

FOR SALE

Harford County, Maryland

COMMERCIAL PROPERTY W/ DRIVE-THRU

3111 EMMORTON ROAD | ABINGDON, MARYLAND 21009

BUILDING SIZE

2,009 sf

LOT SIZE

1.05 Acres

TRAFFIC COUNT

21,152 AADT (Emmorton Rd)

ZONING

B3 (General Business District)

SALE PRICE

Best Offer

HIGHLIGHTS

- ▶ Strong visibility to Emmorton Rd
- ▶ Two points of ingress/egress
- ▶ Ideal for a variety of uses, including QSR, service, soft goods and office/medical
- ▶ Conveniently located less than 1 mile from I-95
- ▶ Nearby retailers include Wegmans, JCPenney, Old Navy, DSW, HomeGoods, LOFT, Planet Fitness & more
- ▶ Average household income of \$105,000+ within 3 miles



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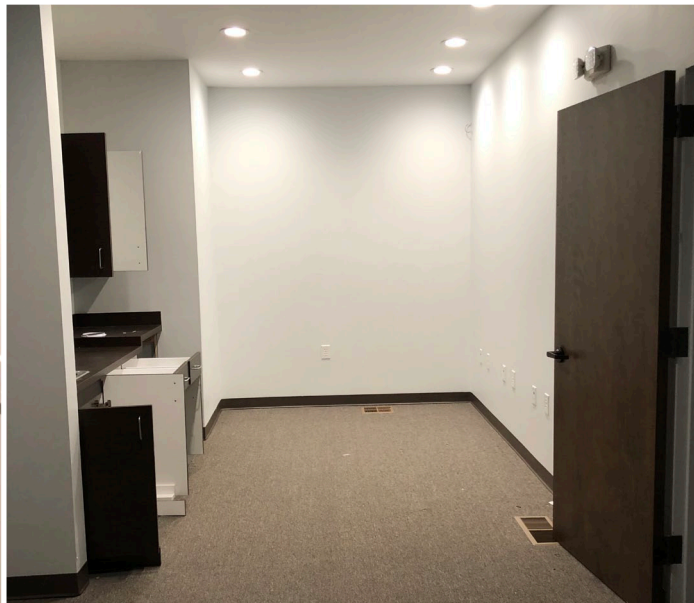
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INTERIOR PHOTOS

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FOR SALE

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BIRDSEYE

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FOR SALE

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TRADE AREA

3111 EMMORTON ROAD | ABINGDON, MARYLAND 21009



Festival at Bel Air

ShopRite Marshalls AC MOORE ARTS & CRAFTS
 THE CHILDREN'S PLACE KIDS FIRST Swim Schools Bob Evans
 five BELOW BUFFALO WILD WINGS
 petco ANY TIME FITNESS CHUCK E. CHEESE'S
 Arby's BURGER KING Panera RITE AID Bertucci's

Box Hill Square

BOZZUTO edible
 Harford Bank Carpet & Flooring
 TOTAL COLLISION
 PREMIER DRAWING SCHOOL
 State Farm

Giant

Boulevard at Box Hill

Wegmans JCPenney
 Panera Bread LOFT
 OLD NAVY

Constant Friendship Shopping Center

HomeGoods Gabes
 DOLLAR TREE
 Planet Fitness DICKY'S BARBECUE PIT

The Shops at Constant Friendship

Walmart TARGET
 Lowe's REGAL CINEMAS BJS
 PET SMART Chick-fil-ee SLEEPY'S
 McDonald's WELLS FARGO Starbucks

LAQUINTA SUITES
 Hampton by Hilton
 Holiday Inn Express & Suites
 Motel 6 Comfort Inn & Suites

Richtlin BURGER KING
 SLEEP INN WAFFLE HOUSE
 Denny's

extended STAY AMERICA COUNTRY CANDLEWOOD SUITES
 SPRINGHILL SUITES Marriott HOMewood SUITES
 Ruby Tuesday

