

FOR SALE

Baltimore County, MD

AUTOMOTIVE BUILDING & STORAGE

8332-8334 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

LOT SIZE

.77 acres ±

BUILDING SIZE

9,920 sf ± (2 bldgs.)

ZONING

BR (Business Roadside)

BR AS (Business Roadside -
Automotive Service)

TRAFFIC COUNT

38,950 AADT (Pulaski Hwy)

SALE PRICE

\$1,300,000

HIGHLIGHTS

- ▶ .77 acres ± (.33 ac ± zoned BR and .44 ac ± zoned BR AS)
- ▶ 9,920 sf ± retail store area and automotive service building(s)
- ▶ 8 overhead drive-in doors ranging from 12'-14' in height
- ▶ Approx. 300 ft. of frontage on Pulaski Highway/Route 40
- ▶ Easy access to I-95, I-895, I-695
- ▶ Potential redevelopment site



**USE AS
EXISTING AUTO
REPAIR AND SALES,
OR POTENTIAL FOR
REDEVELOPMENT**



**8 BAYS
TOTAL**

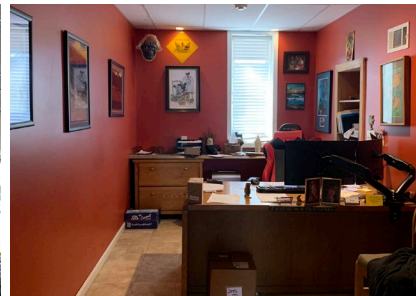


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ADDITIONAL PHOTOS

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 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Andrew Meeder | Senior Real Estate Advisor
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AERIAL / ACCESS

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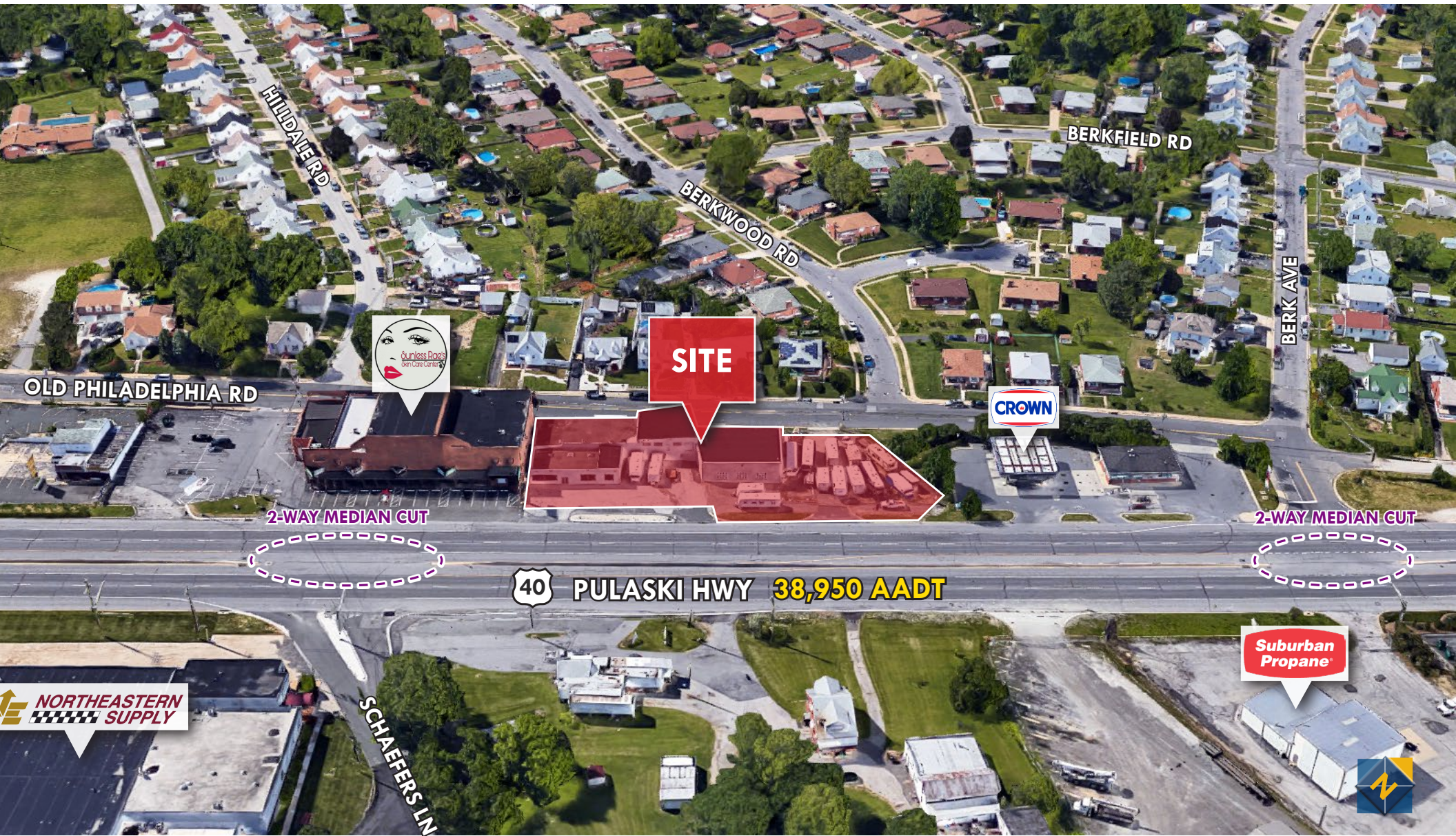


