



MACKENZIE
RETAIL

KING'S COURT
SHOPPING CENTER

KING AVE

PHILADELPHIA RD

7

.63 ACRE PAD SITE

9504 PHILADELPHIA ROAD (MD RT. 7) | ROSEDALE, MD 21237

HIGHLIGHTS

- » **.63 Acre Pad Site** (former Pizza Hut)
- » Situated on a hard corner at a fully signalized intersection
- » Ingress/egress on both Philadelphia Road/Route 7 and King Avenue
- » Peripheral to King's Court Shopping Center, a well-established 6.9-Acre community shopping center anchored by Tractor Supply Co. and including Baltimore Medical System, Dunkin', Pizza Hut, the Olde Philadelphia Inn
- » Tremendous visibility with approx. 200 ft. of frontage on heavily trafficked Philadelphia Rd/Rt. 7 (20,861 cars/day)
- » Nearby retailers include Big Lots!, The Home Depot, CVS, JCPenney, Lowe's, Giant Food

AVAILABLE:

.63 ACRE ± PAD SITE

TRAFFIC COUNT:

20,861 AADT (ROUTE 7)

ZONING:

BL (BUSINESS LOCAL)



GOOGLE STREET VIEW



SITE PLAN

A .63 ACRE PAD SITE

B Dunkin'

C Kings Court Liquors

D Olde Philadelphia Inn

E Baltimore
Medical System

F Innovative
Physical Therapy

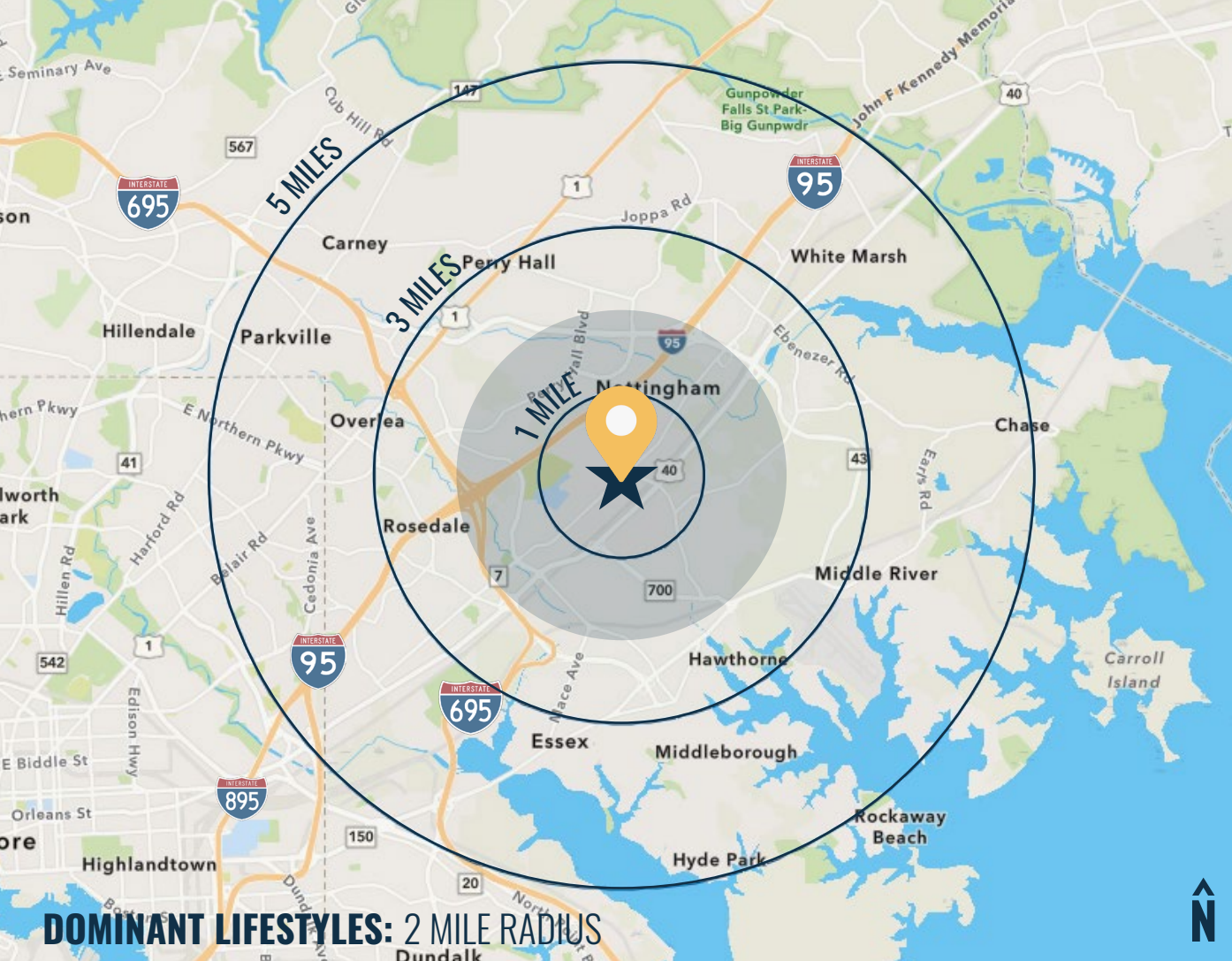
G American
Taekwondo Assoc.

H Dry Cleaners

J King's Nails and Tan

K Tractor Supply Co.





DOMINANT LIFESTYLES: 2 MILE RADIUS

36%

BRIGHT YOUNG PROFESSIONALS



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.

Median Age: **33.0**

Median Household Income: **\$54,000**

18%

ENTERPRISING PROFESSIONALS



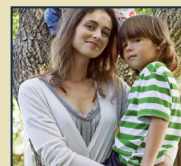
These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

Median Age: **35.3**

Median Household Income: **\$86,600**

11%

FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**

Median Household Income: **\$43,700**

DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,645

89,598

250,427

DAYTIME POPULATION



14,494

86,428

204,976

AVERAGE HOUSEHOLD INCOME



\$101,490

\$102,558

\$102,885

NUMBER OF HOUSEHOLDS



4,655

34,527

98,561

MEDIAN AGE



37.6

39.1

40.1

FULL DEMOS REPORT



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