Auto Care
- Domino's
- ALDI

Edgewood Commerce Center

- Gabe's
- Checkers
- DUNKIN'
- Wendy's
- Walgreens

Edgewater Plaza

- RITE metro
- FOOD LION
- AID
- SUBWAY
- DOLLAR GENERAL

SHEETZ

- ELEVEN
- DOLLAR GENERAL

ROYAL FARMS

Woodbridge Station

- CVS
- POPEYES
- apgfau
- PAPA JOHN'S

Edgewater Village

- BIGLOTS!
- DOLLAR TREE
- Price Busters
- HARBOR FREIGHT

Woodbridge Center

- LIFEBRIDGE HEALTH
- Drayer
- Advance Auto Parts
- F-Mobile
- NYFC
- Fortunato Brothers
- M&T Bank
- PIZZA
- SUBWAY

KOHL'S

BUSH RIVER



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,211

52,391

96,326

DAYTIME POPULATION



4,782

41,955

78,898

AVERAGE HOUSEHOLD INCOME



\$111,048

\$106,281

\$117,617

NUMBER OF HOUSEHOLDS



1,430

19,728

36,501

MEDIAN AGE

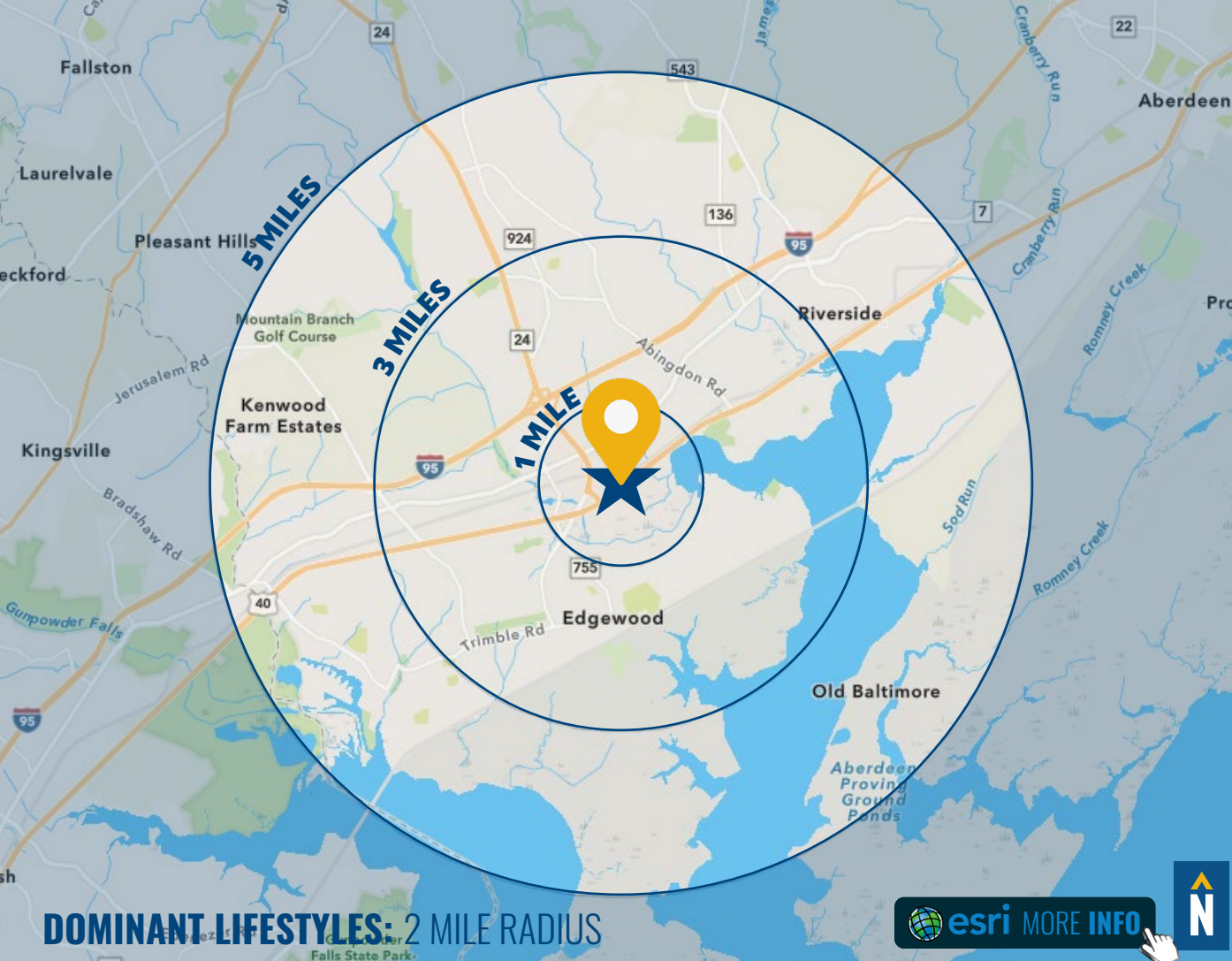


39.4

35.7

38.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

27%
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**

27%
METRO
FUSION



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.

Median Age: **29.3**

Median Household Income: **\$35,700**

18%
HOME
IMPROVEMENT



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.

Median Age: **37.7**

Median Household Income: **\$72,100**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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