

FOR SALE

 Cecil County, Maryland

LOT SIZE

.787 Acres

ZONING

C-2 (Highway Commercial)

TRAFFIC COUNT

31,162 AADT (Pulaski Hwy/Rt. 40)

SALE PRICE

\$775,000

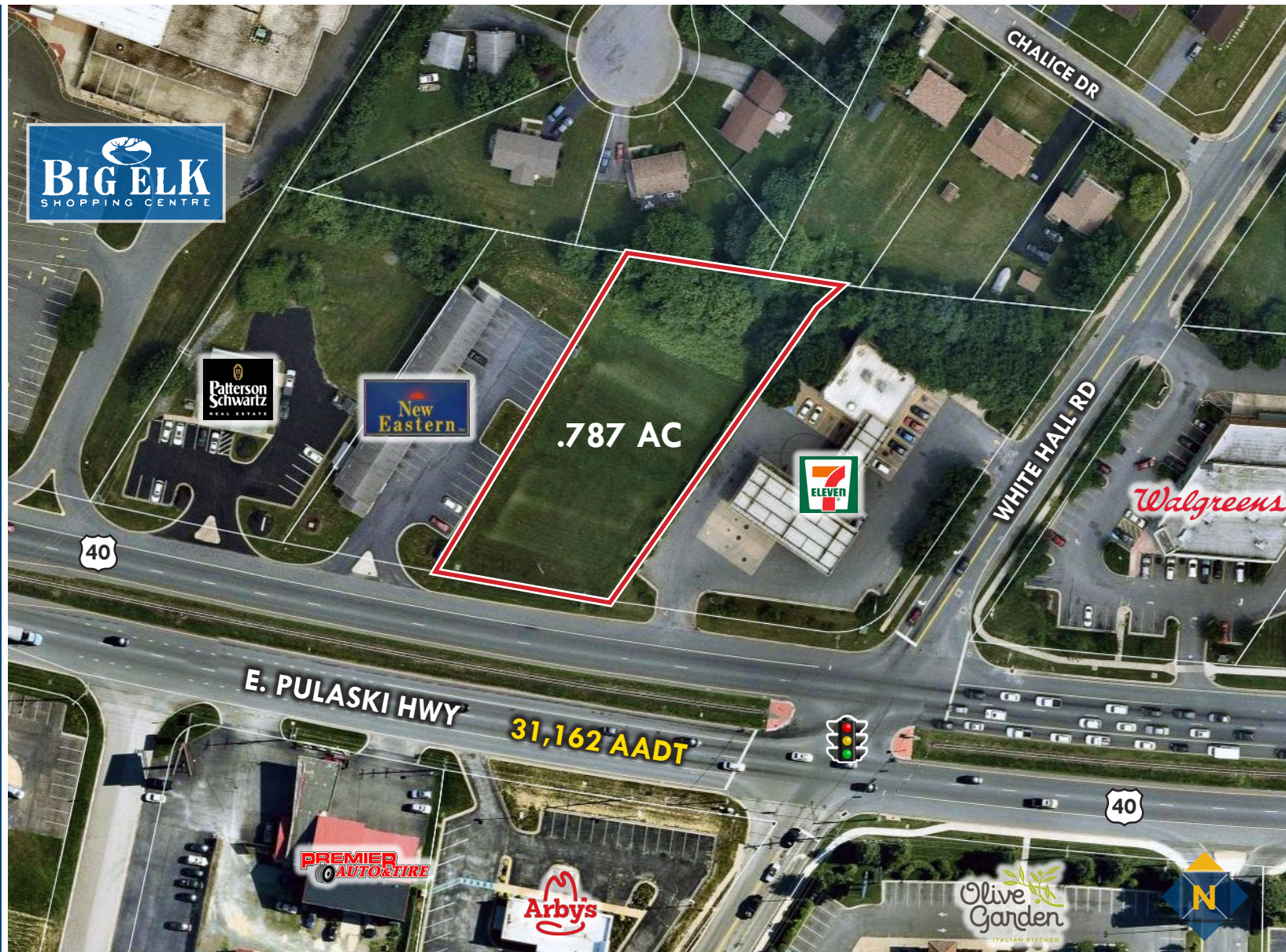
HIGHLIGHTS

- ▶ .787 Acre commercial lot in the heart of Elkton's retail district
- ▶ Reduced county impact fees
- ▶ Public water and sewer available
- ▶ Great visibility on E. Pulaski Highway (30,431 cars per day)



