

FOR SALE

Baltimore County, MD

STOREFRONT RETAIL

35 AUGUSTINE HERMAN HIGHWAY | ELKTON, MARYLAND 21921

BUILDING SIZE

9,639 sf

LOT SIZE

1.078 Acres

ZONING

C-2 (Highway Commercial)

YEAR BUILT

2010

TRAFFIC COUNT

17,880 AADT (Rt. 213)

SALE PRICE

\$1,700,000

HIGHLIGHTS

- ▶ Class B strip retail building with great visibility on Rt. 213
- ▶ Prime location in the heart of Elkton's commercial district
- ▶ Available as an investment or end user building
- ▶ 224 ft. of frontage on Augustine Herman Hwy (17,880 cars/day)
- ▶ Great opportunity to invest in Elkton's growing retail market



9,639 SF
ON 1.078 AC



Tom Mottley | Senior Vice President

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Tom Fidler | Executive Vice President & Principal

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AERIAL

35 AUGUSTINE HERMAN HIGHWAY | ELKTON, MARYLAND 21921



9,639 SF
ON 1.078 AC

verizon

Cecil BANK

TACO BELL

ROYAL FARMS

213

AUGUSTINE HERMAN HWY

17,880 AADT

NORMAN ALLEN ST

213



 **MACKENZIE**
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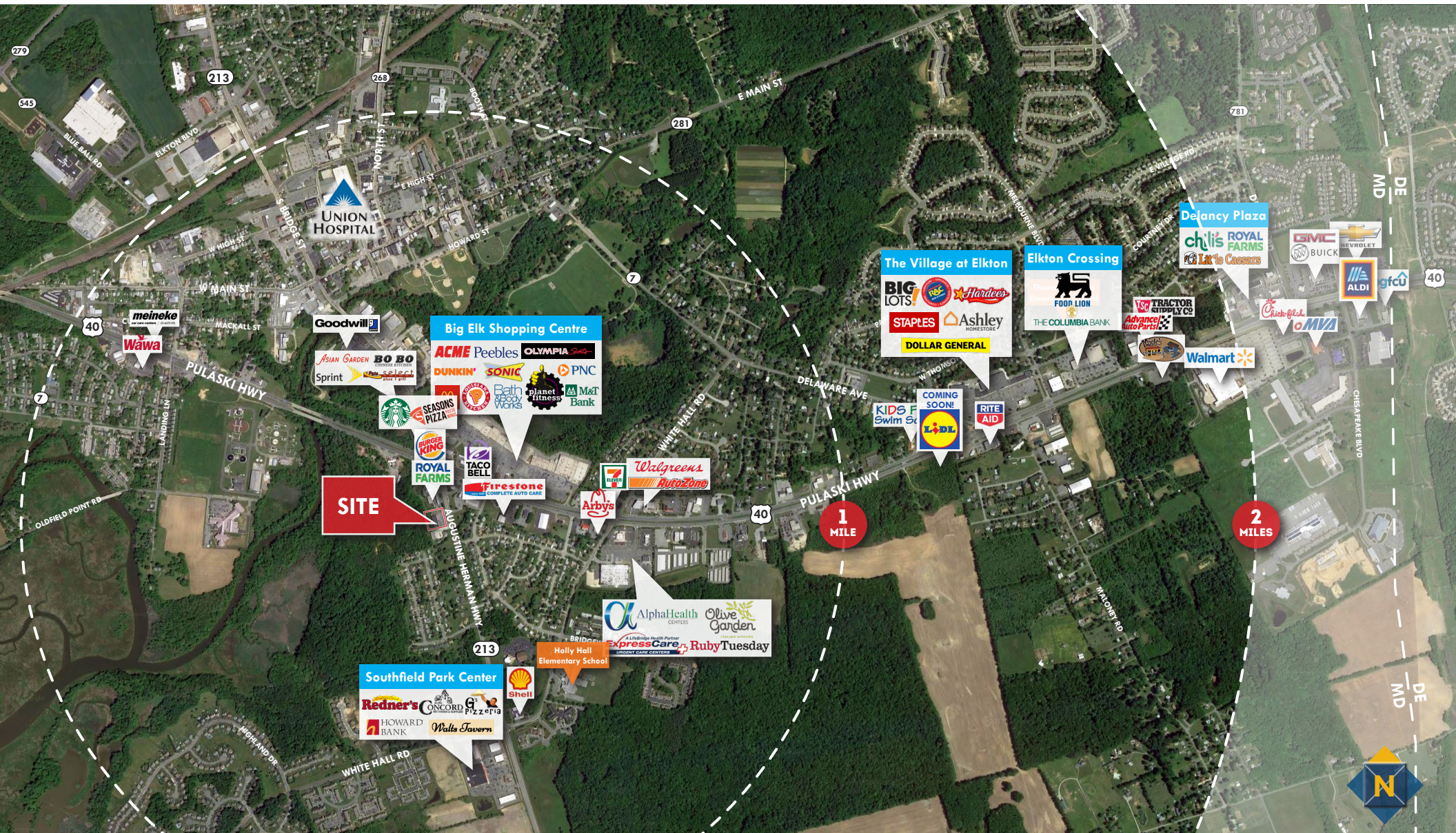
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TRADE AREA