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BIRDSEYE

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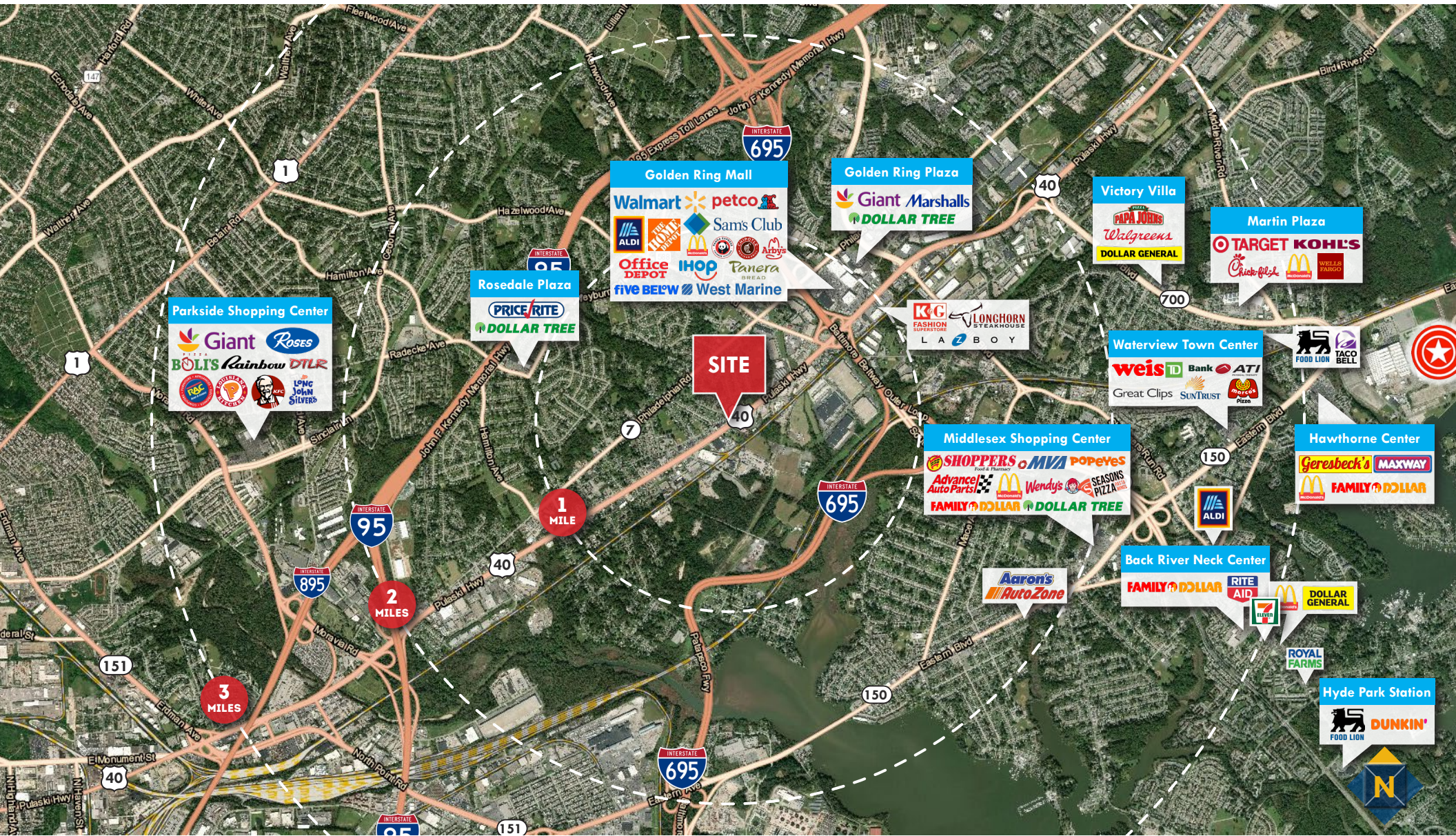
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TRADE AREA

