

FOR LEASE

Baltimore County, MD

FREESTANDING RETAIL

7950 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

BUILDING SIZE

2,388 sf ±

LOT SIZE

.5 Acres ±

ZONING

BR AS

(Business Roadside - Automotive Service)

TRAFFIC COUNT

38,950 AADT (Pulaski Hwy)

RENTAL RATE

\$20.00 psf, NNN

(Ground Lease Option Available)

HIGHLIGHTS

- ▶ 0.5 acre corner lot at a fully signalized intersection
- ▶ High visibility and frontage (265 ft. ±) on busy Pulaski Hwy
- ▶ Convenient access to I-95, I-895 and I-695
- ▶ Fuel tanks/canopy to be removed
- ▶ Great signage potential
- ▶ Available on a Triple Net or Ground Lease basis



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BIRDSEYE

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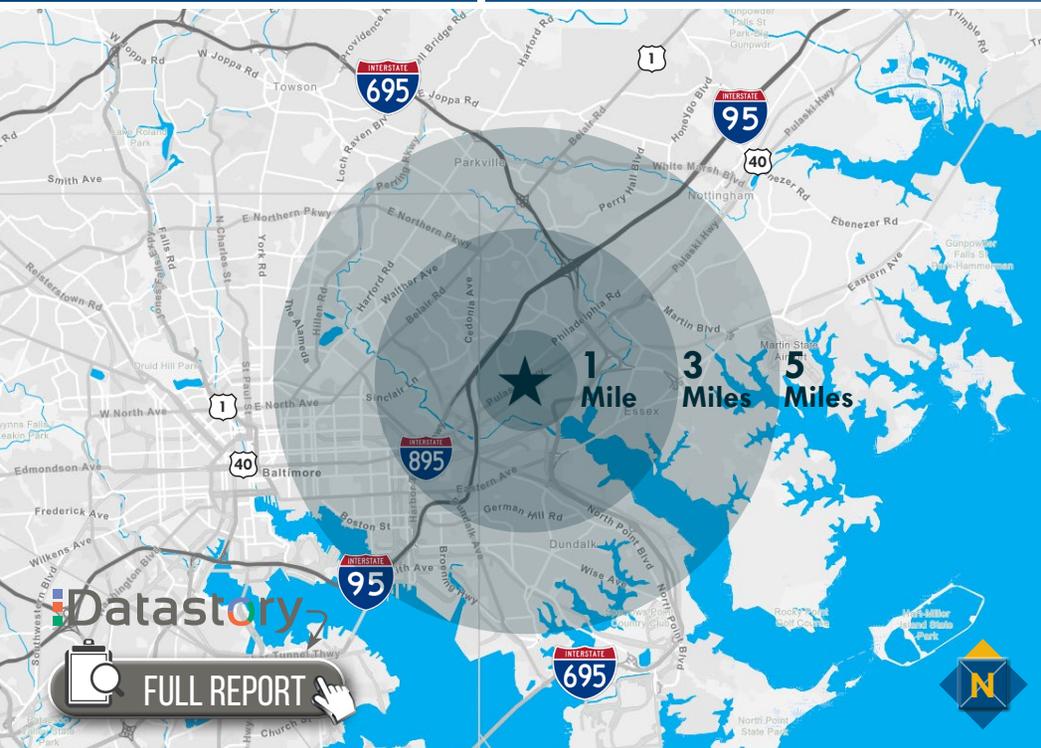
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LOCATION / DEMOGRAPHICS (2019)

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RESIDENTIAL POPULATION 8,564 1 MILE 117,381 3 MILES 405,937 5 MILES	NUMBER OF HOUSEHOLDS 3,171 1 MILE 44,846 3 MILES 157,711 5 MILES	AVERAGE HH SIZE 2.70 1 MILE 2.59 3 MILES 2.53 5 MILES	MEDIAN AGE 44.5 1 MILE 38.9 3 MILES 37.1 5 MILES
AVERAGE HH INCOME \$75,802 1 MILE \$68,476 3 MILES \$74,825 5 MILES	EDUCATION (COLLEGE+) 49.4% 1 MILE 47.3% 3 MILES 51.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 93.5% 1 MILE 94.5% 3 MILES 94.4% 5 MILES	DAYTIME POPULATION 7,467 1 MILE 108,485 3 MILES 366,150 5 MILES

24%
PARKS AND REC
2 MILES

LEARN MORE

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

16%
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

13%
BRIGHT YOUNG PROFESSIONALS
2 MILES

LEARN MORE

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

9%
FAMILY FOUNDATIONS
2 MILES

LEARN MORE

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.71
AVERAGE HH SIZE

39.6
MEDIAN AGE

\$43,100
MEDIAN HH INCOME



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