COMMERCIAL LAND

297 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



Tom Mottley | Senior Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Tom Fidler | Executive Vice President & Principal

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FOR SALE



Cecil County, Maryland

LOCAL TRADE AREA

297 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



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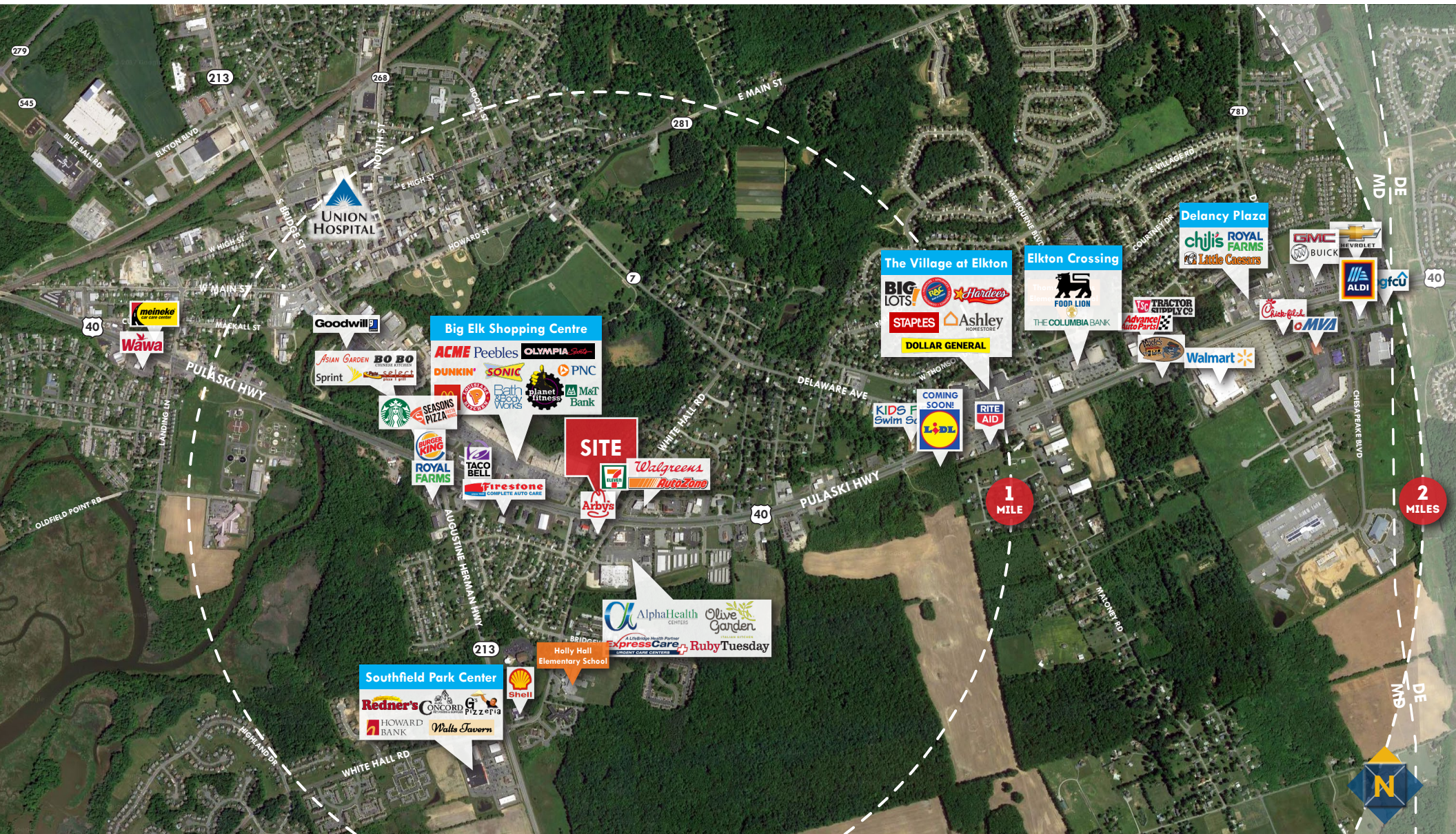
FOR SALE