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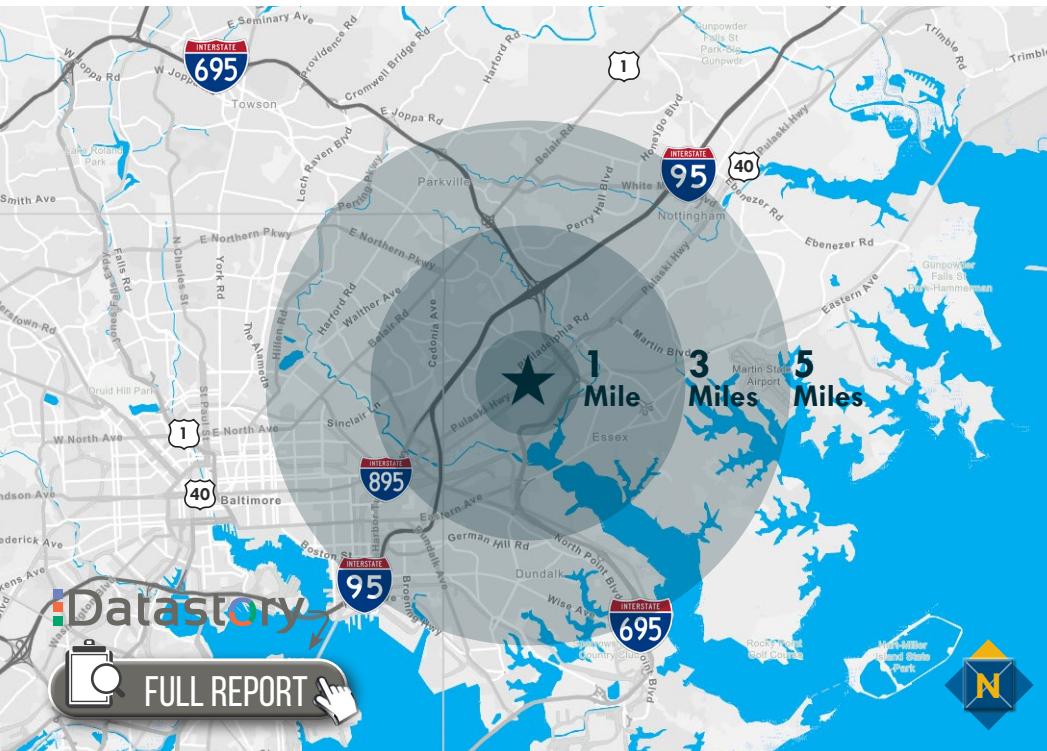


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 7,086 1 MILE 105,507 3 MILES 366,757 5 MILES	NUMBER OF HOUSEHOLDS 2,741 1 MILE 40,576 3 MILES 141,981 5 MILES	AVERAGE HH SIZE 2.58 1 MILE 2.56 3 MILES 2.55 5 MILES	MEDIAN AGE 45.4 1 MILE 38.9 3 MILES 37.8 5 MILES
AVERAGE HH INCOME \$74,802 1 MILE \$72,552 3 MILES \$74,078 5 MILES	EDUCATION (COLLEGE+) 48.1% 1 MILE 48.6% 3 MILES 51.3% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.0% 1 MILE 95.2% 3 MILES 94.6% 5 MILES	DAYTIME POPULATION 8,647 1 MILE 94,302 3 MILES 310,174 5 MILES

26%
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

22%
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%
PLEASANTVILLE
2 MILES

LEARN MORE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

9%
COMFORTABLE EMPTY NESTERS
2 MILES

LEARN MORE

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME