FOR LEASE
Harford County, Maryland

FULLY LEASED!

BEN'S TIRE SALES

WHOLESALE CABINET DISTRIBUTORS

County Fireplace

DAN'S Automotive

FLEX/RETAIL SPACE
621-629 PULASKI HIGHWAY
JOPPA, MARYLAND 21085

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Mike Ruocco | *Senior Vice President & Principal*   ☎ **410.494.4868**   ✉ **mruocco**@mackenziecommercial.com

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

FOR LEASE

Harford County, Maryland

FLEX/RETAIL SPACE

621-629 PULASKI HIGHWAY | JOPPA, MARYLAND 21085

FULLY LEASED!

STATUS
Fully Leased

BUILDING SIZE
20,160 sf

LOT SIZE
2.33 Acres

ZONING
B3 (General Business District)

TRAFFIC COUNT
25,911 AADT (Pulaski Hwy)

RENTAL RATE
$2,250.00/mo. + Utilities

HIGHLIGHTS

► High visibility location fronting heavily trafficked Pulaski Hwy/ Rt. 40 (25,911 cars per day)

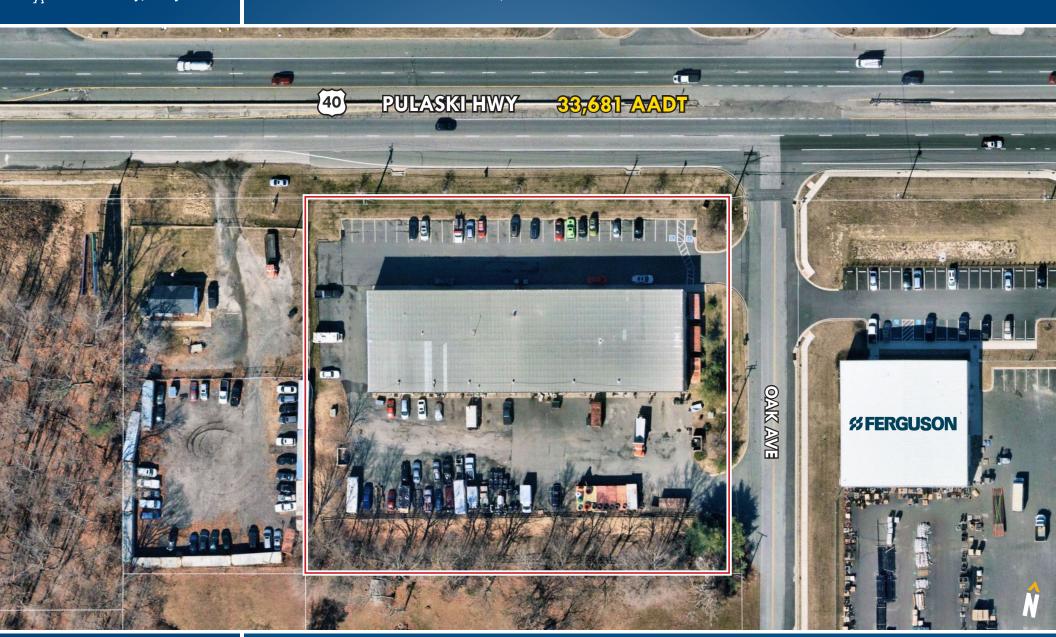► Close proximity to I-95 and Routes 152 (Mountain Road) and 24 (Emmorton Road)

STREET VIEW

REAR PARKING/LOADING

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40 PULASKI HWY **33,681 AADT**

OAK AVE

FERGUSON

N

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FOR LEASE
Harford County, Maryland

TRADE AREA
621-629 PULASKI HIGHWAY | JOPPA, MARYLAND 21085

Constant Friendship Shopping Center
HomeGoods · DSW · planet fitness · DOLLAR TREE

Boulevard at Box Hill
Wegmans · at home · LOFT · Panera BREAD · OLD NAVY

The Shops at Constant Friendship
Walmart · Lowe's · TARGET · REGAL CINEMAS · BJ's · PETSMART · Chick-fil-A · McDonald's · Panda Express · KFC · STARBUCKS · TACO BELL

Richlin CATERING & EVENT CENTER · BURGER KING · WAFFLE HOUSE · SLEEP INN · Denny's

La Quinta INNS & SUITES · Holiday Inn Express · Hampton by Hilton · MOTEL 6 · Quality Inn · macy's

ICE WORLD · THE HOME DEPOT

Edgewood Commerce Center
Walgreens · Checkers · DUNKIN' · Wendy's

Wawa · La Tolteca · ROYAL FARMS · ALDI · IHOP

SITE

7-ELEVEN · SHEETZ · DOLLAR GENERAL

Edgewood Plaza
FOOD LION · DOLLAR GENERAL

Woodbridge Station
CVS pharmacy · apgfcu · Popeyes · PAPA JOHN'S

Woodbridge Center
LifeBridge HEALTH · SALLY BEAUTY · Drayer · Advance Auto Parts

Edgewater Village
BIG LOTS! · Price Busters · DOLLAR TREE · HARBOR FREIGHT

KOHL'S · amazon

Honeygo Village Center
weis · LIBERATORE'S RISTORANTE & CATERING · Taqueria · DUNKIN' · HIGH'S · CHOPSTIX · ANYTIME FITNESS · LIB'S GRILL

Joppa Market Place
REDNER'S · DUNKIN' · Wendy's

ABERDEEN PROVING GROUND · MARYLAND · DEDICATED · 1917 · SERVICE

BUSH RIVER

GUNPOWDER RIVER

5 MILES · 3 MILES · 1 MILE

N

:::Datastory

FULL REPORT

★ 1 Mile 3 Miles 5 Miles

	RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
1 MILE	4,901	1,855	2.64	39.8
3 MILES	33,471	12,712	2.63	37.6
5 MILES	94,496	35,396	2.66	38.8

	AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
1 MILE	$108,507	61.9%	95.1%	4,327
3 MILES	$100,969	61.0%	95.4%	28,606
5 MILES	$122,119	65.2%	95.7%	79,010

21% HOME IMPROVEMENT
2 MILES
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

LEARN MORE

15% METRO FUSION
2 MILES
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

LEARN MORE

12% MIDDLEBURG
2 MILES
These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

- **2.75** AVERAGE HH SIZE
- **36.1** MEDIAN AGE
- **$59,800** MEDIAN HH INCOME

LEARN MORE

11% 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