

SALE/LEASE

Harford County, Maryland

PROPOSED RETAIL DEVELOPMENT

505-511 EDGEWOOD ROAD | EDGEWOOD, MARYLAND 21040

SITE SIZE

1.90 acres

BUILDING SIZE

9,200 sf (divisible)

ZONING

B2 (Community Business District)

SALE PRICE

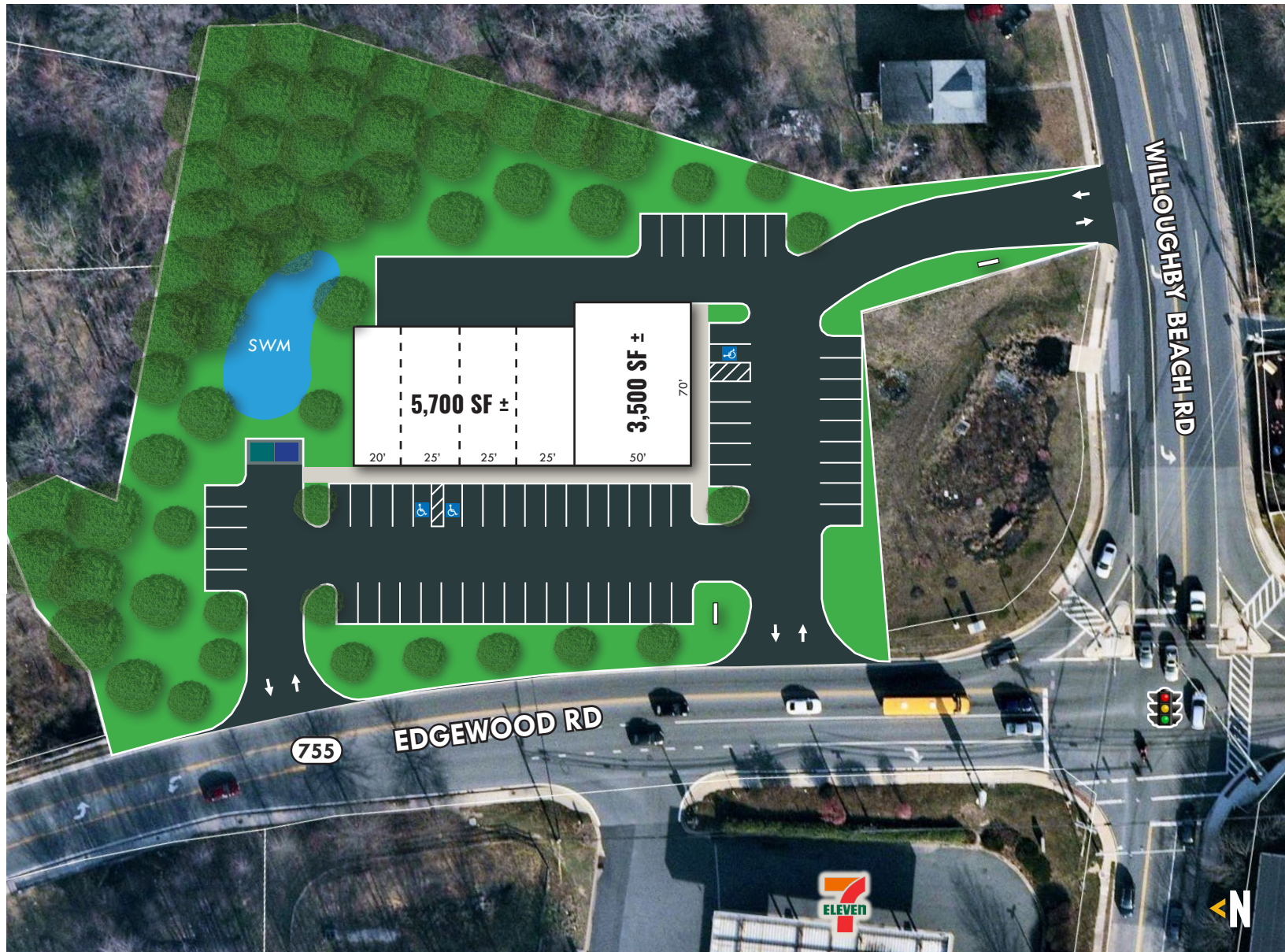
\$595,000

RENTAL RATE

\$60,000/yr., NNN

HIGHLIGHTS

- ▶ Located at the signalized intersection of Edgewood Rd (Route 755) and Willoughby Beach Rd, with ingress/egress on both
- ▶ 340+ feet of frontage on Edgewood Road/Route 755
- ▶ Easy access to Rt. 24, Rt. 40 and Interstate 95
- ▶ Ample parking
- ▶ Nearby retailers include Food Lion, Dollar General, 7-Eleven, Royal Farms, Rite Aid & more



