



1.79 AC ± OF COMMERCIAL LAND

405 W. PULASKI HIGHWAY | ELKTON, MARYLAND 21921

FOR
**GROUND
LEASE**

**1.79 AC ±
AVAILABLE**

**ROYAL
FARMS**

**ADJACENT
TO NEW ROYAL
FARMS GAS/
CONVENIENCE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1.79 acres ± of land available
- Proposed plan for 3,000 SF ± freestanding QSR concept (138 seats, 60 parking spaces)
- Prime Route 40 (W. Pulaski Highway) access and visibility (33,311 cars per day)
- Utilities (water, sewer, gas, etc.) will be stubbed to the site
- Situated just off of a signalized intersection
- Proposed plans allow for ingress/egress on both Route 40/Pulaski Highway and Elkton Road
- Easy access to I-95
- Convenient proximity to ChristianaCare Union Hospital and Downtown Elkton

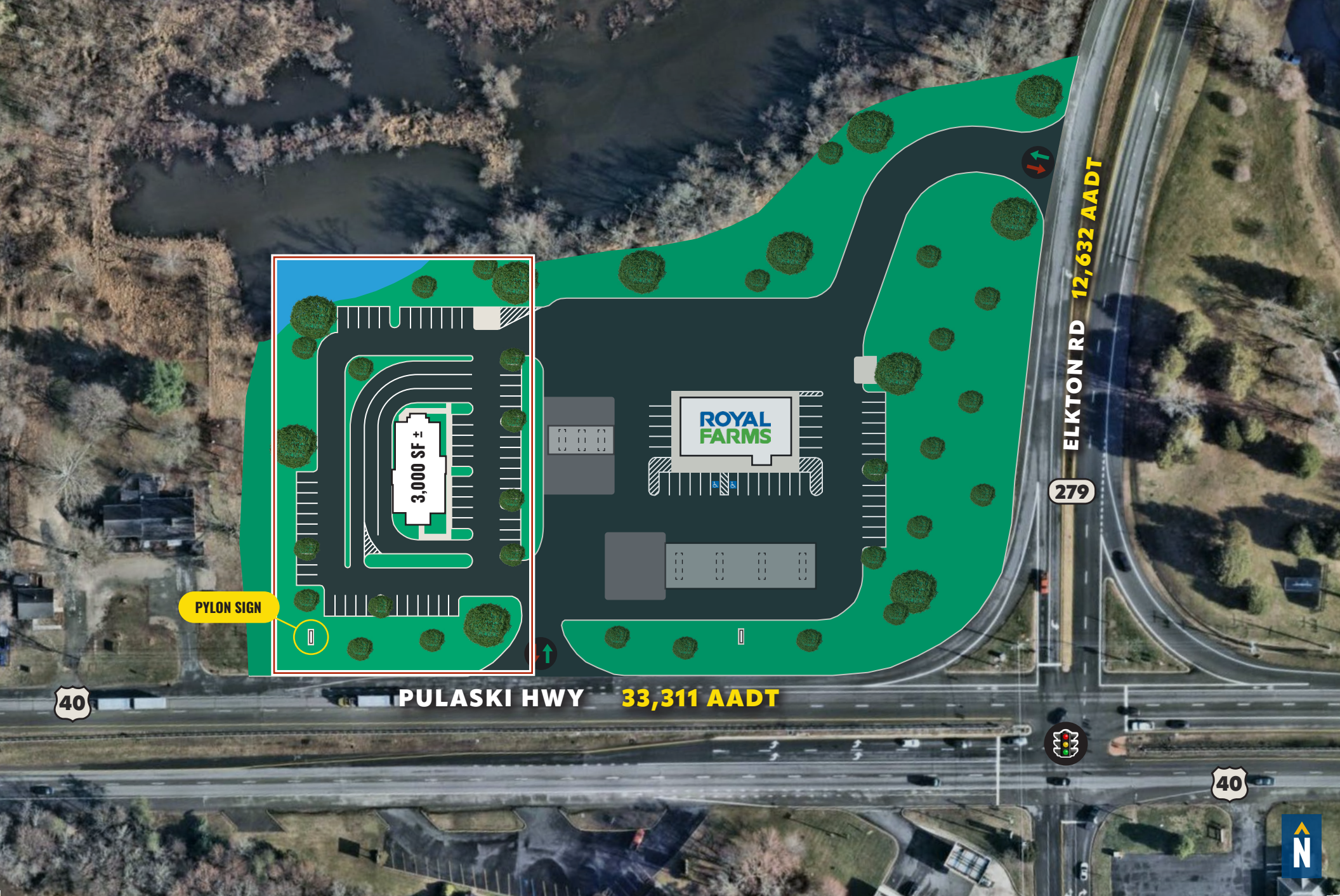
AVAILABLE:	1.79 ACRES ±
TRAFFIC COUNT:	33,311 AADT (PULASKI HWY)
	12,632 AADT (ELKTON RD)
ZONING:	BG (BUSINESS - GENERAL)
RENTAL RATE:	\$125,000/YR., NNN



