## FREESTANDING RETAIL 9600 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

### **BUILDING SIZE**

3.324 sf ±

### **LOT SIZE**

1.82 Acres ±

**BR** (Business Roadside) ML (Manufacturing, Light

### **REAL ESTATE TAXES**

\$16.465.73 (2020-2021)

### **RENTAL RATE**

\$30.00 psf, NNN (or \$125,000/yr.)

### **HIGHLIGHTS**

- Corner location at a signalized intersection
- ► High visibility and frontage
- ► Easy access to I-95 and I-695
- ▶ 5 min. drive to CCBC and Franklin Square Medical Center
- Prime location to serve the affluent and growing populations of White Marsh, **Nottingham and Middle River**
- ► Available on either a Triple Net or Ground Lease basis







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### **AERIAL**

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### **TRADE AREA**

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# LOCATION / DEMOGRAPHICS (2019) 9600 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



RESIDENTIAL POPULATION 15,297 78,616

6,132 30,740 89,392 AVERAGE HH SIZE 2.47 2.54 2.52

MEDIAN AGE 35.0 38.4 39.7

**AVERAGE** HH INCOME

226,180

\$82,461

\$85,347

\$85,218

EDUCATION (COLLEGE+)

**NUMBER OF** 

HOUSEHOLDS

54.6%

59.7%

57.4%

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

**EMPLOYMENT** (AGE 16+ IN LABOR FORCE)

96.2%

95.9%

96.0%

DAYTIME POPULATION

13,131

80,484

183,684

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These communities are home to young, educated, working professionals.
Labor force participation is high, generally whitecollar 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



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

2.48 AVERAGE HH SIZE

35.3 MEDIAN AGE

\$86,600 MEDIAN HH INCOME



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2.57 **AVERAGE HH SIZE** 

to drive.

34.9 MEDIAN AGE

\$43,700 MEDIAN HH INCOME



comfortable in their jobs

**AVERAGE HH SIZE** 

40.9 **MEDIAN AGE** 

\$60,000 MEDIAN HH INCOME



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