35 AUGUSTINE HERMAN HIGHWAY | ELKTON, MARYLAND 21921

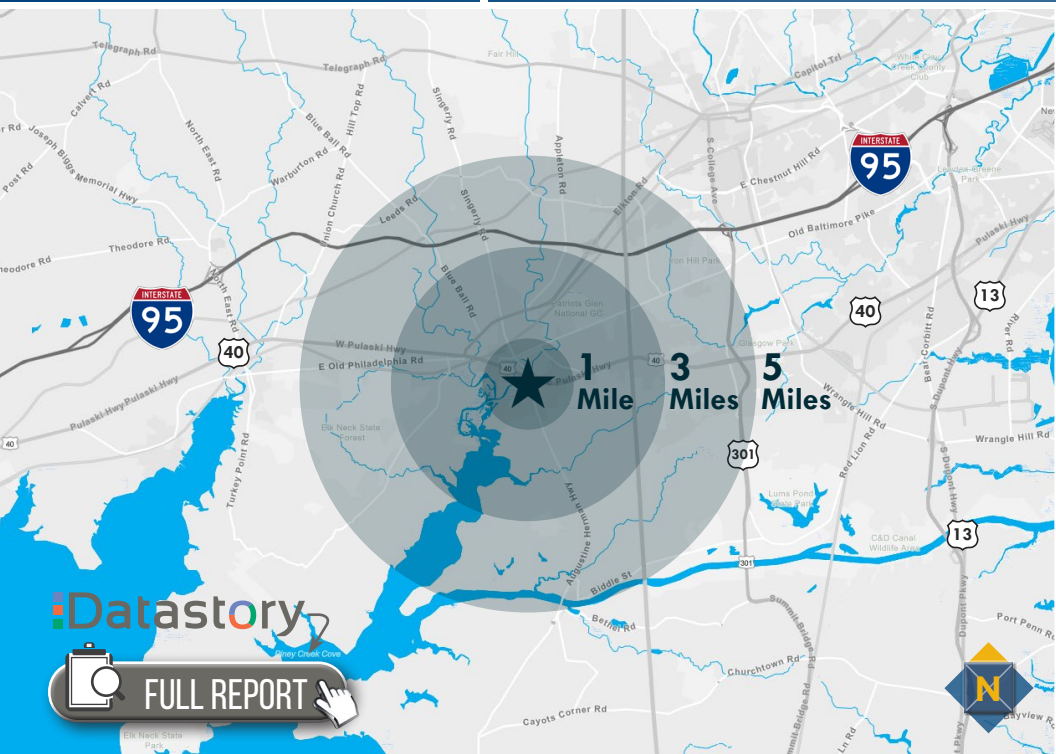


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LOCATION / DEMOGRAPHICS

35 AUGUSTINE HERMAN HIGHWAY | ELKTON, MARYLAND 21921



Datastory

FULL REPORT

RESIDENTIAL POPULATION

5,964
1 MILE
24,426
3 MILES
57,476
5 MILES

NUMBER OF HOUSEHOLDS

2,168
1 MILE
8,712
3 MILES
20,800
5 MILES

AVERAGE HH SIZE

2.58
1 MILE
2.73
3 MILES
2.73
5 MILES

MEDIAN AGE

35.1
1 MILE
35.8
3 MILES
37.3
5 MILES

AVERAGE HH INCOME

\$76,568
1 MILE
\$88,577
3 MILES
\$96,499
5 MILES

EDUCATION (COLLEGE+)

41.8%
1 MILE
53.0%
3 MILES
60.6%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

93.6%
1 MILE
95.8%
3 MILES
96.2%
5 MILES

DAYTIME POPULATION

10,082
1 MILE
27,057
3 MILES
56,467
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

19%
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

18%
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

9%
FRESH AMBITIONS
2 MILES

These young families, many of whom are immigrants, focus their life and work around their children. Price-conscious consumers, they budget for fashion, not branding. However, parents may spoil their children.

3.17
AVERAGE HH SIZE
28.6
MEDIAN AGE
\$26,700
MEDIAN HH INCOME

LEARN MORE

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