GOOGLE STREET VIEW



CONCEPTUAL SITE PLAN



LOCAL BIRDSEYE



SITE

279

ELKTON RD



40



12,632 AADT



33,311 AADT

PULASKI HWY



MARKET AERIAL



ChristianaCare UNION HOSPITAL

Union Hospital is an award-winning, full-service community hospital located in Elkton, Maryland. Nationally recognized for clinical excellence in the treatment and prevention of disease, Union Hospital boasts 75 licensed beds (for FY 2020), and is dedicated to providing superior, personalized, quality health care to our neighbors, families and friends.

SOUTHFIELDS OF ELKTON

Southfields is a development project comprised of approximately 630 acres in the Town of Elkton. Upon completion, the mixed-use project will consist of residential units including single family homes, apartments for both seniors as well as families and condos. Retail, commercial, sports/recreational and light industrial uses are also included in the project to truly create a LIVE WORK PLAY Community aspect. The project will include over 280 acres of open green space and recreational park areas.

NORTHROP GRUMMAN

CALIBER COLLISION

ROYAL FARMS

SITE

Big Elk Shopping Centre

OLLIE'S BARGAIN OUTLET, ACME, SONIC, PET SMART, PNC, DUNKIN' POPEYES, Bath & Body Works, planet fitness, DOLLAR TREE, Wawa, Goo, Starbucks, SEASONS PIZZA, BURGER KING, ROYAL FARMS

The Village at Elkton

GROCERY OUTLET bargain market, BIG LOTS!, Wendy's, Staples, CUZINO'S, DOLLAR GENERAL

Elkton Crossing

FOOD LION, cohen's furniture, Little Caesars, ROYAL FARMS, VSC TRACTOR SUPPLY CO, ALDI