Cecil County, Maryland

ELKTON TRADE AREA

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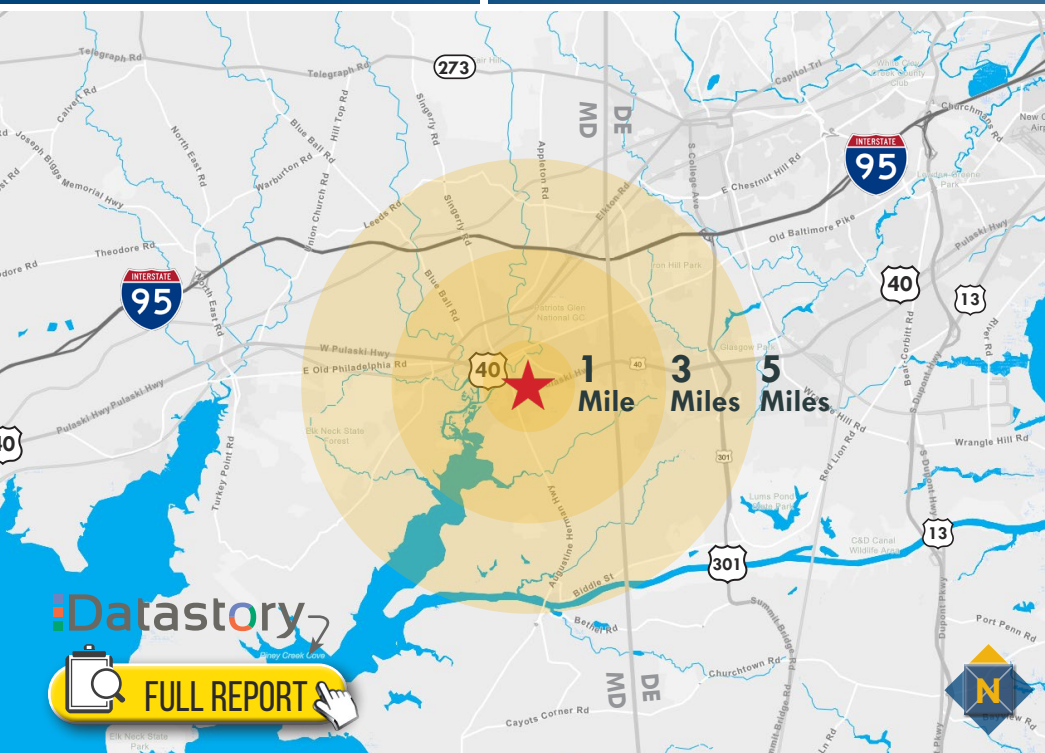
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FOR SALE

Cecil County, Maryland

LOCATION / DEMOGRAPHICS

297 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



RESIDENTIAL POPULATION

4,912

1 MILE

24,359

3 MILES

61,396

5 MILES

NUMBER OF HOUSEHOLDS

1,800

1 MILE

8,671

3 MILES

22,247

5 MILES

AVERAGE HH SIZE

2.60

1 MILE

2.73

3 MILES

2.73

5 MILES

MEDIAN AGE

36.2

1 MILE

35.4

3 MILES

37.1

5 MILES

AVERAGE HH INCOME

\$75,044

1 MILE

\$80,622

3 MILES

\$91,040

5 MILES

EDUCATION (COLLEGE+)

44.3%

1 MILE

52.3%

3 MILES

60.9%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.7%

1 MILE

95.2%

3 MILES

95.3%

5 MILES

DAYTIME POPULATION

7,751

1 MILE

26,196

3 MILES

58,296

5 MILES

25%

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

LEARN MORE

18%

FRONT PORCHES
2 MILES

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.

2.57

AVERAGE HH SIZE

34.9

MEDIAN AGE

\$43,700

MEDIAN HH INCOME

LEARN MORE

17%

PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

LEARN MORE

17%

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.

2.41

AVERAGE HH SIZE

33.0

MEDIAN AGE

\$54,000

MEDIAN HH INCOME

LEARN MORE

MACKENZIE
RETAIL

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