Riverside Shopping Center
 ShopRite McDonald's

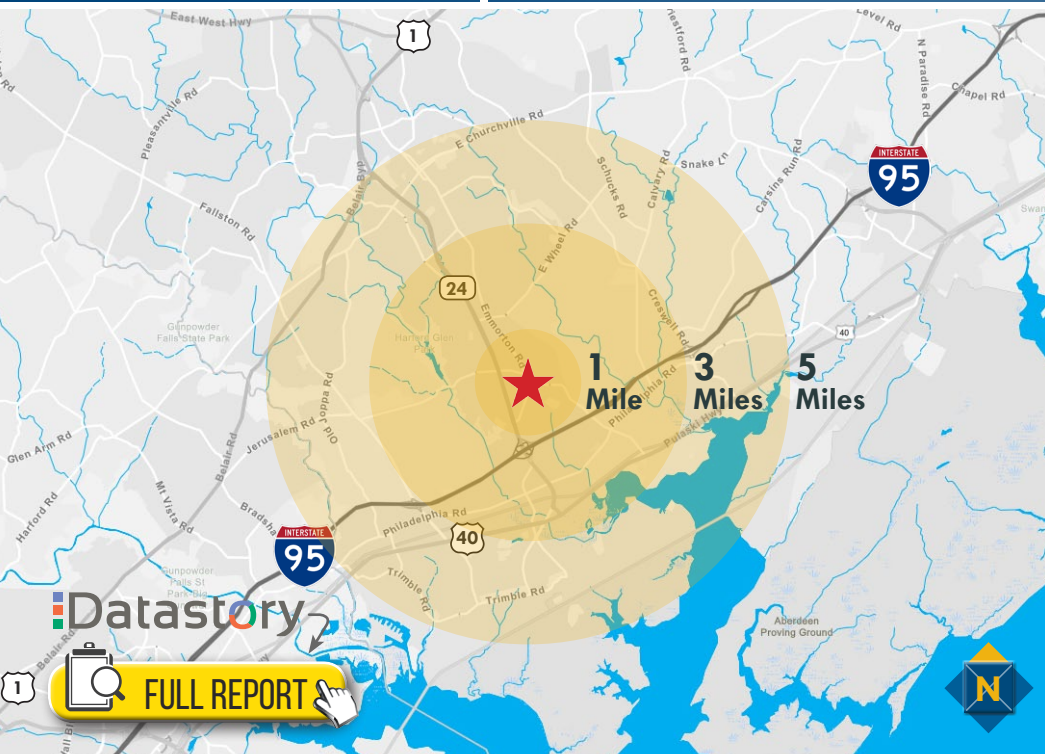
BURGER KING Arby's
 Holiday Inn

FOR SALE

Harford County, Maryland

LOCATION / DEMOGRAPHICS

3111 EMMORTON ROAD | ABINGDON, MARYLAND 21009



Datastory

FULL REPORT

24%
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

LEARN MORE

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

18%
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.

2.96
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$84,000
MEDIAN HH INCOME

LEARN MORE

2.96
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$84,000
MEDIAN HH INCOME

**RESIDENTIAL
POPULATION**

14,218 1 MILE
50,173 3 MILES
121,901 5 MILES

**NUMBER OF
HOUSEHOLDS**

5,758 1 MILE
18,576 3 MILES
45,273 5 MILES

**AVERAGE
HH SIZE**

2.47 1 MILE
2.69 3 MILES
2.68 5 MILES

**MEDIAN
AGE**

36.2 1 MILE
38.1 3 MILES
38.4 5 MILES

**AVERAGE
HH INCOME**

\$88,734 1 MILE
\$105,116 3 MILES
\$99,461 5 MILES

**EDUCATION
(COLLEGE+)**

67.9% 1 MILE
69.6% 3 MILES
66.5% 5 MILES

**EMPLOYMENT
(AGE 16+ IN
LABOR FORCE)**

96.4% 1 MILE
96.0% 3 MILES
95.6% 5 MILES

**DAYTIME
POPULATION**

10,070 1 MILE
42,123 3 MILES
113,483 5 MILES

10%
OLD AND
NEWCOMERS
2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.11
AVERAGE HH SIZE

38.5
MEDIAN AGE

\$39,000
MEDIAN HH INCOME

LEARN MORE

2.11
AVERAGE HH SIZE

38.5
MEDIAN AGE

\$39,000
MEDIAN HH INCOME

9%
PROFESSIONAL
PRIDE
2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.11
AVERAGE HH SIZE

40.5
MEDIAN AGE

\$127,000
MEDIAN HH INCOME

LEARN MORE

3.11
AVERAGE HH SIZE

40.5
MEDIAN AGE

\$127,000
MEDIAN HH INCOME

MACKENZIE
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