Southfield Park Center

REDNER'S FAMILY DOLLAR

Olive Garden, CUBESMART self storage, ChristianaCare, CoHealth, URGENT CARE

Walgreens, AutoZone, Arby's

Chick-fil-ee, Walmart



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,237

18,607

51,787

DAYTIME POPULATION



3,709

21,753

48,784

AVERAGE HOUSEHOLD INCOME



\$54,316

\$100,822

\$111,544

NUMBER OF HOUSEHOLDS



738

6,881

19,848

MEDIAN AGE

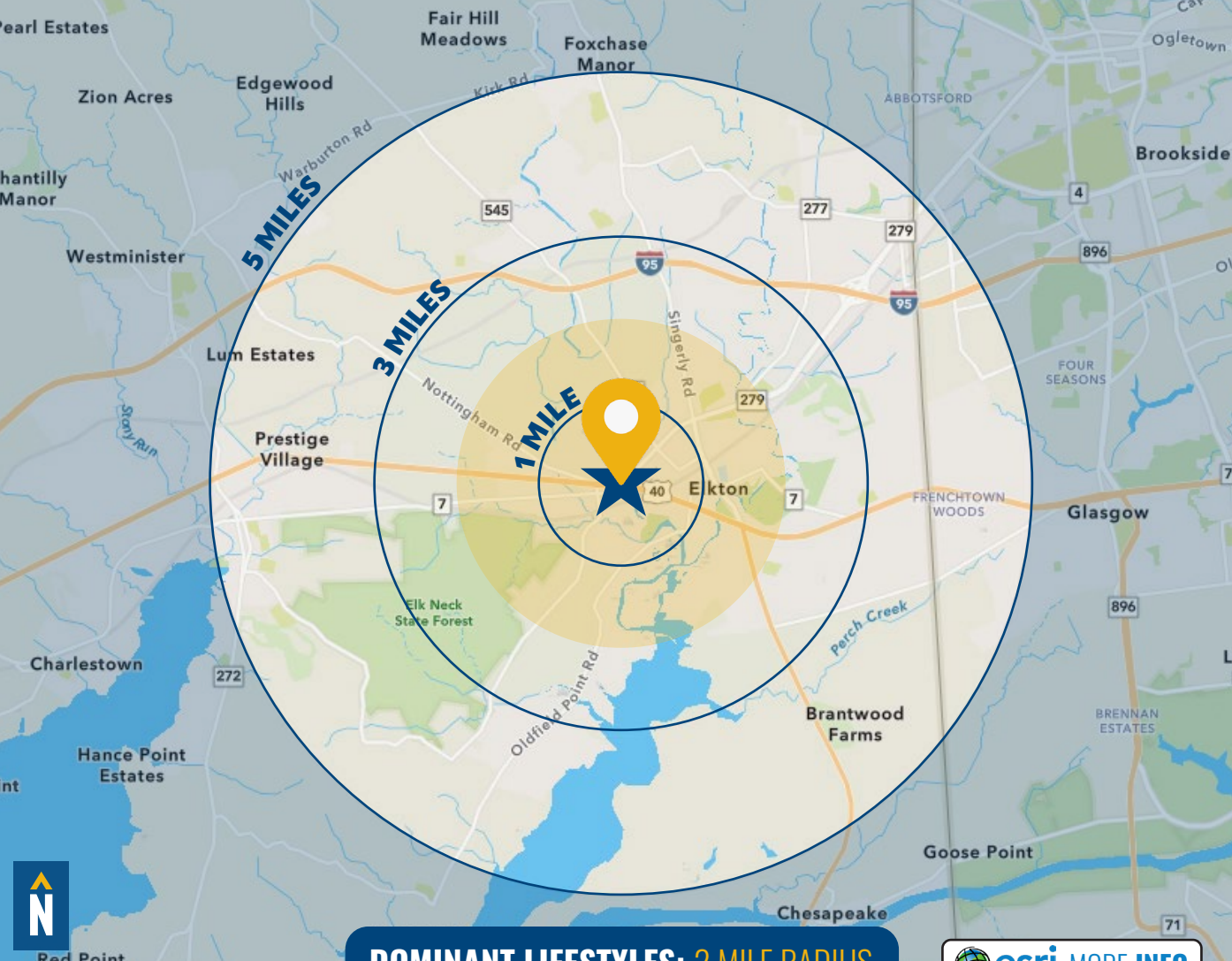


33.7

38.0

38.8

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

31%

INDEPENDENT CITYSCAPES

MEDIAN

AGE: 39.3

HH INCOME: \$26,555



Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

19%

UP-AND-COMING FAMILIES

MEDIAN

AGE: 33.6

HH INCOME: \$89,093



These are large, young families in a variety of household structures. Residents tend to spend money on their children, pets and homes. They often frequent movie theaters, zoos, aquariums and theme parks.

13%

KIDS AND KIN

MEDIAN

AGE: 33.3

HH INCOME: \$50,960



These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

FOR MORE INFO CONTACT:



NICK MAGGIO

SENIOR REAL ESTATE ADVISOR

410.494.4880

NMAGGIO@mackenziecommercial.com



TOM MOTTLEY

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217

TMOTTLEY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.