

FOR SALE



Harford County, Maryland

**FLEX/INDUSTRIAL
BLDG. ON 2.75 ACRES**
711 PULASKI HIGHWAY
JOPPATOWNE, MARYLAND 21085



Sean Langford | *Vice President*

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FOR SALE



Harford County, Maryland

FLEX/INDUSTRIAL BLDG. ON 2.75 ACRES

711 PULASKI HIGHWAY | JOPPATOWNE, MARYLAND 21085

AVAILABLE

2.75 ± Acres (2 parcels)

BUILDING SIZE

10,000 sf ±

ZONING

B3 (General Business District)

TRAFFIC COUNT

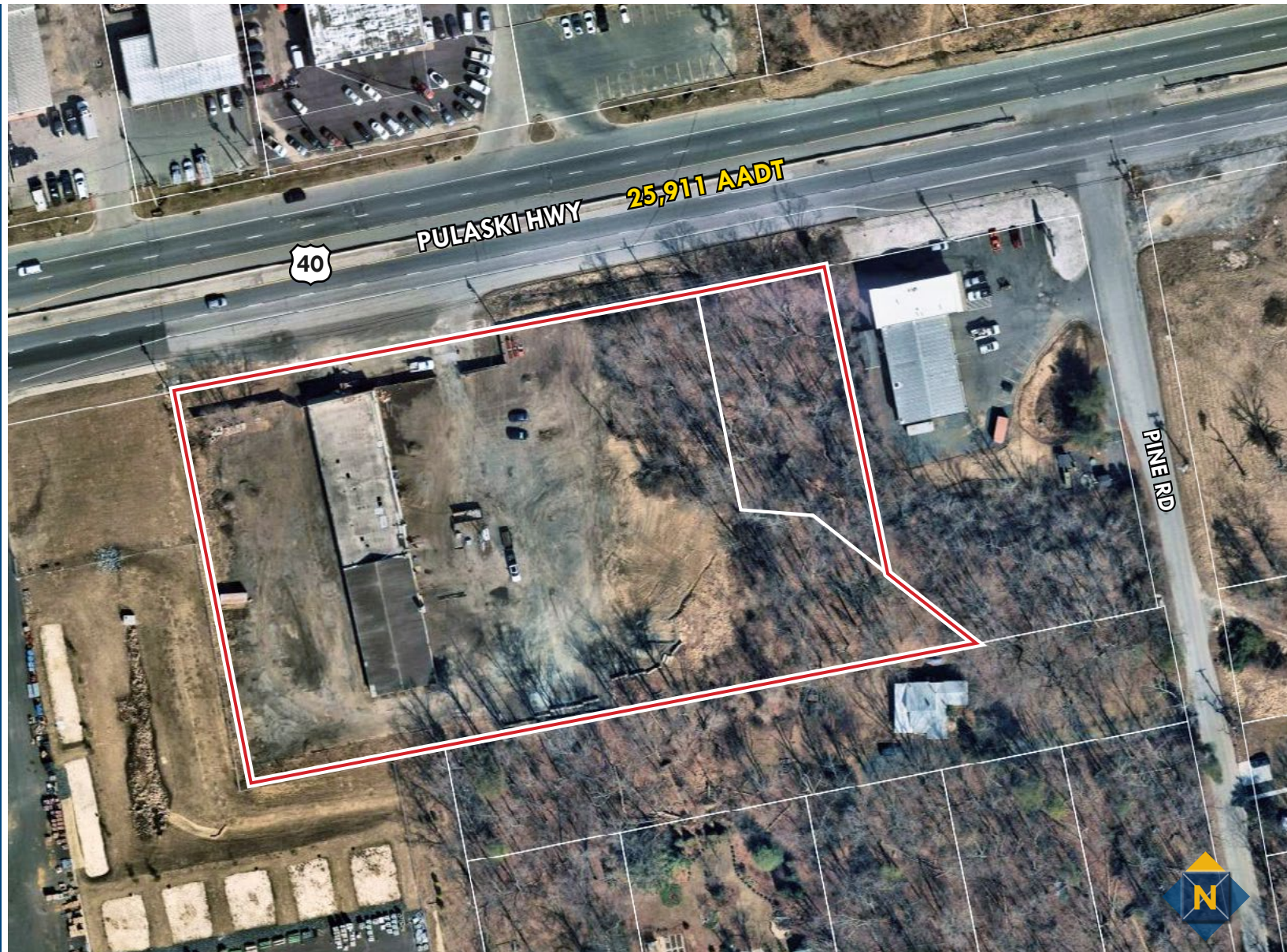
25,911 AADT (Pulaski Hwy/Rt. 40)