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SALE/LEASE

Harford County, Maryland

TRADE AREA

505-511 EDGEWOOD ROAD | EDGEWOOD, MARYLAND 21040

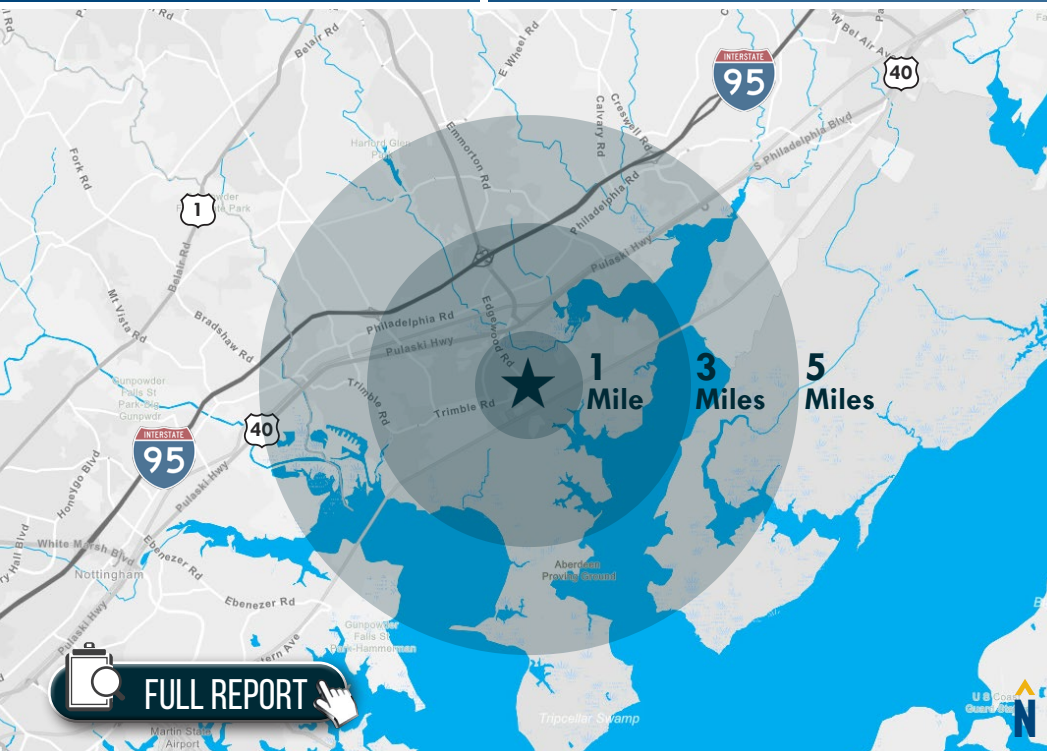


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LOCATION / DEMOGRAPHICS (2019)

505-511 EDGEWOOD ROAD | EDGEWOOD, MARYLAND 21040



RESIDENTIAL POPULATION 8,249 1 MILE 33,975 3 MILES 81,054 5 MILES	NUMBER OF HOUSEHOLDS 2,875 1 MILE 12,407 3 MILES 30,237 5 MILES	AVERAGE HH SIZE 2.87 1 MILE 2.73 3 MILES 2.67 5 MILES	MEDIAN AGE 35.5 1 MILE 35.3 3 MILES 37.0 5 MILES
AVERAGE HH INCOME \$76,441 1 MILE \$74,859 3 MILES \$89,970 5 MILES	EDUCATION (COLLEGE+) 61.4% 1 MILE 58.1% 3 MILES 62.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.3% 1 MILE 95.7% 3 MILES 96.1% 5 MILES	DAYTIME POPULATION 6,050 1 MILE 31,906 3 MILES 64,070 5 MILES

37%
METRO FUSION
2 MILES

LEARN MORE

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.

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

25%
HOME IMPROVEMENT
2 MILES

LEARN MORE

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.

2.88
AVERAGE HH SIZE

37.7
MEDIAN AGE

\$72,100
MEDIAN HH INCOME

14%
SOCCER MOMS
2 MILES

LEARN MORE

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

7%
MIDLIFE CONSTANTS
2 MILES

LEARN MORE

These residents are seniors, at or approaching retirement, with above average net worth. More country than urban, more traditional than trendy. They are attentive to price, but not at the expense of quality.

2.31
AVERAGE HH SIZE

47.0
MEDIAN AGE

\$53,200
MEDIAN HH INCOME