SALE PRICE

\$1,800,000

HIGHLIGHTS

- ▶ 2 parcels totaling 2.75 acres
- ▶ Existing 10,000 sf building (needs improvement)
- ▶ 500 ft. ± of frontage on Rt. 40
- ▶ Easy access to Rt. 40/Pulaski Highway, Rt. 152 and I-95
- ▶ Amenity-rich Rt. 40 corridor
- ▶ Located in an Enterprise Zone



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TRADE AREA

711 PULASKI HIGHWAY | JOPPATOWNE, MARYLAND 21085

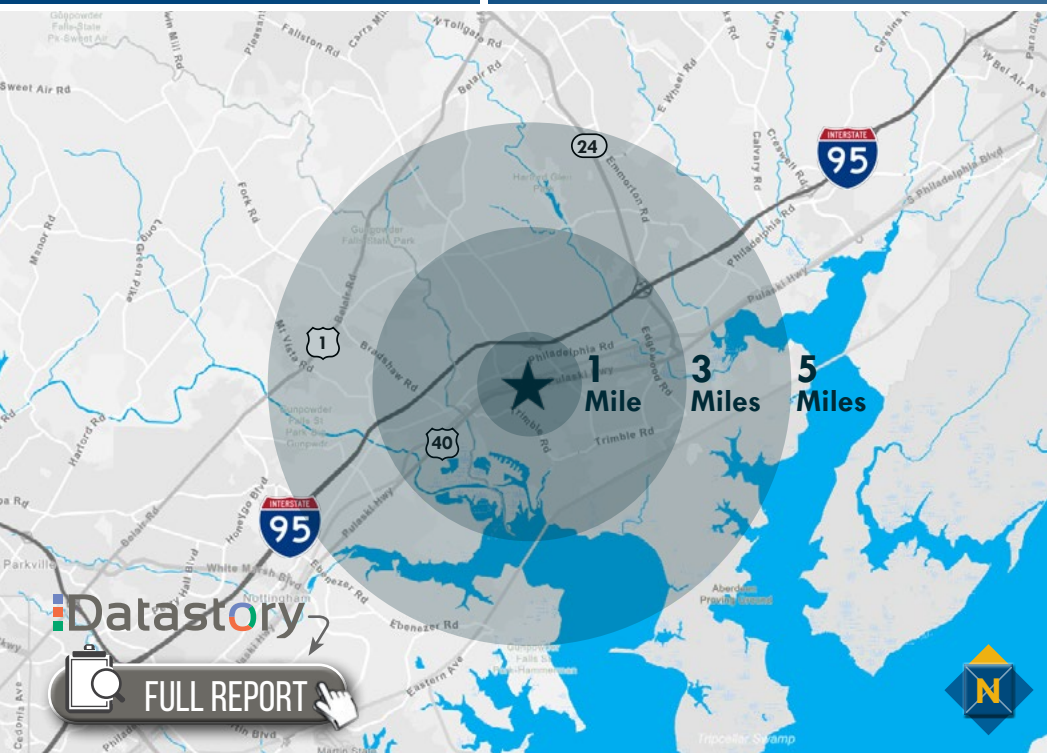


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Harford County, Maryland

LOCATION / DEMOGRAPHICS (2021)

711 PULASKI HIGHWAY | JOPPATOWNE, MARYLAND 21085



RESIDENTIAL POPULATION

3,320

1 MILE

36,083

3 MILES

94,358

5 MILES

NUMBER OF HOUSEHOLDS

1,222

1 MILE

13,530

3 MILES

34,744

5 MILES

AVERAGE HH SIZE

2.72

1 MILE

2.66

3 MILES

2.71

5 MILES

MEDIAN AGE

40.3

1 MILE

36.9

3 MILES

38.5

5 MILES

AVERAGE HH INCOME

\$91,962

1 MILE

\$83,820

3 MILES

\$104,162

5 MILES

EDUCATION (COLLEGE+)

62.4%

1 MILE

60.9%

3 MILES

65.3%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

88.6%

1 MILE

89.2%

3 MILES

89.7%

5 MILES

DAYTIME POPULATION

3,320

1 MILE

31,821

3 MILES

83,013

5 MILES

23%

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

14%

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

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

10%

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



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